

Harborough District Council

Settlement Profile: Claybrooke Magna



May 2015

General Introduction

This settlement profile has been prepared as part of the evidence base for the preparation of the new Local Plan. The new Local Plan, which will cover the period 2011 – 2031, will review and replace existing Core Strategy policies.

New evidence in the [Strategic Housing Market Assessment](#) (2014) shows that the number of new homes needed annually across the District to 2031 is substantially higher than the figure set out in the Core Strategy. The new Local Plan will set out a strategy to meet these higher housing numbers, whilst ensuring that sustainable economic development is supported, infrastructure is delivered, local communities are protected, environmental capacity is respected, the quality of the built environment and heritage assets are protected and the level of development is not disproportionate to the size of the settlement and the level of services.

This profile seeks to summarise currently available evidence in relation to the settlement which, along with other evidence, will be used in determining the appropriate amount of development to be directed to the settlement to 2031. The profile does not seek to set out future policy as this will be done through the new Local Plan and any reference to Core Strategy policies is to provide context only.

Section D of the profile sets out the findings of the Strategic Housing Land Availability Assessment (SHLAA) for the settlement. It should be noted that the sites shown are not allocations and their inclusion in no way implies that planning permission for housing will be granted. Information in the SHLAA regarding potential sites will be part of a range of evidence used in deciding the appropriate scale of housing development for the settlement.

It is important to note that the profile only provides a snapshot of the evidence available for the settlement at a point in time. Every effort will be made to incorporate new evidence as it becomes available.

The settlement profile is split into the following sections:

- Introduction
- A) Transport and Communications
- B) Local Services and Facilities
- C) Natural Environment
- D) Built Environment
- E) Local Employment and Economic Activity
- Emerging Findings
- Appendix 1 (Maps)

Claybrooke Magna Profile

Introduction

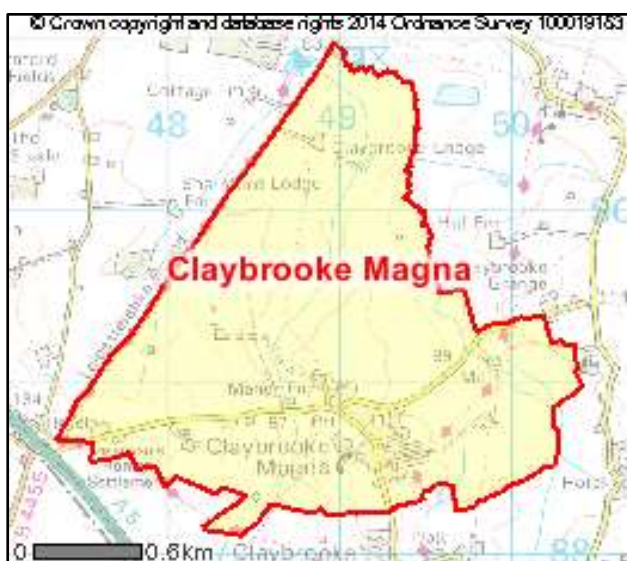
General Location: Claybrooke Magna parish, along with its close neighbour Claybrooke Parva, forms the most westerly part of Harborough District. It is located within a mile of the A5 and its north western extent forms the border with Blaby District. The M1 and M69 are both within a few miles of the village. Claybrooke Magna and Claybrooke Parva are often referred to as the Claybrookes.

The western point of the parish is part of High Cross, a scheduled monument, which was known as the centre of Roman England due to its location at the crossing point of two principle Roman roads (Watling Street and Fosse Road). The road through the Claybrookes formed part of the main coach road from London to Holyhead in the 18th and 19th centuries and a mile post in each village still survives.

Although Claybrooke Magna is the larger of the two villages, the level of services and facilities in the village has diminished over time. Only one pub now survives. Claybrooke Primary School is located in Claybrooke Parva but serves both villages. The Church of St Peter is also within Claybrooke Parva and forms part of the designated Conservation Area.

The majority of Claybrooke Magna lies to the east of Main Road, with the land to the west dominated by an extensive timber yard which has been in the village since the 1970s.

