

# Harborough District Council

## Settlement Profile: Fleckney

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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)

# Fleckney Profile

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## Introduction

**General Location:** Fleckney lies 9 miles south of Leicester between the A6 and the A5199, close to the District's border with Oadby and Wigston. Market Harborough is approximately 9 miles to the south east. Until the 19<sup>th</sup> century the village was an agricultural community benefitting from its setting in gently undulating countryside. The establishment of the brick making industry in the village brought the first population influx. This was followed by the hosiery industry, dominant in the mid 19<sup>th</sup> century, and other manufacturers. The village still retains a small industrial estate.

The village is linear in form, stretching for almost 2km (north-south), with the main shopping area located centrally. Fleckney Brook runs west–east through the centre of the village before it joins the River Sence to the north east. The Grand Union Canal runs close to the eastern side of the village. The area to the north of the built up edge of Fleckney is Wistow Parish.

The village is identified as a Rural Centre in the Core Strategy for the District and as such is a focus for rural housing, employment, retail and service provision. Rural Centres were selected on the basis that they have at least 4 of the 6 key services (general practitioner, library, public house, primary school, food shop, post office). It is therefore important to understand how the settlement functions and any constraints to further development that may exist as well as the local community's aspirations for their village.

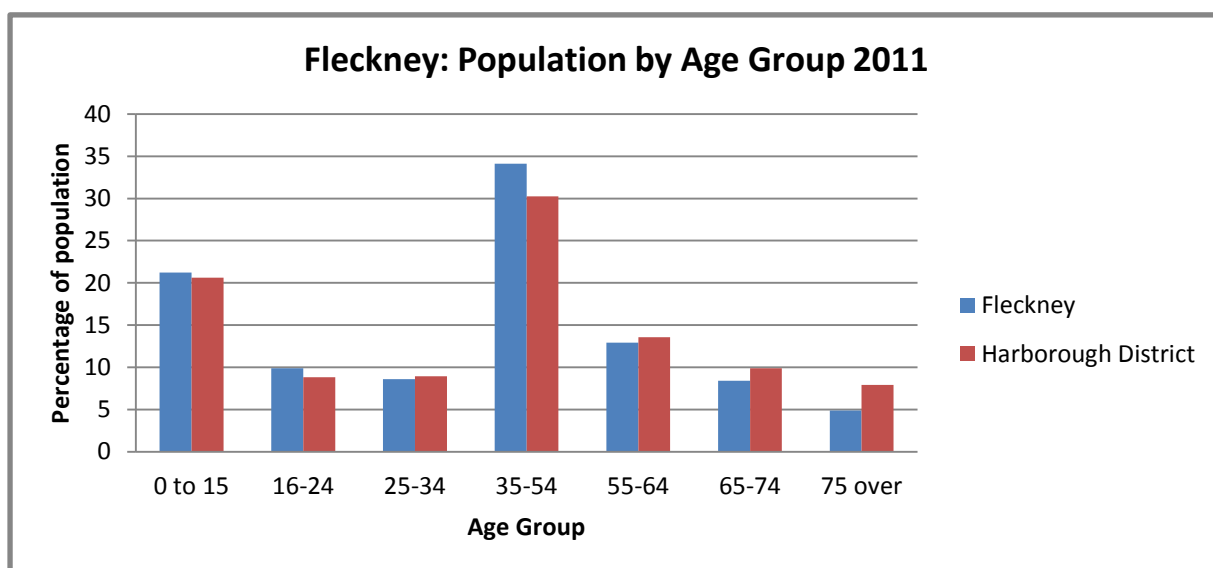


## Key Statistics for Fleckney Parish (Census 2011):

- Population of 4894 (increase of 281 or 6.1% since 2001 compared to an increase of 11.5% across the District over same period);
- 21.2% of population is in 0–15 age group whilst 13.3% of population is 65 or over;

