

Harborough District Council

Settlement Profile: Foxton



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)

Foxton Profile

Introduction

General Location: Foxton lies immediately south of the A6, 3 miles north-west of Market Harborough and 3 miles south-east of Kibworth, with Leicester approximately 12 miles away to the north-west. The village shares its borders with Gumley and Smeeton Westerby to the west, Lubenham to the south, Kibworth Beauchamp and West Langton to the north, with Foxton's shortest easterly border being shared by Great Bowden and Market Harborough. The parish stretches approximately 2 miles both north-south and east to west.

Foxton's key feature is the Grand Union Canal that cuts east-west (the Market Harborough line) and north-south (the Leicester line), with the two intersecting at Foxton Junction which lies to the south-west of the village and is the site of both Foxton Locks and the remains of Foxton Inclined Plane. The Grade II* listed Locks are the largest flight of staircase locks on the English canal system, with the Inclined Plane being a scheduled monument of Victorian industry. The two constitute a very popular tourist attraction on both a local and national level. In 2008 the locks became part of the European Route of Industrial Heritage, further heightening its status as a popular tourist attraction, due to an accompanying country park being located beyond the top lock. The Foxton Inclined Plane Trust estimates that as many as 250,000 visit the Locks annually.

The village of Foxton is set in agricultural land. It slopes down from the church in the south to a small brook that skirts the north of the village. The Grand Union Canal cuts across the southern part of the village. The Conservation Area embraces almost the whole of the village comprising an oval of roads (Main Street and Swingbridge Street). It also includes all the land between Main Street and North Lane, with a back lane completing the village pattern. It includes to the south of the canal, the Manor House and its extensive grounds as well as the Black Horse Public House, which was rebuilt in 1900 from an older inn on the site, the church and churchyard to the far south. When the boundary of the Conservation Area was reviewed in 2006 further undeveloped land to the south of the canal was included due to its importance to the setting of the village.

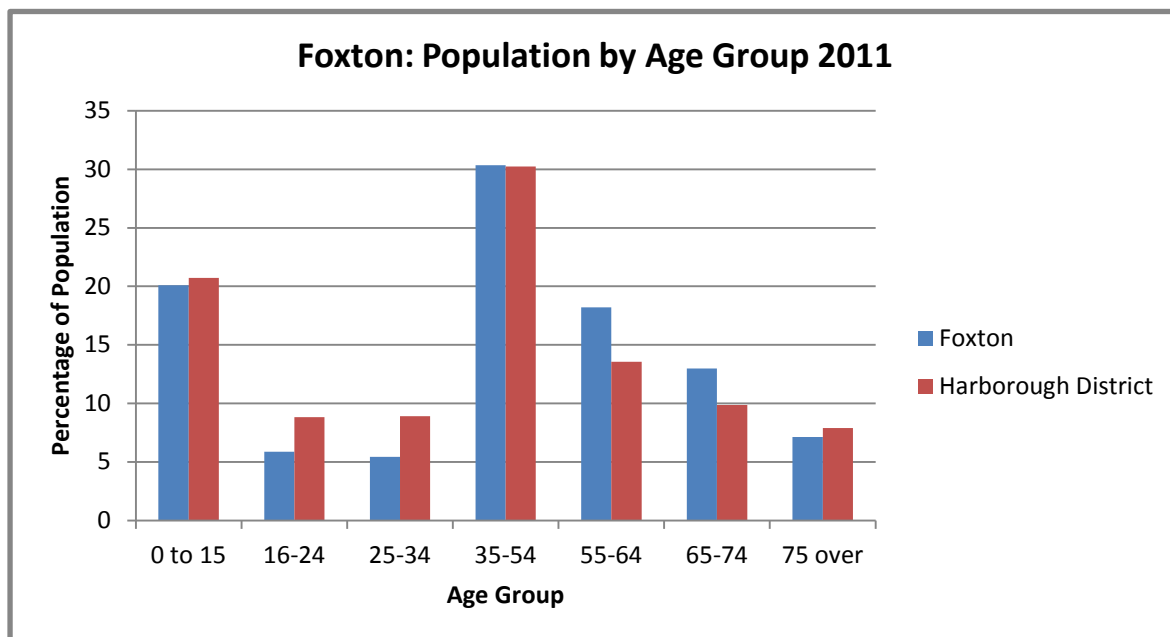
The village is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics, 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 Foxtton Parish (Census 2011);