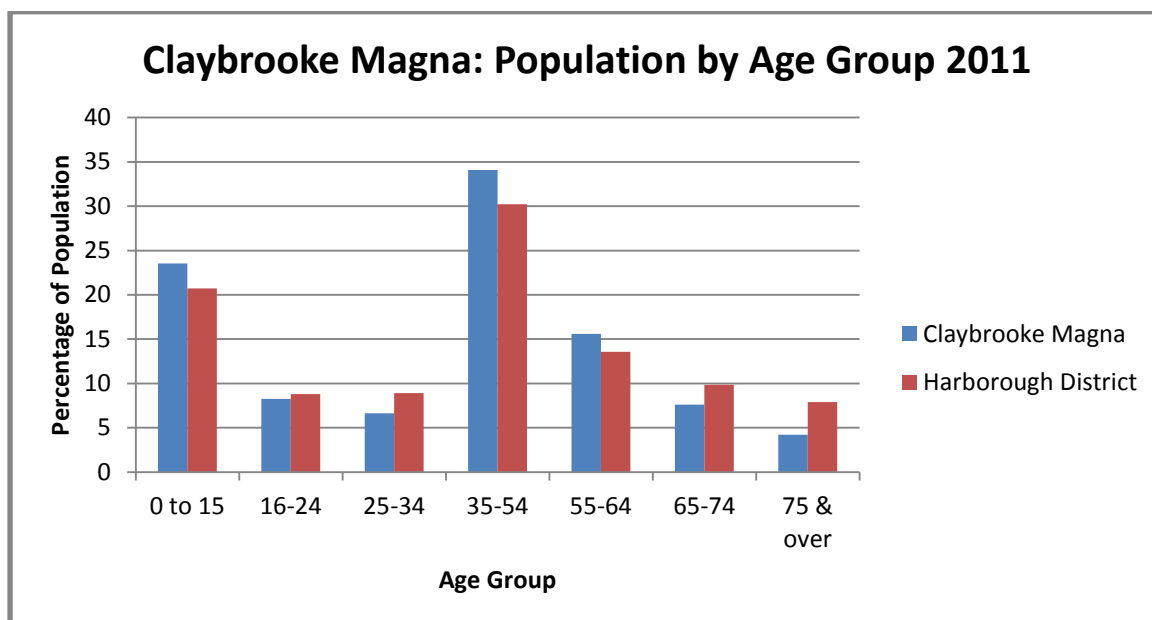
The village currently has limits to development and has the potential to be a Selected Rural Village as defined in Core Strategy policy CS17. Selected Rural Villages are outlined as smaller settlements that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics, role, form, issues, problems and ultimately sustainability of Claybrooke Magna in order to determine whether the village should be identified as a Selected Rural Village and to understand the local community's aspirations for their village. The completed profile will be used in determining the appropriate level of development to be directed towards the settlement.



Key Statistics for Claybrooke Magna Parish (Census 2011):

- Population of 616 (increase of 38 or 6.6% since 2001, compared to an increase of 11.5% across the District over same period);
- 23.5% of population is in 0-15 age group whilst 11.8% of population is 65 or over;
- Number of dwellings is 226;
- Number of households is 222, an increase of 3.3% since 2001;
- 73% of households have 2 or more cars/vans whilst 2.7% of households have no car/van;
- 57.2% of households live in detached dwellings (compared to 48.4% across the District);
- 89.6% of dwellings are owner occupied, 5.9% are social rented/shared ownership and 3.6% are private rented;
- 2.8% of the population is in bad or very bad health;
- Long term health problems and/or disability: 1.5% of the population said day to day activities are limited a lot and a further 6.8% said day to day activities are limited a little;
- 2.6% of the population is black and minority ethnic (BME); and
- 62.2% of the population is Christian and less than 1% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

Age Structure: The age structure of the population, compared to the District, is set out below. Such a comparison shows that the village has a greater proportion of the population aged 35-64 than is seen in Harborough District as a whole. The population profile is relatively young compared with some villages. The proportion of the population aged 65 and over is well below the District level.



Source: ONS Census 2011

Claybrooke Magna Parish Council

- There are currently 5 parish councillors and meetings take place on a monthly basis. Elections are due in 2015.
- There is a Claybrooke Magna and Claybrooke Parva Parish Plan (prepared 2005/2006) <http://www.ruralcc.org.uk/uploads/294a76a1a9766e8368791907.pdf>.