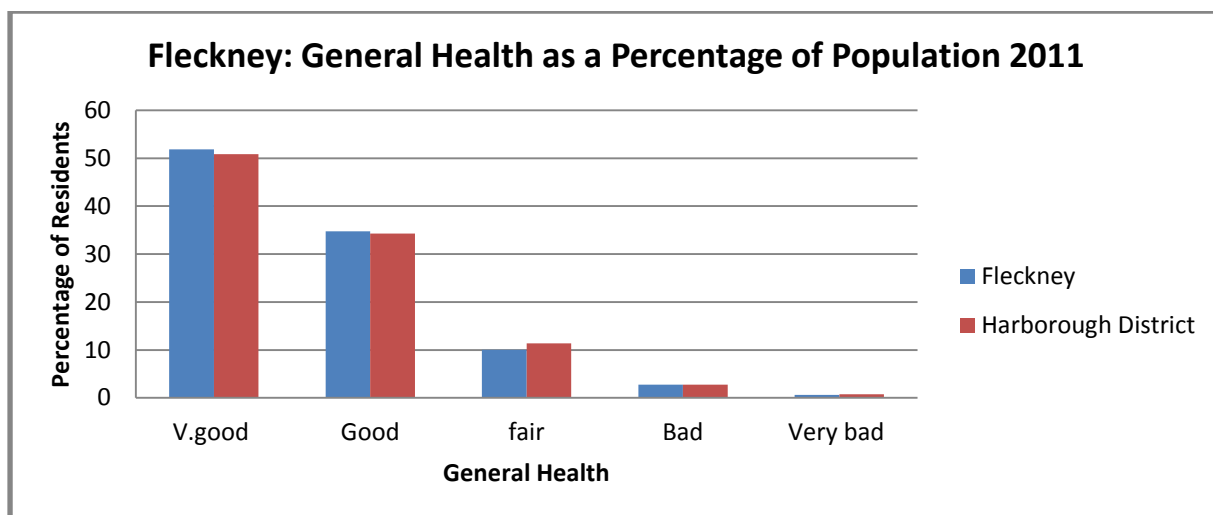
- Number of dwellings is 1982 (of which 34 have no usual residents), an increase of 9.1% since 2001;
- Number of households is 1948 (increase of 8.9% since 2001);
- 51.5% of households have 2 or more cars/vans whilst 9.2% of households have no car/van;
- 59.9% of households live in detached dwellings (compared to 48.4% across the District);
- 83.9% of dwellings are owner occupied, 6.7% are social rented/shared ownership and 8.7% are private rented;
- 3.4% of the population are black and minority ethnic (BME) compared to 1.6% in 2001;
- 78.9% of the population are Christian and 1.7% are 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. The 35-54 age group is significantly higher than the District average and could reflect the relative availability and affordability of family sized properties in Fleckney compared with the other rural areas in Harborough. Overall the settlement has a younger age profile than the District as a whole.



Source: ONS Census 2011

**General Health:** The Census 2011 found that 3.3% of the resident population was in bad or very bad health, a little lower than the Harborough figure (3.5%) and substantially lower than the regional (5.5%) and national (5.4%) percentages. 5.5% of residents considered that their day-to-day activities were limited a lot with a further 6.9% of the opinion that their activities were limited a little. Some 539 (11%) residents provided unpaid care according to the 2011 Census, with 138 of these providing more than 20 hours of unpaid care per week.



Source: ONS Census 2011

### Fleckney Parish Council:

- There are thirteen seats on the Parish Council. Currently 11 of the seats are filled. Elections are due in 2015.
- The Parish Council meets monthly on the second Monday of each month. As well as meetings of the Parish Council there are meetings of the Playing Field Charity, Recreation Committee, Planning Committee and Human Resources Committee.
- A Parish Plan was produced in 2010 and priorities included maintaining local shops and services, more facilities for young people, restricting HGV movements in village, provision of more parking in centre, pedestrian safety and provision of appropriate housing in terms of scale, size and type.

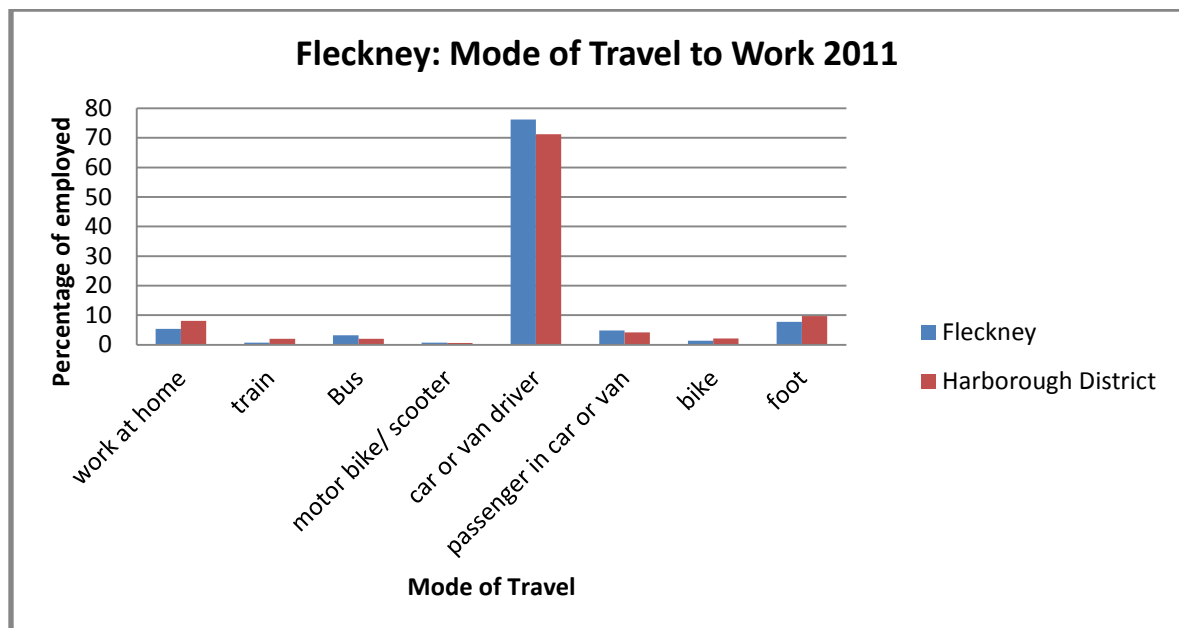
For more information see: <http://fleckney.leicestershireparishcouncils.org/>  
<http://www.leicestershirevillages.com/fleckney/>

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## The next sections consider Fleckney's:

### A) Transport and Communications

- **Transport**
  - Rail: Nearest railway stations are South Wigston (7 miles), Leicester (8.5 miles), Narborough (9 miles) and Market Harborough (10 miles).
  - Bus services/frequency:
    - Centrebus service 44 Fleckney – Market Harborough- Foxton Monday – Saturday daytime hourly (no evening, Sunday or Bank Holiday service).
    - Arriva service 49B Leicester-Wigston Magna-Wigston Meadows-Wigston Harcourt-Kilby-Fleckney-Kibworth daytime hourly (no evening, Sunday or Bank Holiday service).
  - Travel to work: Over 76% of people use a car or van to get to work. This is higher than the District average of 71%. Just over 5% work from home at present.