- Population of 478 (increase of 16 or 3.5% since 2001, compared to an increase of 11.5% across the District over the same period);
- 20% of the population are aged between 0-15, whilst 20% of the population are also aged over 65.
- Number of dwellings 201, with no increase shown since 2001 (this appears to be an anomaly as there have been a number of house completions over the period);
- Number of households is 192 (an increase of 1.6% since 2001);
- 60% of households have 2 or more cars/vans whilst 6% of households have no car/van;
- 60% of households live in detached dwellings (compared to 48% across the district);
- 80% of dwellings are owner occupied, 9% are socially rented/ shared ownership and 8% are private rented;
- 3% of the population is in bad or very bad health;
- Long term health problems and/or disability: 6% of the population said day to day activities are limited a lot and a further 7% said day to day activities are limited a little;
- 4% of the population is black and ethnic minority (BME);
- 69% of the population is Christian and 1.5% is other religion (including Buddhist, Hindu, Jewish, Muslim and Sikh).

Age Structure: The age structure of the population, compared to the District, is set out below. Noticeable differences from the District trends centre on a considerably larger proportion of the population being aged 55 – 74 and a below average representation of those in the 16-34 age groups.



Source: ONS Census 2011

Foxton Parish Council:

- Foxton is served by the Foxton Parish Council. There are currently five seats on the council (all filled) and meetings take place monthly.
- There is a Neighbourhood Development Planning Committee;
- Foxton has a Village Design Statement, although the most recent available publication is dated 2007.
- The preparation of a Neighbourhood Plan for Foxton is underway and a Neighbourhood Area covering the whole parish was approved by Harborough District Council on 29th October 2012. Some community consultation has already taken place. The main issues to be considered as part of the Neighbourhood Plan are:
 - the need to protect the character of the village including its open spaces;
 - the location of additional housing and its design;
 - the impact of traffic in the village;
 - the protection of the character and nature of the village from any impacts of expansion of the Locks, including traffic, village parking, noise and light pollution; and
 - the potential impacts of the development of Market Harborough Strategic Development Area on the village.
- There are two charities dedicated to funding local community development in Foxton; namely, The Robert Monk Charity and the smaller Foxton Parochial Charity.

For more information:

<http://foxton.leicestershireparishcouncils.org/>

<http://www.leicestershirevillages.com/foxton/>

<http://foxtonndp.weebly.com/>

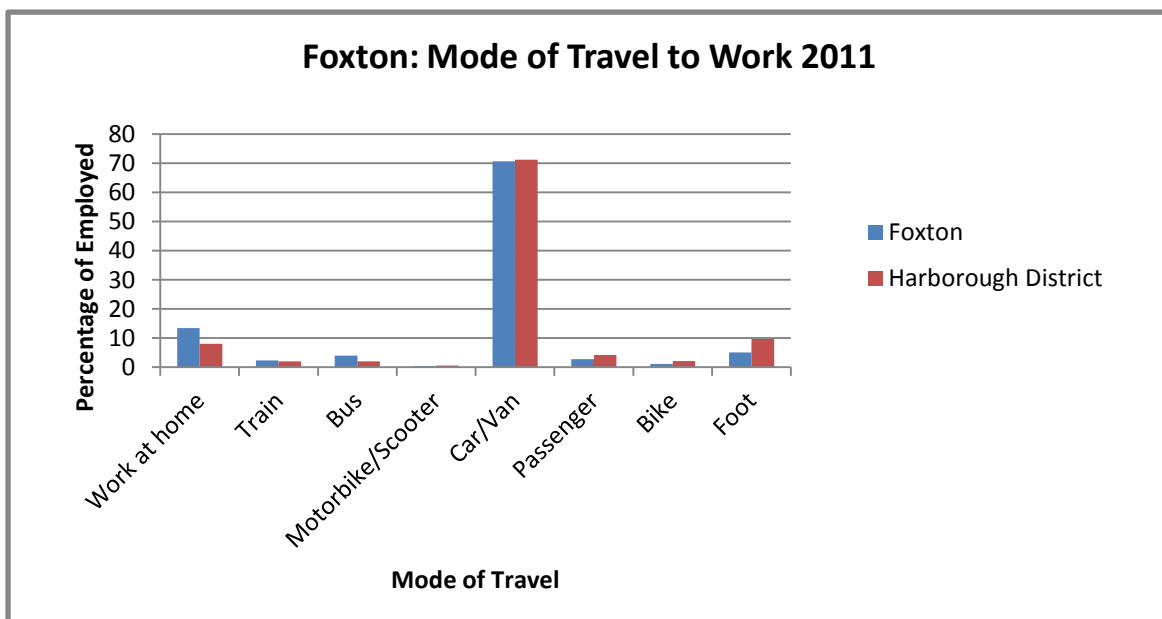
<http://foxtonvillagehall.org.uk/>

The next section considers Foxton's:

A) Transport and Communications

- **Transport:**

- Rail: Nearest railway stations are Market Harborough (5 miles), South Wigston (11 miles) and Leicester (12 miles).
- Bus services/frequency:
 - Centrebus service 44: Foxton – Gartree – Market Harborough – Great Bowden – Thorpe Langton – East Langton – Church Langton – Tur Langton – Kibworth – Smeeton – Saddington – Fleckney. Operates Monday – Saturday 7am to 7pm (no night, Sunday or Bank Holiday service). Bus stops adj Vicarage Drive.
 - Centrebus service RR2: Arnesby – Shearsby – Mowsley – Laughton – Gumley – Foxton Locks – Lubenham – Market Harborough. Serves Foxton Locks (not Foxton). Operates Tuesday and Thursday once daily only (no other service).
- Travel to work: Over 71% of people drive a car or van to get to work. This is the same as the District level. A further 3% are passengers. Just over 13% work at home.



Source: ONS Census 2011

- Road Connections: A6 to Leicester and Market Harborough (1.5 miles). A4304 to Husbands Bosworth/Lutterworth/M1 (2 miles). A508 to Northampton/A14 (3 miles), A427 to Corby (3.5 miles). M1 north/south and M6 west (11 miles).
- Foxton is covered by the Voluntary Action South Leicestershire Community Transport Initiative which can provide transport for shopping, visiting friends and 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.

- **Car Ownership:** Whilst the majority of households have access to at least one car or van, 12 (6.3%) do not have a car or van available for use, substantially down on the 2001 percentage (11.2%) as well as the 2011 District average (11%). During this same period the percentage of households with 3 or more cars has remained relatively similar at 14.1% in 2011. (14.4% in 2001). Foxton's poor public transport links are increasingly resulting in a reliance on private transport. The total number of cars/vans in the parish has risen from 293 to 335 in the period 2001-2011, a rise of 14.3%.
 - **Connectivity: Broadband Coverage:**
 - Fibre broadband is available in the village. However some part of the parish may not have access to this service.
 - <http://www.superfastleicestershire.org.uk/when-and-where/>
-

B) Local Services and Facilities

Foxton 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 Foxton to ascertain whether the village can function as a Selected Rural Village going forward.