Some of the issues identified are as follows:

- Support for limited development on existing brownfield sites in keeping with existing character of the area;
 - Speed of traffic on Main Road and parking around the school are dangerous;
 - Maintaining rural feel of the area;
 - Improvements to allotments and playground and need for a larger play area for ball games needed.
- Although the two parishes enjoy a close relationship, they are separate settlements with their own individual characteristics and both parish councils are in agreement that this separation must be respected and protected.

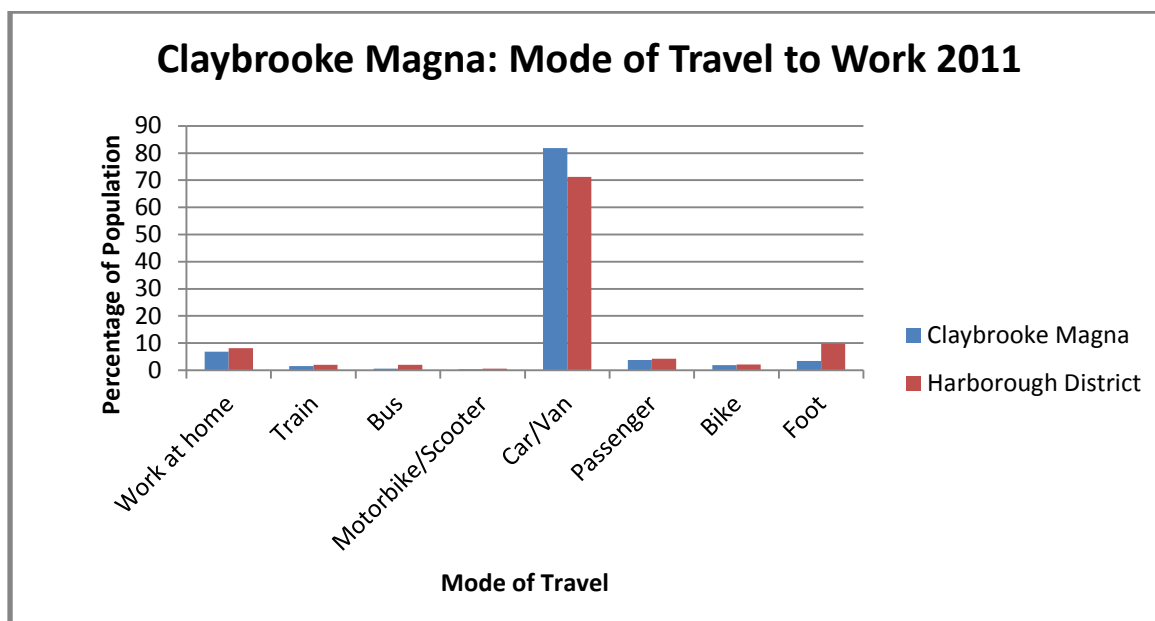
For more information: <http://claybrookemagna.leicestershireparishcouncils.org/>
<http://www.leicestershirevillages.com/claybrookemagna/>

http://www.cse.dmu.ac.uk/~sexton/Parish_Council/about.html

The next sections consider Claybrooke Magna's:

A) Transport and Communications

- **Transport**
 - Rail: Claybrooke Magna's nearest railway stations are Hinckley (6 miles), Narborough (9 miles), Nuneaton (9 miles) and Rugby (11 miles).
 - Bus services/frequency: Hinckley Bus service 8 Lutterworth – Hinckley, Monday – Saturday daytime hourly (can stay on bus for through service to Market Harborough 58B), no service in evenings or on Sundays and Bank Holidays.
 - Claybrooke Magna is covered by the Lutterworth Community Transport initiative which provides transport for shopping, visiting friends & relatives, social activities and health appointments for the elderly, the mobility impaired/disabled, the rurally isolated and those who find it difficult to use public transport.
- **Travel to work:** Almost 82% of people use a car or van to get to work, a considerably higher proportion of the population than the District average of 71%. 6.8% work from home at present, a little below the District level.