Source: ONS Census 2011

- Road connections: A6 to Leicester and Market Harborough (3.5miles). A5199 to Wigston and A4034 (Husbands Bosworth) is 3 miles away. M1 north and M69 – 10 miles, M1 south 11 miles.
  - Fleckney is covered by the Community Transport initiative (run by VASL) which can provide 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.
- **Broadband connectivity/coverage:** Broadband speed is sporadic, but there are plans to provide fibre broadband in some parts of Fleckney from summer of 2014 to summer of 2015. Other parts of Fleckney will get fibre broadband from summer 2015 to end of March 2016. This is part of the Superfast Leicestershire project. <http://www.superfastleicestershire.org.uk/when-and-where/>
  - **Traffic/Movement Issues:** The Parish Plan highlighted issues regarding narrow pavements and lack of parking in the village centre. A Speed Watch Group has been established in the Village following concerns about speeding vehicles.
  - **Car Ownership:** Whilst the majority of households have access to at least one car or van, 180 (9.2%) of households do not have a car or van available for use, slightly down from the 2001 percentage (11%) and lower than the comparable District percentage of 11.8%. During this same period the percentage of households with 3 or more cars has increased from 6.8% to almost 12%. The total number of cars/vans in Fleckney parish rose from 2605 to 3083 (18.3% increase) between 2001 and 2011.

## B) Local Services and Facilities

Fleckney currently has Rural Centre status in the Harborough District Core Strategy (2011). This means that it is identified as a sustainable location for rural housing and additional employment, retail and community uses to serve the settlement and the surrounding area. Rural Centres were selected on the basis of the presence of least four of six relevant services (food shop, GP surgery, library, post office, primary school and pub). This section looks at the range of services and facilities available in the village to see if Fleckney can function as a Rural Centre going forward.

- **Key services present:**

- GP surgery (The Fleckney Medical Centre, High Street and Fleckney Surgery, 6 High Street);
- Library (School Street - limited opening hours and local community through the 'Friends of Fleckney Library' is considering how to support library services in light of County Council proposals to replace it with a community partnership library at Fleckney);
- Food / convenience shop/ATM (Co-op 26-30 High Street);
- Post Office/ATM (14 High Street);
- Primary school (Fleckney C of E Primary, Batchelor Road); and
- Pubs (The Golden Shield, 46 Main Street: The Old Crown, 7 High Street).

- **Other services/community facilities present:**

- Sports Centre, all weather pitch, adventure trail and half basket court/multi sports area at Leicester Road Recreation Ground. ;
- Basketball court/multisports area at Lodge Road Recreation Ground;
- Skatepark at Leicester Road Recreation Ground;
- Allotments;
- Pharmacies (Parade Pharmacy, 8-10 High Street);
- Mercury News Shop, High Street;
- Convenience Store, Kilby Road;
- Chip Shop, High Street;
- Indian Restaurant/Takeaway, Leicester Road;
- Chinese Takeaway, High Street;
- Ladies Hairdressers – The Parade;
- Gents Hairdressers – The Parade;
- Butchers Shop, Main Street;
- Car Sales/Repairs, Main Street;
- Car Repairs, Leicester Road;
- Village Hall (The Parade);
- Churches (St Nicholas Church, Fleckney Baptist Church, New Life Christian Fellowship–Village Hall );
- Youth Club (Fleckney Leisure Centre);
- Scout Hut (High Street),
- Clubs: Cricket, bowls, football;
- Cemetery.

### **Infrastructure Capacity Issues:**

Early consultation with infrastructure providers identifies specific issues regarding:



- Capacity of Kibworth GP practices which support Fleckney. Fleckney is supported by the branch surgeries of the Kibworth practices. There are capacity issues in Kibworth although a new surgery is planned for one of the practices for the existing patients. S106 contributions would be sought to fund a Kibworth surgery extension;
- Capacity of primary school (in the medium – long term) and of 11-16 and post 16 educational establishments. S106 contributions towards school extensions would be sought for primary and other educational provision. It is noted that there are some surplus places in primary school within next 4 years;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

Fleckney has all 6 key services identified in the Core Strategy. Based on the Core Strategy definition, the services and facilities in Fleckney support its continued designation as a Rural Centre. GP provision in Kibworth would need to be increased to accommodate any growth. No other insurmountable infrastructure constraints have been identified to date given that schools can be extended.

## C) Natural Environment

Fleckney is located within the Lutterworth Lowlands Landscape Character Area which overall is assessed as having medium-high capacity to accommodate new development in the District wide Landscape Character Assessment. However, it also close to the Laughton Hills Landscape Character Area to the south and this landscape is identified as having a low-medium capacity to accommodate development.

