

Harborough District Council

Settlement Profile: Dunton Bassett



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)

Dunton Bassett Profile

Introduction

General Location: Dunton Bassett lies 3 miles north of Lutterworth with the A426 passing through the eastern part of the village and parish. The M1 runs within 250m of the eastern edge of the village, although there is no access to the motorway at this location. Leicester is 10 miles north, whilst Market Harborough is 17 miles to the east. Broughton Astley is less than one mile away from Dunton Bassett and is an important location for the nearby provision of numerous key services to the village. The built up part of the village is elongated in form, stretching for approximately 1.5km east to west with the centre and bulk of the village located to the west of the A426. A small brook runs westwards from the village and flows into the River Soar to the north-west.

Dunton Bassett lies in the far north-west of the Harborough District, sharing a border with Broughton Astley and Leire to the west, Ashby Parva and Gilmorton to the south and Ashby Magna to the east. The northern boundary of the parish makes up Harborough District's border with Blaby District.

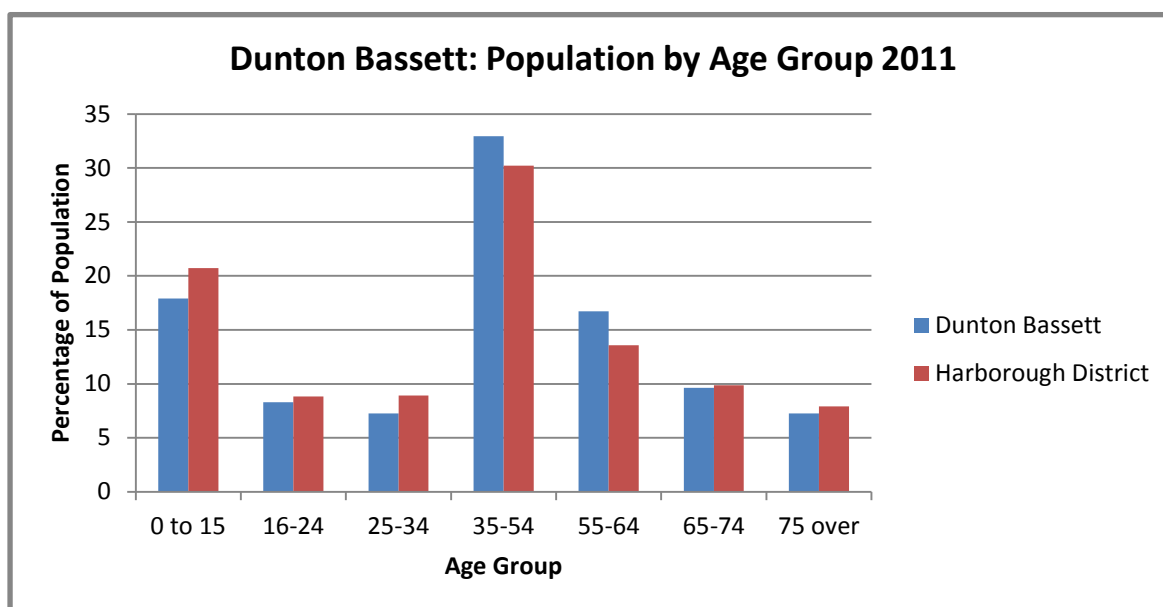
The village is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics, role, form, issues, problems and ultimately sustainability of the settlement, in order to determine the appropriate level of development to be directed towards the settlement and to understand the local community's aspirations for their village.



Key Statistics for Dunton Bassett Parish (Census 2011):

- Population of 759 (decrease of 36 or 4.5% since 2001, compared to an increase of 11.5% across the District over same period);
- 17.9% of population is in 0-15 age group whilst 16.9% of population is 65 or over;
- Number of dwellings is 330, an increase of 2.2% since 2001;
- Number of households is 321, an increase of 1.3% since 2001;
- 62.6% of households have 2 or more cars/vans whilst 7.5% of households have no car/van;
- 54.2% of households live in detached dwellings (compared to 48.4% across the District);
- 83.2% of dwellings are owner occupied, 8.4% are social rented/shared ownership and 8.1% are private rented;
- 2.6% of the population is in bad or very bad health;
- Long term health problems and/or disability: 5.0% of the population said day to day activities are limited a lot and a further 6.9% said day to day activities are limited a little;
- 1.0% of the population is black and minority ethnic (BME); and
- 63.1% of the population is Christian and 1.2% 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.