Source: ONS Census 2011

- **Road connections:** A5 less than a mile away. 7 miles to M1 Junction 20. 10 miles to A14 and 4 miles to M69 Junction 1.
- **Car Ownership:** Whilst the majority of households have access to at least one car or van, 2.7% (6) of households do not have a car or van available for use, a little below the 2001 level and well below the District figure of 11%. During this same period the percentage of households with 3 or more cars has increased from 11.4% to 20.3%. The number of vehicles in the parish has risen from 365 to 436 from 2001-2012, an increase of 22%.
- **Connectivity: Broadband coverage:**
 - Work to provide Claybrooke Magna with superfast broadband is planned for end 2014/2015.
 - <http://www.superfastleicestershire.org.uk/when-and-where/>

B) Local Services and Facilities

Claybrooke Magna currently has limits to development and has the potential to be a Selected Rural Village. The Core Strategy sets out that any development in a Selected Rural Village will be on a small and limited scale, which reflects the size and character of the settlement and its service provision. Selected Rural Villages are identified on the basis of the presence of at least two of six relevant services (food shop, GP surgery, library, post office, primary school and pub). This section is concerned with the range of services and facilities in Claybrooke Magna to ascertain whether the village can function as a Selected Rural Village going forward.

- **Key Services Present:**
 - Primary School (Claybrooke Primary School, Main Street, Claybrooke Parva). Although the primary school lies outside the village in Claybrooke Parva parish, it is within 800m of half of the village of Claybrooke Magna;
 - Pub (The Pig in Muck, Manor Road).
- **Other Services Present:**
 - Mobile Library;
 - Village Hall (Main Road);
 - Laurel Fields Children's Playground;

Infrastructure Capacity Issues:

(to be investigated with infrastructure providers)

Claybrooke Magna has 2 out of 6 of the key services identified in the Core Strategy. Based on the Core Strategy definition, the range of services and facilities available to residents of Claybrooke Magna supports its designation as a Selected Rural Village. The capacity of the local primary school will need to be investigated further. Growth in Claybrooke Magna would need to be managed by the Broughton Astley GP practice through a new surgery built in Broughton Astley.

C) Natural Environment

Natural Environment Constraints in and around Claybrooke Magna

Issue/Constraint	Commentary
Landscape: District Landscape Character Assessment (2007)	Claybrooke Magna is located within the Upper Soar Landscape Character Area which has medium landscape capacity to accommodate development (in general terms it is an area that is able to accommodate development or change with some degradation of the existing landscape character – mitigation measures would be needed to address adverse landscape impacts).
Area of Separation	Maintaining separation between Claybrooke Magna and Claybrooke Parva is a priority for both villages and both parish councils have expressed this view.
Tree Preservation Orders	None identified
SSSI	None in vicinity
Local Wildlife Sites	None identified
Protected Species and Wildlife Corridors	Bats

Areas at risk of flooding	Area of flood zone 2 and 3 associated with brook to west of village. However, it is some distance from the built up part of the village.
Footpaths and Bridleways	The village is well connected to surrounding countryside by RoWs in all directions.
Grade 1 and 2 Agricultural Land	None in close proximity to village.
Other settlement/local features	

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 226 dwellings in Claybrooke Magna, a decrease of 2 dwellings since the number recorded in the 2001 Census. There has been an increase of 12% in the number of dwellings across the District during that period.

The number of properties in the parish liable for council tax is 226 (2014).