The more recent Rural Centres Landscape Capacity Assessment 2014 has looked in detail at the capacity of the landscape around Fleckney to accommodate additional development. The landscape capacity map is shown in Appendix 1. The study found that the most sensitive landscape is around the central area of Fleckney on the slopes of the Fleckney Brook. It identified areas round the north and south of the village where the landscape could accommodate some development without harming its overall character.

### Natural Environment Constraints in and around Fleckney

Constraint	Present
<b>Area of Separation/Green Wedge</b>	No. However Saddington is relatively close to the south and any further development to the south of Fleckney would need to consider the effect on the setting of Saddington and its Conservation Area.
<b>Tree Preservation Orders</b>	Several individual trees and two areas (The Old Parsonage and at junction of Kibworth Road and Main Street)
<b>SSSI</b>	Grand Union Canal is identified as a SSSI and is only 340m from village.



<b>Protected Species</b>	Badgers Bats Great Crested Newt
<b>Local Wildlife Sites</b>	None close to built up part of the village.
<b>Areas at risk of flooding</b>	Flood Risk Zones 2 and 3 are identified to east of village centre around Fleckney Brook. See map at Appendix 1.
<b>Footpaths and Bridleways</b>	Settlement is served by network of footpaths/bridle paths into the surrounding countryside, including link to Grand Union Canal.
<b>Other</b>	

**Green House Gas Emissions:** Fleckney contributes some 1.8 Tonnes per person of CO<sub>2</sub> emissions from domestic electricity and gas consumption (based on 2011 data). The majority of homes have access to mains gas.

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## D) Built Environment

Fleckney is an elongated settlement stretching almost 2 kilometres north to south. The shopping area is located in the centre of the village as is St Nicolas's Church and Fleckney Brook. Fleckney does not have a Conservation Area. However Saddington Conservation Area and the Grand Union Canal Conservation Area are in close proximity.

**Number of Dwellings:** In 2011 there were 1982 dwellings in the parish compared to 1817 in 2001. This is an increase of 9.1% over the 10 year period. This is below the level of growth for the District as a whole which saw an increase of just over 12% over the same period.

The number of properties in the parish liable for council tax is 1991 (2014).

**Completions, Commencements and Planning Permissions:** From 2011 to March 2014 the Council recorded 3 completions. As at March 2014 there was 1 dwelling under construction and 2 units with planning permission. It should be noted that some of the completions may have been included in the Census figure.

**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 Fleckney. The full document is available at:  
[http://www.harborough.gov.uk/directory\\_record/571/strategic\\_housing\\_land\\_availability\\_assessment\\_20132014](http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014).

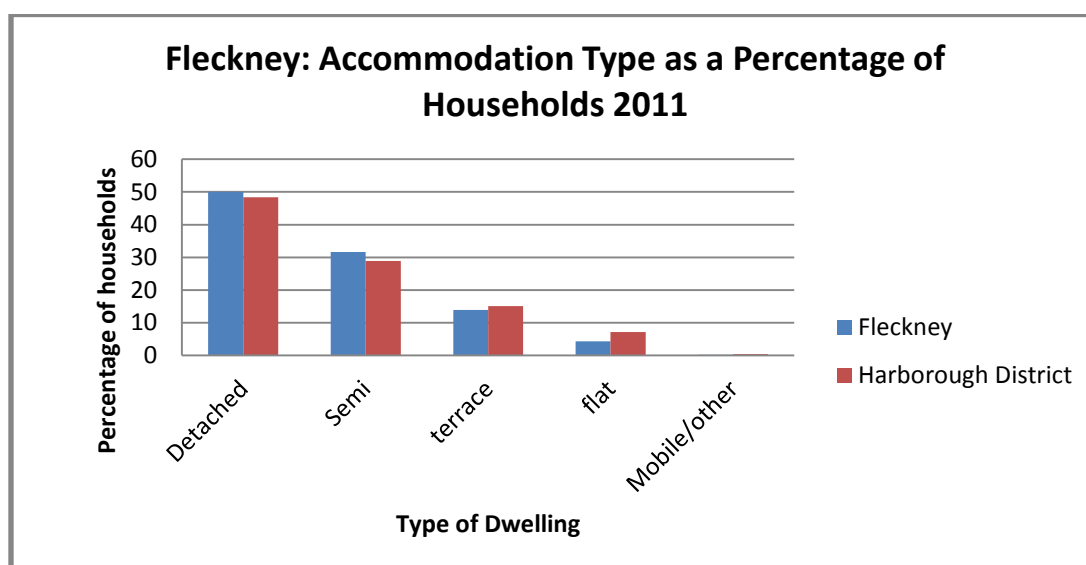
No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for Development (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
9	26.39ha	468	119	208	-	141

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

**House Prices:** Zoopla.co.uk estimates the average value of a property in Fleckney to be £193,979 (Nov 2014). The average price paid for a property over the past 5 years is £164,263 representing an increase of 11.75% over the same period.

**Tenure:** In terms of the housing stock in 2011, 83.9% of the housing stock in 2011 was owner occupied, 6.7% social rented/shared ownership and 8.7% private rented. The owner occupier rate is above the District level (78%), and may be reflective of more affordable house prices and the range of house type.