Source: ONS Census 2011

Dunton Bassett Parish Council

- There are currently six seats on the parish council and meetings take place on alternate months. Elections are due in 2015.
- Dunton Bassett has produced a Parish Plan and a Directory for their village, the most recent available being released in 2009.

- The publications have highlighted certain issues of paramount importance to the population;
 - Transport (in particular bus services);
 - More buses to be provided in the evenings and weekends, with direct routes being provided to Leicester, Broughton Astley, Market Harborough, Rugby, Fosse Park and Magna Park;
 - Road Safety;
 - Traffic calming measures to reduce congestion and traffic in the village, with subsequent arrangements to be made for better parking provision in areas;
 - Crime and Community Safety;
 - Improve street lighting and creation of neighbourhood watch;
 - Community;
 - Improve provision and awareness of local services (such as the library and potential extension of Post Office and establishment of child care);
 - Development;
 - Key issues centre on the need for a conservation area, with development being affordable (starter homes). With a big concern being the lack of local services to support further housing;
 - Leisure, Sport and Recreation;
 - Increase the size of the recreation ground, and provide more facilities for older children (such as a skatepark).
- Many of the issues detailed are yet to be addressed, although a neighbourhood watch and speedwatch scheme is now in operation, there is still a desire among the village to establish a conservation area.
- More recent information from the Parish Council indicates:
 - strong concerns about any increased traffic flow on the A426 or on the narrow local roads which are already congested due to existing properties having no off-road parking space. Parking is a problem in the village (Bennett's Hill, The Mount, Station Road and Main Street) and new development would increase the number of cars around the village. Traffic issues on the A426 are going to be exacerbated by current ongoing developments at Whetstone and Lutterworth; and
 - need for social housing/housing association property for rent.
- A Wind Farm Community Fund exists, which receives money from the operators of a nearby wind farm; such money is made available in the form of grants to support community projects in Dunton Bassett through an application process and subsequent community-wide consideration;
- There is a Parish Council Playground Committee responsible for the operation and upkeep of the playground;

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

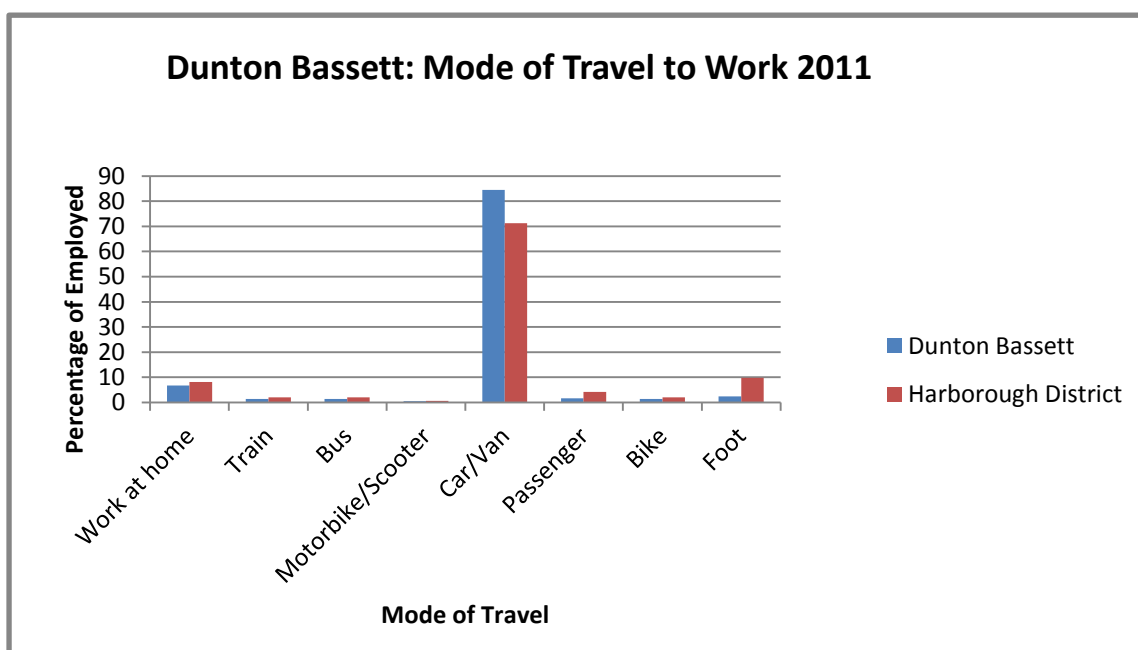
The next sections consider Dunton Bassett's:

A) Transport and Communications

- **Transport**

- Rail: Dunton Bassett's nearest railway stations are Narborough (6 miles), South Wigston (7 miles), Hinckley (9 miles), Rugby (10 miles) and Leicester (11 miles).
- Bus services/frequency:
 - Arriva service 84/84A: Leicester – Blaby – Countesthorpe – South Wigston – Whetstone – Cosby – Broughton Astley – Dunton Bassett (Coopers Lane) – Lutterworth. Operates limited service Monday – Saturday. See timetable and route at <http://www.arrivabus.co.uk/Midlands/services/84-84a-85---leicester-to-lutterworth/>
- Dunton Bassett is covered by the Lutterworth Community Transport initiative that 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:** Over 86% of people use a car or van to get to work, a considerably higher proportion of the population than the District average of 71%. Just over 6.6% work from home at present, a little below the District level.



Source: ONS Census 2011

- **Road connections:** A426 to Leicester and Lutterworth/Rugby passes through eastern part of the village. A4304 to Market Harborough (5 miles). A5 to Hinckley/Nuneaton and Rugby/Northampton (5 miles). M1 south (5 miles), M1 north (8 miles) and M69 (3 miles).

- **Car Ownership:** Whilst the majority of households have access to at least one car or van, 7.5% (24) households do not have a car or van available for use, slightly lower than in 2001 when 9% of households had no vehicle and lower than the district average of 11%. During this same period the percentage of households with 3 or more cars has increased from 14.6% to 19.6%. The number of vehicles in the parish has risen from 539 to 582 over the past 10 years, an increase of 8%.
 - **Connectivity: Broadband coverage:**
 - Dunton Bassett is part of the Leire Exchange Broadband Action Group (LEBAG); a pressure group to improve the internet speeds in the village. As a result, the parish will be the recipient of fibre broadband between summers 2014-2015.
 - <http://www.superfastleicestershire.org.uk/when-and-where/>
-

B) Local Services and Facilities

Dunton Bassett currently has Selected Rural Village status in the Harborough District Core Strategy (2011). This means that any development will be on a small and limited scale, which reflects the size and character of the settlement and its service provision. Selected Rural Villages have been 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 Dunton Bassett to ascertain whether the village can function as a Selected Rural Village going forward.

- **Key Services Present:**
 - Primary School (Dunton Bassett Primary School, The Mount);
 - Post Office (11 Main Street);
 - Pub (Dunton Bassett Arms, Bennetts Hill);
- **Other Services Present:**
 - Mobile Library (alternate Fridays 1.30pm – 3.45pm);
 - Allotments (Broughton Lane);
 - Youth Organisations (Dunton Scouts and Guides);
 - Cricket Club (Lutterworth Road);
 - Dance/Fitness Academy (Village Hall, Bennetts Hill);
 - Football Club (Dunton and Broughton Rangers FC, Station Road);
 - Church (All Saints Church – Benefice of Upper Soar, Church Lane);
 - Village Hall (Bennetts Hill);
 - Recreation ground (Lutterworth Road).