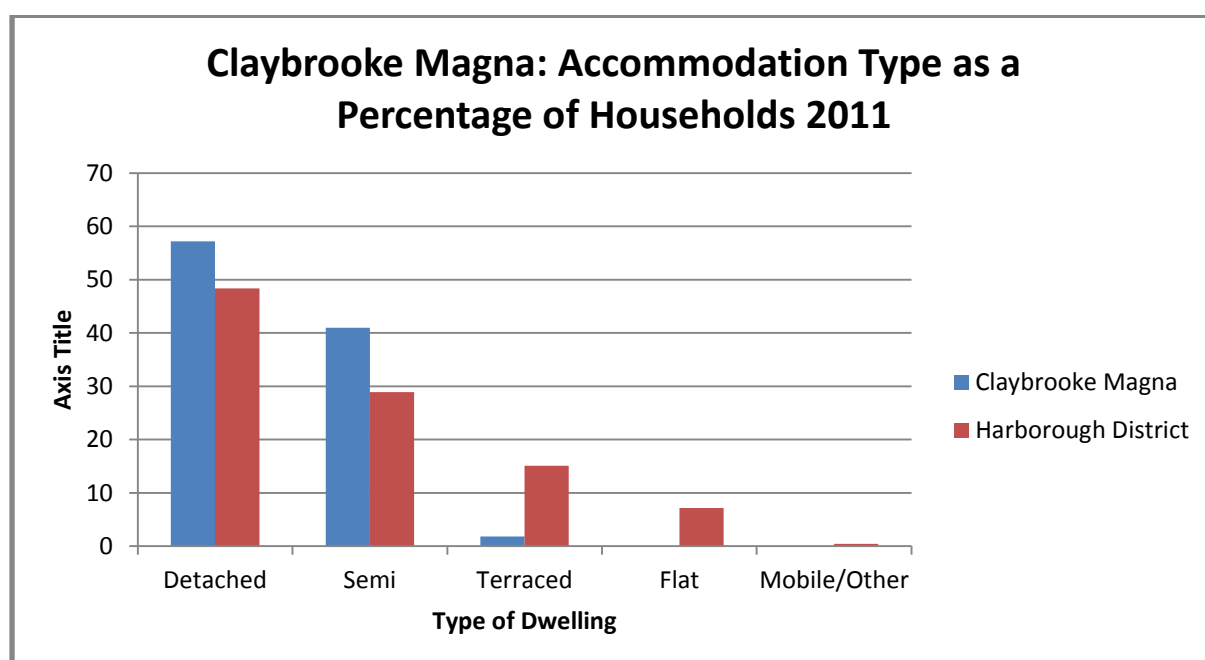
Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded 1 residential completion. As of March 2014 there were no dwellings under construction but there were outstanding planning permissions for 3 dwellings.

Housing Land Supply: The recently completed 2014 Strategic Housing Land Availability Assessment forms part of the evidence base for the new Local Plan and supports the delivery of sufficient land for housing across the District. The study identifies sites with potential for housing, assesses their housing potential and assesses when they are likely to be developed (next 5 years, 6-10 years, 11 -15 years and 16+ years). It should be noted that the sites identified are not allocations and sites still need to be taken through the normal planning application process for full consideration.

As Claybrooke Magna was not identified as a Selected Rural Village at the time, no sites were either requested or submitted for the village. As a result the housing land capacity of the village is unknown. A further 'call for sites' with potential for housing development is likely to take place early in 2015 and Claybrooke Magna will be included as a settlement with potential to be a Selected Rural Village.

Tenure: In 2011, almost 90% of households lived in dwellings which were owner occupied, higher than the District figure of 78%, whilst 6% were social rented/ shared ownership and 4% were private rented (both similar to the 2001 figure).

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings (57%) in 2011 was above the District level of 48% and only a little below the 2001 figure.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that 61% of households had at least 2 more bedrooms than required, above the District figure of 49%.

Households: Of the 222 households in Claybrooke Magna:

- 10% are one person households (compared to 26% across the District);
- 14% are pensioner only households (compared to 23% across the District);
- 3% are single pensioner households (compared to 13% across the District);
- 40% have dependent children (compared to 30% across the District).