**Type:** The number of households living in detached dwellings was 795, representing 50.1% of households compared to 48% across the District. The proportion of households living in semi-detached or terraced houses/bungalows was 45.5%, similar to the proportion in 2001 and a little above the District percentage of 44%.



Source: ONS Census 2011

**Quality:** The 2011 Census found that only 1.3% of households are without central heating which is similar to the District figure of 1.4%. The proportion found to be living in overcrowded conditions (fewer bedrooms than required) is 1.4%,

comparable to Harborough figure of 1.5%. Under occupancy (2 or more bedrooms than needed) is almost 40%, well below the District figure of 49%.

**Households:** Of the 1948 households in Fleckney:

- 458 (23%) are one person households (compared to 21.5% in 2001 and 26% across the District);
- 354 (18%) are pensioner only households (compared to 16% in 2001 and 23% across the District);
- 194 (10%) are single pensioner households (compared to 9.6% in 2001 and 13% across the District);
- 163 (8%) are lone parent with dependent children households (compared to 4% in 2001);
- 679 (35%) have dependent children (compared to 30% across the District);
- Average household size is 2.49 persons (compared to 2.58 in 2001).

### **Built Environment Features/Heritage Assets/Designations**

<b>Settlement feature:</b>	<b>Occurrence</b>
<b>Conservation Area</b>	No. The Grand Union Canal Conservation Area and the Saddington Conservation Area will need to be considered.
<b>Scheduled Monuments</b>	None
<b>Listed Buildings/Features:</b>	
<b>Grade II*</b>	1 – Church of St Nicholas
<b>Grade II</b>	2
<b>Archaeological sites</b>	There are two areas of potential archaeological interest, both are located along the brook, one to the east of the centre and one off Arnesby Road to the west of the village.
<b>Recreation/Play Grounds</b>	Lodge Road Recreation Ground Leicester Road Recreation Ground/Play Area Edward Road Play Area
<b>Open Space, Sport and Recreation</b>	See map at Appendix 1
<b>Proposed Local Green Space</b>	The following are proposed Local Green Space designations which will be taken forward as part of the New Local Plan: <ul style="list-style-type: none"> <li>• Amenity Area, Priest Meadow Estate</li> </ul>
<b>Other</b>	Gas Pipeline Consultation Zone covering northern most part of village and area to north. Overhead power lines and pylons run to north and south of village.

## E) Local Employment and Economic Activity

**Employment sites:** Fleckney is relatively well off with respect to existing employment provision compared to the other rural centres. It has an established industrial estate, located at the southern end of the village, along Saddington Road. It also has a number of small businesses, shops and services which offer a further, albeit limited, range of employment opportunities.

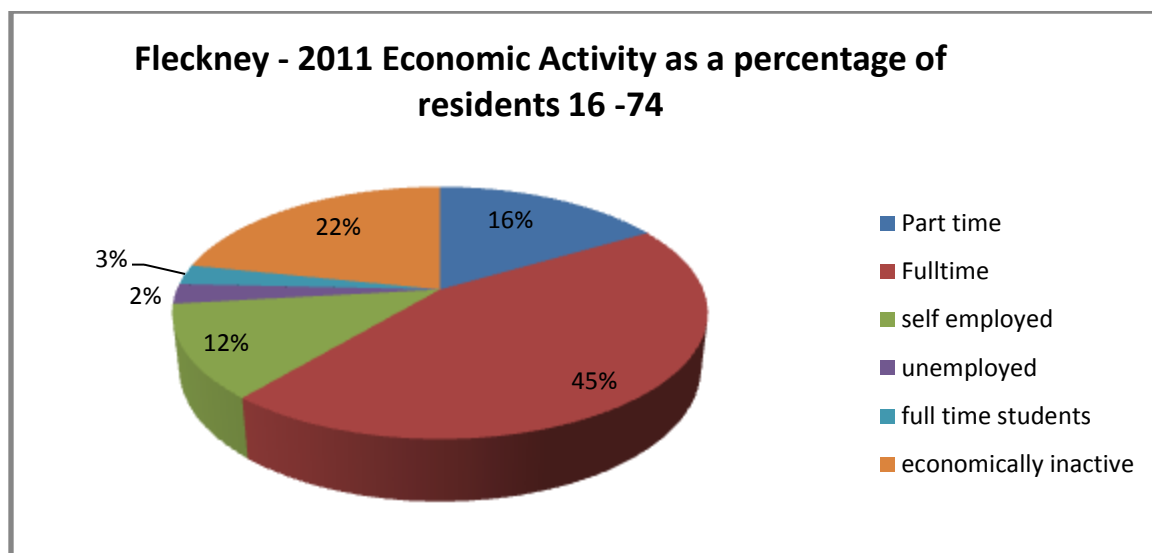
The Council's Existing Employment Areas Review (2012) carried out an assessment of whether the main existing employment areas in the District are 'fit for purpose'. 2 employment areas in Fleckney were assessed and the findings are summarised below:

- Churchill Way Industrial Estate (9 hectares, 36 units). The assessment found that this is a large, well established general industrial estate of good condition, with adequate links to the highway/facilities, good access by public transport and good demand for premises. The study recommends that the site should be recognised as a Key Employment Area in the new Local Plan, being of 'significance for existing and future business development in the District'; and
- Victoria Works, Saddington Road (0.6 hectares). The assessment found that this was a small older industrial area of adequate condition adjacent to residential uses and the larger industrial estate, with adequate access to highways/facilities, good access to public transport and good market demand. The study recommends that the site is generally fit for purpose for business uses but that policy in the new Local Plan should support its renewal/ upgrade for continued wider employment based uses (or possibly mixed uses).