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Broughton Astley GP practice. S106 contributions towards a new GP surgery would be sought;

- Capacity of primary school. S106 contributions to the extension of the village primary school would be sought. It is noted that the school site is constrained with limited space to extend existing school;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

Dunton Bassett has 3 out of 6 of the key services identified in the Core Strategy. Based on the Core Strategy definition, the range of services and facilities in Dunton Bassett supports its continued designation as a Selected Rural Village. Both the capacity of GP facilities in Broughton Astley and the scope of the primary school to extend will need to be investigated further.

C) Natural Environment

Natural Environment Constraints in and around Dunton Bassett:

Issue/Constraint	Commentary
Landscape: District Landscape Character Assessment (2007)	Dunton Bassett 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	There are no separation issues re: Dunton Bassett. Broughton Astley is 1k to the north west of the village. It should be noted that the properties on the southern edge of Broughton Astley are in Dunton Bassett parish.
Tree Preservation Orders	3 Group TPO's: <ul style="list-style-type: none"> • The Old Coach Road; • To rear of 2-4 Cooper's Lane; • Corner of Main Street/Wakes Close Several individual trees in village have TPO protection.
SSSI	None in vicinity
Local Wildlife Sites	5: <ul style="list-style-type: none"> • Willow Pond Grassland 1 (adjacent to northern edge of DB) – mesotrophic grassland • Spring fed marshy grassland (close to west of village) – wet grassland. • Dunton Bassett Grassland (well to south of village) – mesotrophic grassland. • Dunton Bassett Wet Woodland (well to south of the village) – wet woodland. • Dunton Bassett Quarry (well to south west of village) – wet woodland

Protected Species and Wildlife Corridors	Bats Great Crested Newt
Areas at risk of flooding	None identified
Footpaths and Bridleways	The village is well connected to surrounding countryside by RoWs in all directions.
Grade 1 and 2 Agricultural Land	There is an area of grade 2 agricultural land adjacent to the sothern part of the village.
Other settlement/local features	

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 330 dwellings in Dunton Bassett and increase of 7 dwellings since the 2001 Census. This represents an increase of just over 2% over the 10 year period, compared to an increase of 12% across the District.

The number of properties in the parish liable for council tax is 332 (2014).

Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded 4 residential completions. As of March 2014 there were no dwellings under construction but there were outstanding planning permissions for 2 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.

The following table summarises the SHLAA findings in relation to developable sites in Dunton Bassett. The full document is available at:

http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014

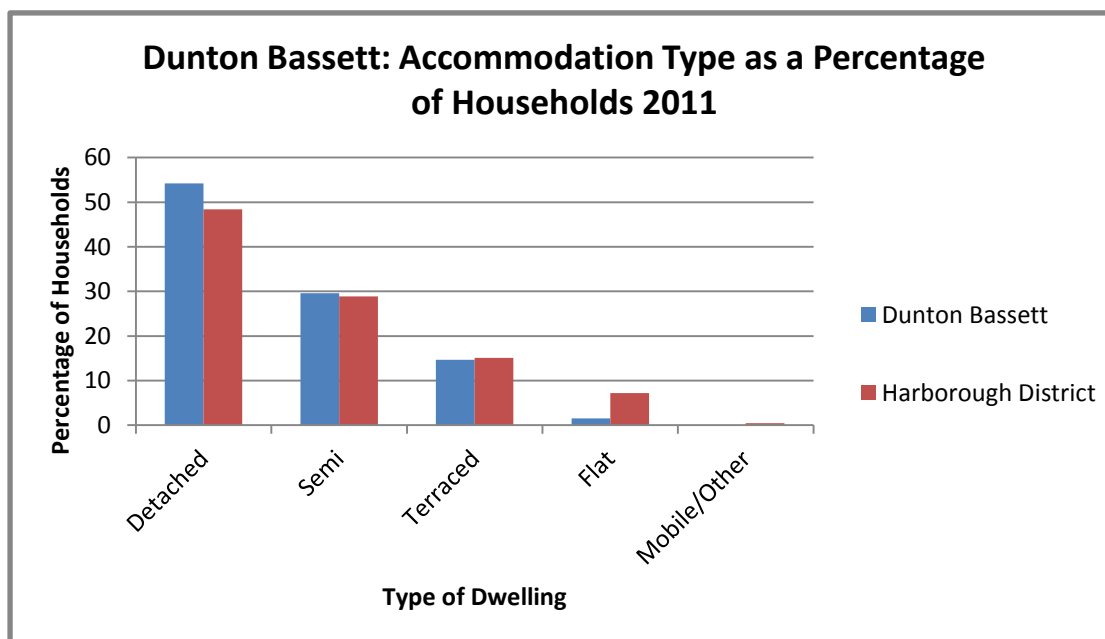
SHLAA – Summary of Dunton Bassett Findings (see map of sites at Appendix 1)