Built Environment Features/Heritage Assets/Designations

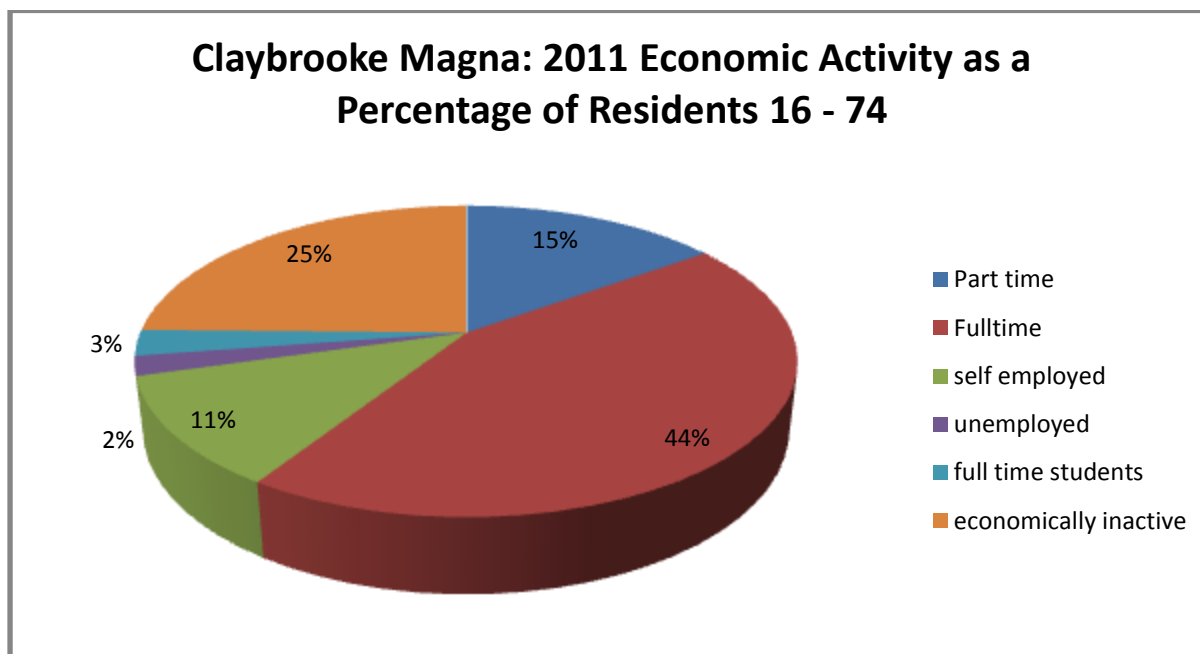
Issue/Constraint	Commentary
Conservation Area	Claybrooke Magna does not have a Conservation Area. Claybrooke Parva Conservation Area lies 420m to the south of the village.
Scheduled Monuments	1 – Roman town at High Cross (also in Warwickshire)
Listed Buildings:	
Grade I	None
Grade II*	None
Grade II	7
Ridge and Furrow	Not known

Archaeological Sites	Identified areas:
Recreation Grounds/Play Areas	Laurel Fields Playground
Open Space, Sport and Recreation	See map

E) Local Employment and Economic Activity

Local Employment: There are two employment sites in Claybrooke Magna, namely Whitmore's Timber Co. Ltd (Main Road) and Gables Business Park (Frolesworth Lane) comprising of 9 business units. However, only 5% of residents in employment either walk or cycle to work. 7% of those in employment work from home or mainly from home, slightly lower than the District figure of 8%.