As a Rural Centre, Fleckney is identified as a focus for additional employment to serve the settlement and its surrounding area (Core Strategy Policy CS17). Whilst the areas mentioned above will play a major part in providing employment opportunities going forward, as part of the Employment Land Availability Assessment the Council invited the submission of further potential employment sites in Fleckney and other Rural Centres. Two sites were submitted and assessed for Fleckney. The findings for the sites are outlined below:

- Land off Marlborough Way (2.9 hectares) was found to have potential for employment development; and
- Kilby Road (14.2 hectares) was found to be without potential for development.

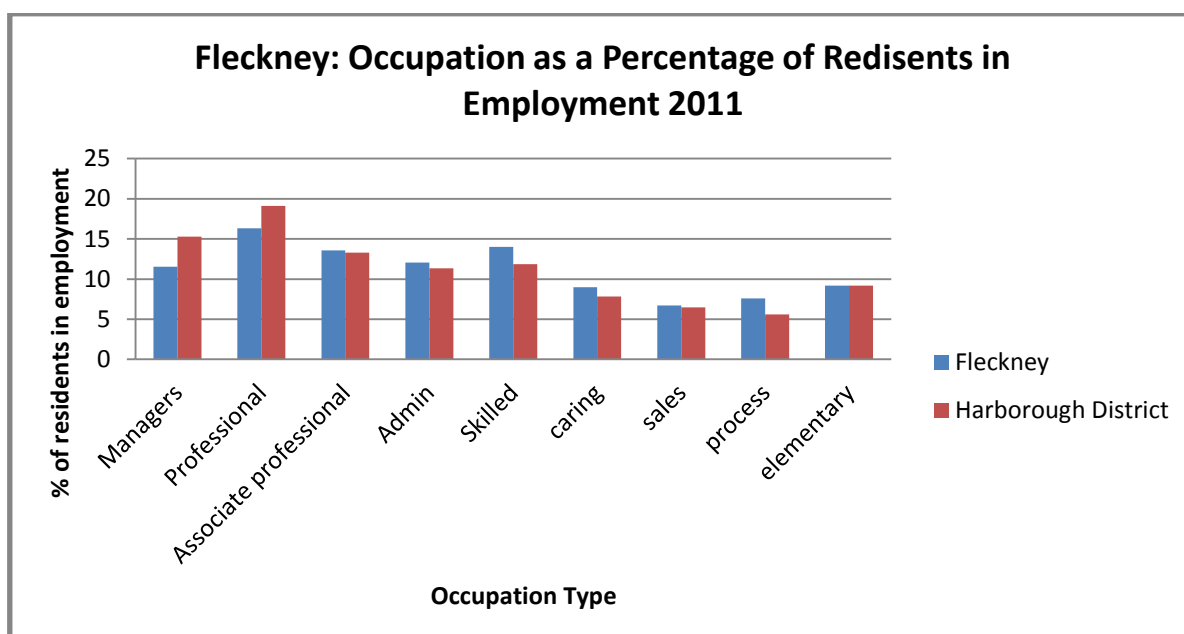
**Economic Activity:** The percentage of Fleckney's 16-74 aged population in 2011 that was economically active was 78.3%. This is higher than the District figure of 74% and significantly above the national (69.6%) and regional (69.3%) figures. Only 2.5% were unemployed which is the same as the District percentage. The level of self employment in Fleckney is similar to the District (13%) and of the 436 self employed 70% work full-time and of these 76% work alone. The chart below gives a breakdown of economic activity by sector. Of those classed as economically inactive, 60% or 469 persons are retired, similar to the District level of 59.4%. However overall economic inactivity in Fleckney is lower than the District level.



Source: ONS Census 2011

**Qualifications:** The proportion of residents in Fleckney in 2011 without any qualifications in the 16+ age group was 19.6% (756 persons), compared to District level of 18% and England level at 22.5% and the regional level at 24.7%. The percentage of residents with a degree or higher degree was 13.7% below the District figure of 19.3% and could be a reflection of the relative affordability of homes in Fleckney.

**Occupation:** Analysis of the Census 2011 information shows lower proportions of those in employment working in managerial and professional roles (28%) relative to the District as a whole at 34%. However the admin/skilled/caring/process roles are over-represented compared to the District. This is probably a reflection of both the relative affordability of homes in Fleckney and the employment opportunities within the village. The table below sets out the full range of occupations.



Source: ONS Census 2011

## Emerging Findings

### Opportunities

Fleckney has reasonable bus service provision with regular day time services to Market Harborough and Leicester/Kibworth. It does not have direct access to the main road network with the A6 and A5199 both being 3 miles away. Broadband speeds are currently sporadic but an upgrade to fibre optic broadband is due in some parts of Fleckney by summer 2015 and in the rest by end of 2016.