No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for Development (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
3	2.63ha	60	5	55	-	-

A new call for sites for potential housing development took place early in 2015 and a SHLAA update is underway.

Tenure: In 2011, 83% of households lived in dwellings which were owner occupied, higher than the District figure of 78% and similar to the 2001 figure. 8% were social rented/ shared ownership and 8% were private rented (up from 6% in 2001).

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings (54%) in 2011 was above the District level of 48% and a little above the 2001 figure of 52%.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that 53% of households had at least 2 more bedrooms than required above the District figure of 49%.

Households: Of the 321 households in Dunton Bassett:

- 26% are one person households (same as the District percentage);
- 21% are pensioner only households (compared to 23% across the District);
- 10% are single pensioner households (compared to 13% across the District);
- 27% have dependent children (compared to 30% across the District).

Built Environment - Constraints/Issues

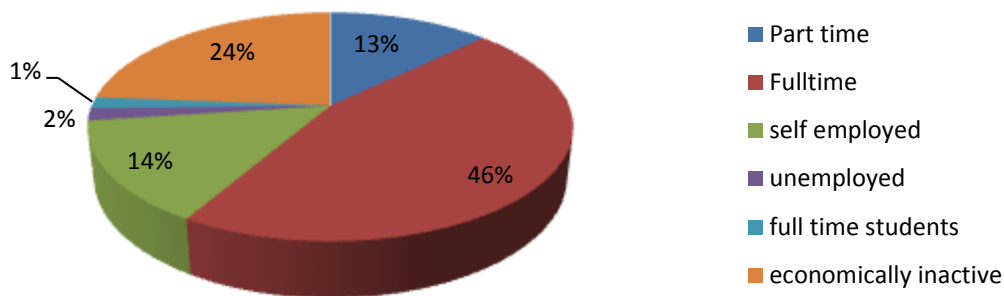
Issue/Constraint	Commentary
Conservation Area	Dunton Bassett does not have a Conservation Area at present but there is an aspiration for one to be designated.
Scheduled Monuments	1 – Moated site with fishpond
Listed Buildings:	
Grade I	None
Grade II*	Church of All Saints
Grade II	13
Ridge and Furrow	Not known
Archaeological Sites	Identified areas: <ul style="list-style-type: none">• Around Little Lunnon• Around Church/Church Close and Hall (site of)
Recreation Grounds/Play Areas	Recreation Ground
Open Space, Sport and Recreation	See map

E) Local Employment and Economic Activity

Local Employment: Not surprisingly given its size and rural location, opportunities for employment are very limited in Dunton Bassett. Few residents (4% of those employed) either walk or cycle to work, indicating the lack of local employment. 7% of those in employment work from home or mainly from home, slightly lower than the District figure of 8%.

Economic Activity: In 2011, 76% of Dunton Bassett's population aged 16-74 was economically active, 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 (14%) was similar to the District level of almost 13%. Of the economically inactive, 65% were retired.