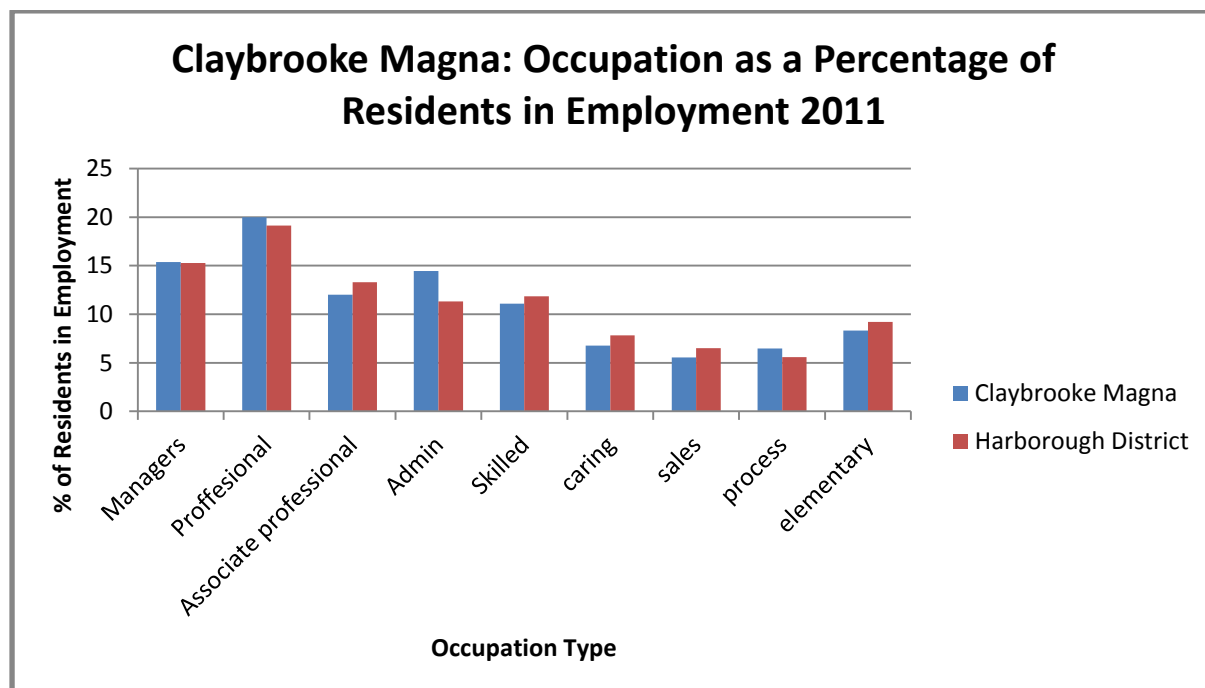
Economic Activity: In 2011, 75% of Claybrooke Magna's population aged 16-74 was economically active, only slightly higher than the District figure of 74% and well above the regional and national levels of 69% and 70% respectively. The unemployment rate of almost 2% was lower than the District figure of 2.5%. The rate of self employment (11%) was slightly lower than the District level of almost 13%. Of the economically inactive, 56% were retired.



Source: ONS Census 2011

Qualifications (16 and over population): In 2011 the percentage without any qualifications was 18%, same as the District figure and well below the regional and national levels of 23% and 25% respectively. The percentage with a degree or higher degree was 22%, a little above the District figure of 19%.

Occupation: The chart below sets out in full the spread of occupations in Claybrooke Magna compared to the District. The spread of occupations is fairly reflective of District levels, only the administrative occupations category differs significantly.



Source: ONS Census 2011

Emerging Findings

Opportunities

Claybrooke Magna is well located in terms of access to the major road network and benefits from an hourly bus service. The village has access to 2 key services (although the primary school is located in Claybrooke Parva it is within 800m of half of Claybrooke Magna). The nearest small convenience store is in Ullesthorpe but Lutterworth and Hinckley, both approximately 6 miles away, provide the nearest large supermarkets.

No developable housing land has yet been identified as the village was not included in the original SHLAA call for sites. A new call for development sites, which included Claybrooke Magna, took place early in 2015 and a SHLAA Update is underway.

Given that Claybrooke Magna was not identified as a Selected Rural Village in the Core Strategy, the village has seen little development over the past decade. The village has a relatively young age profile, and low levels of pensioner only households compared to the District as a whole. The number of households with dependent children is well above the District level. However, there is a high

proportion of detached dwellings and some under occupation of homes. Sympathetic development may provide the opportunity to improve the mix of homes.

The village has a small number of listed buildings but there is no designated Conservation Area.

There is a high rate of economic activity among residents, reflecting the relatively young age profile of the village.

Constraints

Broadband speeds are currently poor and variable, but an upgrade is imminent.

The capacity of the Claybrooke Primary School needs to be investigated further. The capacity of Broughton Astley GP surgery is severely constrained and contributions towards a new GP surgery facility would be sought.

Development would need to respect the small number of listed buildings (including their setting) and the setting of the Claybrooke Parva Conservation Area through sensitive design and siting.

The separation between Claybrooke Magna and neighbouring Claybrooke Parva needs to be respected and maintained.

Overall Summary

Claybrooke Magna has access to the services to support its identification as a Selected Rural Village. Housing land availability in the village and infrastructure capacity needs to be investigated over the next few months to see if there is capacity to accommodate housing development. Development in the village would need to relate well to existing services, be sympathetic to heritage assets, respect the separation with Claybrooke Parva and contribute to meeting the housing needs of the local population and any community aspirations for the village.

Appendix 1: Maps showing

- **Claybrooke Magna - Listed buildings/scheduled monuments/open space, sport and recreation sites/flood zones**

Claybrooke Magna