The village has all 6 key services. The village is equidistant from Market Harborough and Leicester city centre, both of which provide a more extensive range of services and facilities, as well as employment opportunities. Parts of the urban area, including Oadby and Wigston, are closer to the village.

Fleckney has a young population profile compared to the District and most other settlements, with even the 16-34 age groups reflecting District levels. The number of households with dependent children is high and house prices are relatively affordable compared to other Rural Centres.

Fleckney has an established industrial estate which evidence suggests should be identified as a Key Employment Area in the new Local Plan. Also one potentially suitable site for employment has been identified. Reflecting its young population age profile, the economic activity rate among residents is relatively high. However, working from home and self employment rates are low compared to other rural settlements.

A substantial amount of developable housing land across 9 sites has been identified through the SHLAA.

### Constraints

In terms of landscape, the most sensitive landscape is around the central area of Fleckney on the slopes of Fleckney Brook. Areas around the north and south of the village could accommodate some development, but may not relate well to service provision. Maintaining separation with Saddington will be a consideration in the location of development.

The Grand Union Canal SSSI/Conservation Area is relatively close to the east of the village. There is also an area of Flood Zone 2 and 3 to the east of the village around the brook. Development would need to respect the 3 listed buildings and their setting. One potential Local Green Space has been identified and will be taken forward in the new Local Plan.

The primary school has capacity in the short term but an extension would be required in the longer term to accommodate growth. The village's GP branch surgeries are supported by the Kibworth surgeries where there are capacity issues and the need for new/extended surgery provision.

HGV movements on narrow village streets with narrow pavements are a concern to local residents.

An HSE and National Grid Gas Pipeline Consultation zone runs close to the northern edge of Fleckney. Electricity pylons run to the north and south.

### **Overall Summary**

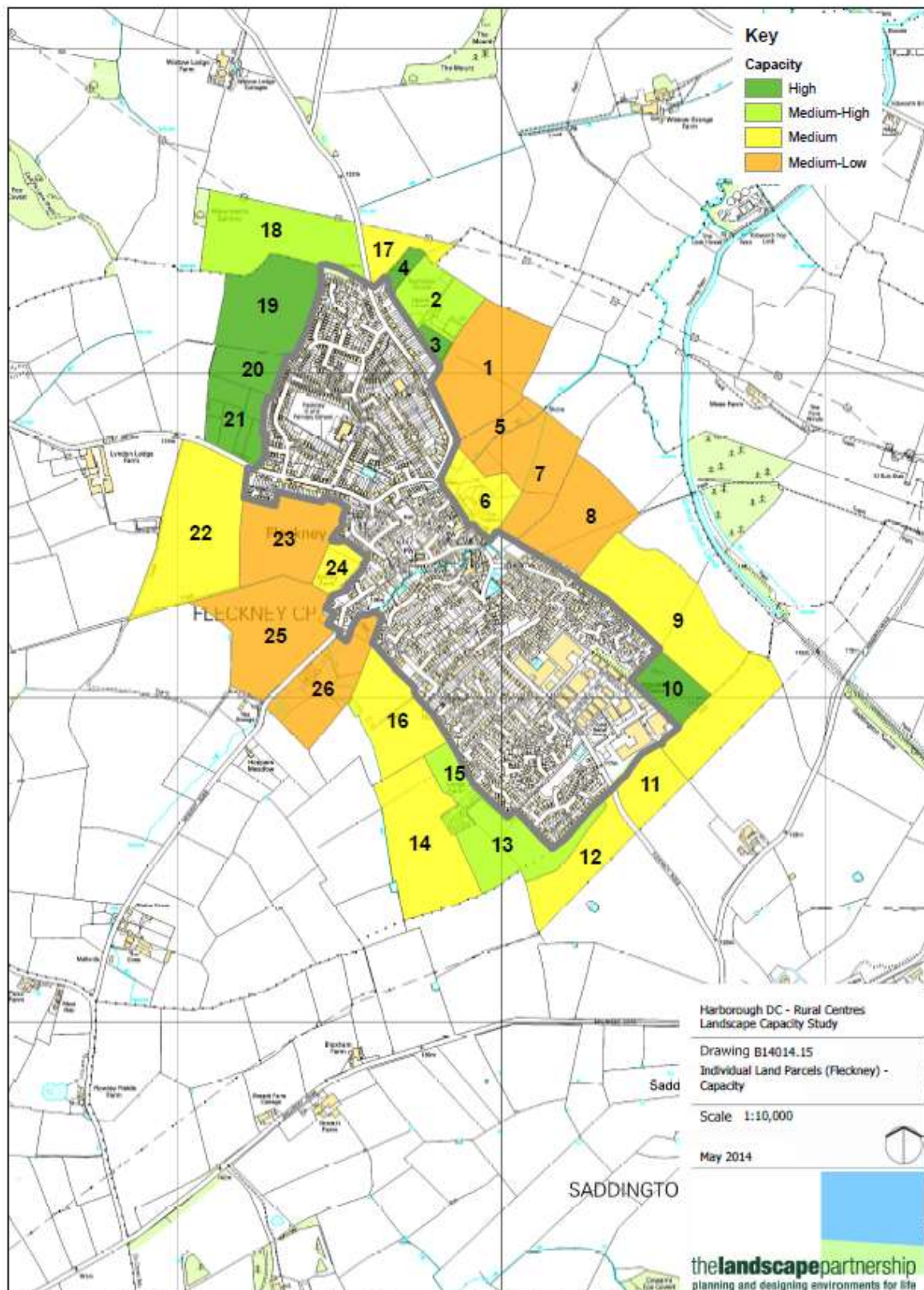
Fleckney has the services to support its continued designation as a Rural Centre and a range of additional services, facilities and employment opportunities. It has substantial housing land availability and the capacity to accommodate a significant amount of growth providing service provision issues are resolved, local traffic impacts are addressed and development is sympathetic to the landscape setting, flood risk and any specific local housing needs.