Dunton Bassett: 2011 Economic Activity as a Percentage of Residents 16 - 74

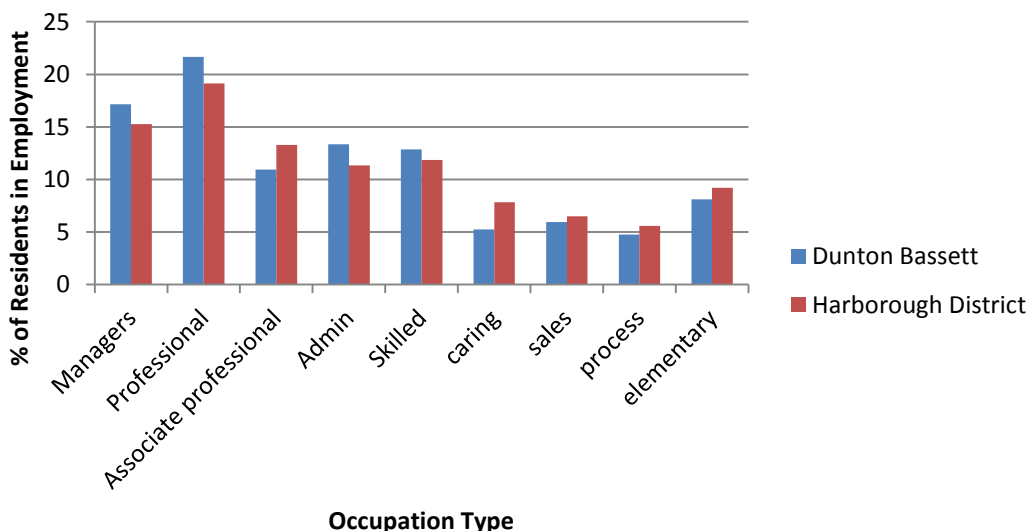


Source: ONS Census 2011

Qualifications (16 and over population): In 2011 the percentage without any qualifications was 16%, lower than the comparable District figure of 18% and well below the regional and national levels of 23% and 25% respectively. The percentage with a degree or higher degree was 21%, a little above the District figure of 19%.

Occupation: The managerial and professional occupation types are both above the District figures as are the admin/skilled sectors. On the other hand the caring, sales, process and elementary occupation types are all below the District levels. The chart below sets out in full the spread of occupations in Dunton Bassett compared to the District.

Dunton Bassett: Occupation as a Percentage of Residents in Employment 2011



Source: ONS Census 2011

Emerging Findings

Opportunities

Dunton Bassett is reasonably well located in terms of access to the road network and benefits from an hourly bus service. The village has 3 key services. Broughton Astley is close by providing a wider range of services and facilities. However, Lutterworth provides the nearest large supermarket.

Developable housing land across 3 sites has been identified through the SHLAA, although only one site is located within the main part of the village.

The need for an improved recreation ground and more facilities for older children is a community aspiration as is improved public transport provision and extension to the Post Office/Newsagents.

There has been a relatively low rate of development since 2001 and there is a community aspiration for the provision of more small, starter homes. The population is under represented in the 16-34 age groups compared to the wider District. The village has a relatively high proportion of detached properties which tend to be less affordable. Sympathetic development may provide the opportunity to improve the mix of homes.

There is no Conservation Area designation at present but such a designation is a stated aim of the parish plan.

There is a high rate of economic activity among residents, reflecting the high percentage of the population in 35-64 age groups.

Constraints

There is a limited bus service to Leicester and very high levels of travel to work by car. Broadband speeds are currently poor and variable, but an upgrade is imminent. The village school has limited capacity and an extension may be required although the site is constrained with limited space to extend. The capacity of Broughton Astley GP surgery is also severely constrained and contributions towards a new GP surgery facility would be sought.

There are 2 Local Wildlife Sites on the edge of the village.

Development would need to respect the scheduled monument and numerous listed buildings (including their setting) around the western part of the village through sensitive design and siting.