## **Appendix 1: Maps showing**

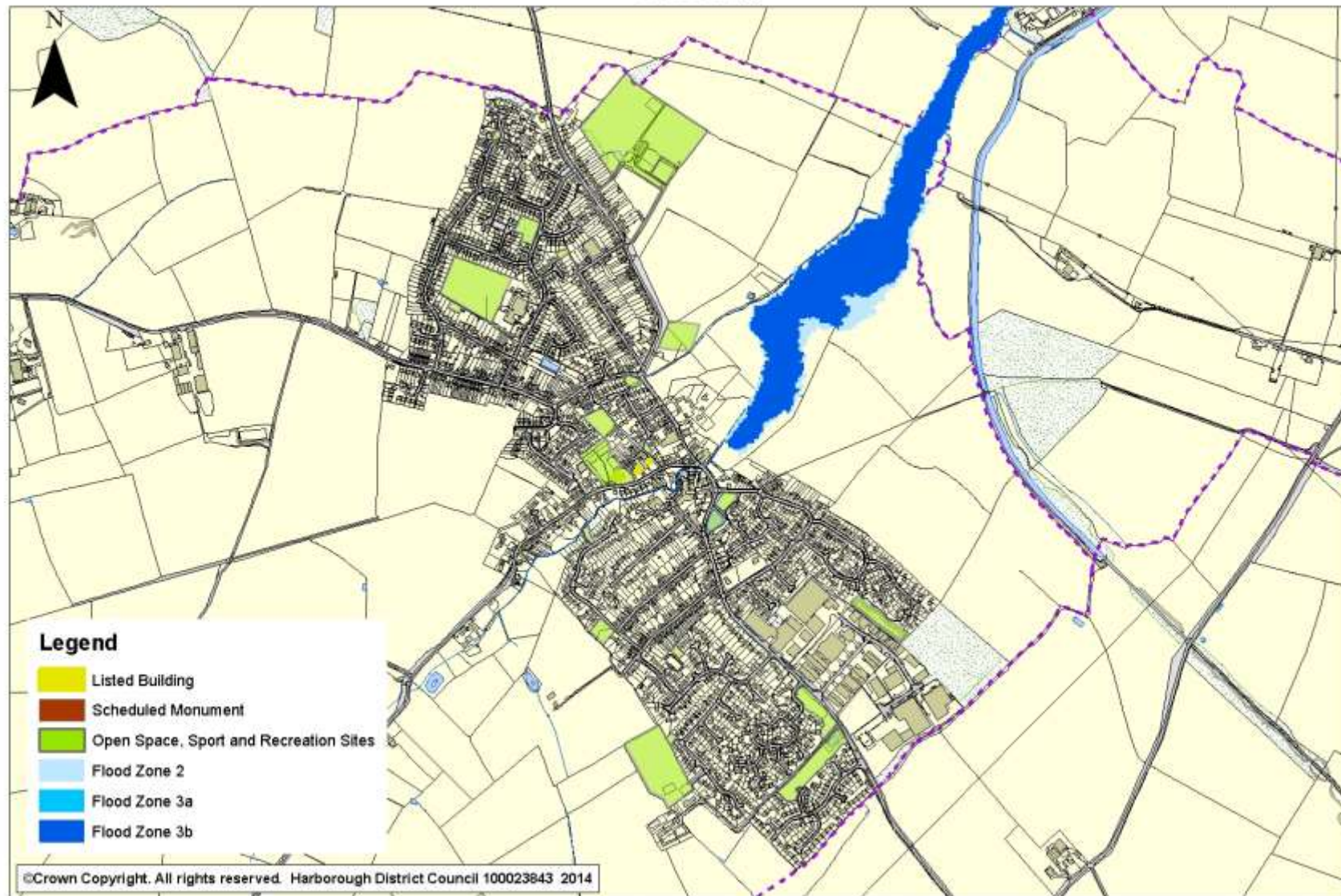
- **Fleckney Landscape Capacity**
- **Listed buildings/scheduled monuments/open space, sport and recreation sites/flood zones**
- **SHLAA 2014 Fleckney Sites (please note that the map does not show all commitments – only those on sites submitted for consideration as part of the SHLAA)**

**Fleckney Landscape Capacity (taken from Broughton Astley and Lutterworth landscape Character Assessment and Landscape Capacity Study)**



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## Fleckney





## SHLAA 2014 Fleckney Sites

The SHLAA does not allocate sites or pre-empt future plan making or related decisions by Harborough District Council.  
The SHLAA will inform the new Local Plan together with other evidence documents.