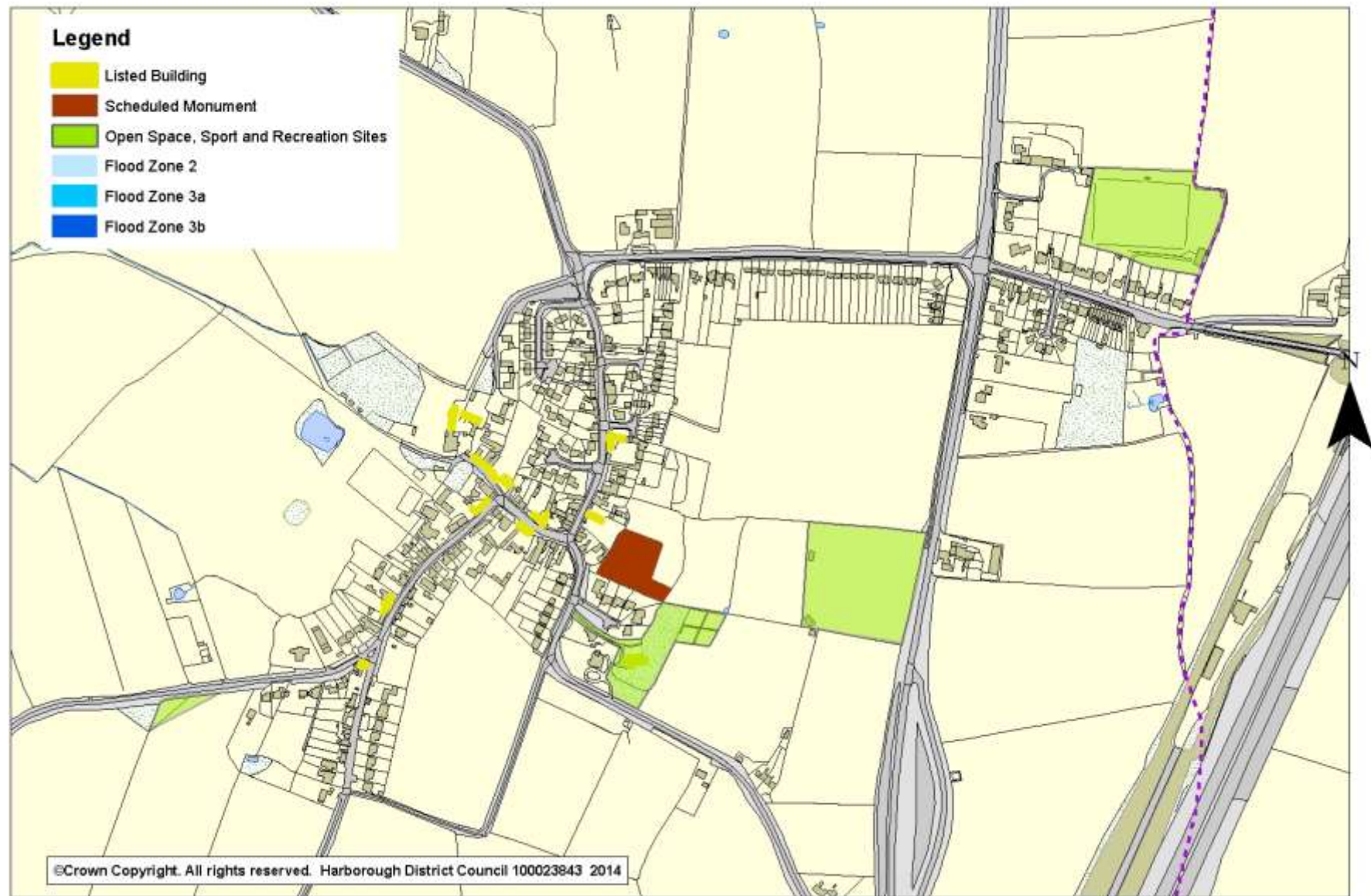
Overall Summary

Dunton Bassett has the services to support its continued designation as a Selected Rural Village and the capacity to accommodate limited growth providing development is well related to existing services, sympathetic to its heritage assets and contributes to meeting community aspirations in terms of smaller starter homes and improved recreational facilities.

Appendix 1: Maps showing

- **Dunton Bassett - Listed buildings/scheduled monuments/open space, sport and recreation sites/flood zones**
- **SHLAA 2014 Dunton Bassett Sites (please note that the map does not show all commitments – only those on sites submitted for consideration as part of the SHLAA)**

Dunton Bassett



SHLAA 2014 Dunton Bassett Sites