- **Key services present:**
 - Pubs (The Black Horse, Main Street; The Shoulder of Mutton, Main Street; Bridge 61, (Bottom Lock) Gumley Road; Foxton Locks Inn, (Bottom Lock) Gumley Road);
 - Primary School (Foxton Primary School, Gallow Field Road);
 - Food Store (Originally located in Skittle Alley but currently in the process of relocating to Fishers Farmyard and has not yet reopened).
- **Other services present**
 - Allotments;
 - Church (St Andrews, Main Street);
 - Village Hall (Middle Street);
 - Childrens Nursery (Main Street);
 - Social Events (Foxton Folk Club, Garden Society);
 - Recreation Ground with Children's playground (Middle Street);
 - Football and Basketball Pitches, Tennis Courts (Middle Street);
 - Livestock Market with new-build veterinary practice on Foxton Road;
 - Foxton Locks:
 - Alongside the aforementioned two pubs, Foxton Locks boast further facilities:
 - A Museum;
 - A coffee shop (Top Lock);
 - Boat Services (Gumley Road);

- Foxton Inclined Plane (A Scheduled Ancient Monument);
- Events (Annual Foxton Locks Festival, Big Busks, Inclined Plane Restoration Trust (fundraising activities));
- A Shop/Chandlery at Bottom Lock;
- Boat Services (Gumley Road) including boat hire and boat trips. .

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Impact on Market Harborough GP practices. S106 contributions to the potential establishment of Integrated Primary Care Hospital Hub in Market Harborough to provide additional GP accommodation would be sought;
- Capacity of primary school and 11-16/16+ educational provision. S106 contributions to the extension of the village primary school and to the expansion of 11-16 and post 16 educational provision would be sought. It is noted that the primary school site is constrained with limited space to extend;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

Foxton has 3 out of the 6 key services identified in the Core Strategy. Based on the current Core Strategy definition, the range of services and facilities in Foxton supports its continued designation as a Selected Rural Village. No insurmountable infrastructure constraints have been identified to date although S106 contributions would be sought towards improved GP surgery capacity in Market Harborough and extensions to schools. It is noted that there is limited space for the school to extend.

C) Natural Environment

Natural Environment Constraints in and around Foxton

Issue/Constraint	Commentary
Landscape: District Landscape Character Assessment (2007)	<p>Located within the Laughton Hills Landscape Character Area which has low - medium landscape capacity to accommodate development (in general terms it is an area that is unlikely to be able to accommodate development without some degradation of the existing landscape). This is one of the most sensitive landscapes in the District.</p> <p>It is also close to the Welland Valley Landscape Character Area which has a medium capacity/sensitivity rating.</p>
Area of Separation	No but there are local concerns regarding the impact and proximity of the Market Harborough Strategic Development Area to the village.

Tree Preservation Orders	Group TPO between Vicarage Drive and Middle Street. Individual TPOs – The Old Courthouse; to south of Manor House; 29 Swingbridge Street.
SSSI	None in vicinity
Local Wildlife Sites	Grand Union Canal Harborough Arm
Protected Species and Wildlife Corridors	Badgers. Bats. Otters
Areas at risk of flooding	Areas around brook to north of the village in Flood Zones 2 and 3.
Footpaths and Bridleways	Village is well served by a number of RoWs leading into open countryside.
Country Parks	Foxton Locks Country Park
Other settlement/local features	

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 201 dwellings in Foxton, the same number as recorded in the 2001 Census (this appears to be an anomaly as there have been several completions during this period). There was an increase of 12% across the District.

The number of properties in the parish liable for council tax is 193 (2014).

Given the number of properties in the parish liable for Council Tax it would seem that 201 dwellings is a reasonable approximation of the number of dwellings in the parish as at 2014.

Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded no residential completions. As of March 2014, there was 1 dwelling under construction and outstanding planning permission for 9 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. Only one site was assessed in Foxton (shown in red on the SHLAA Map at Appendix 1) but this was found to be not currently developable.

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

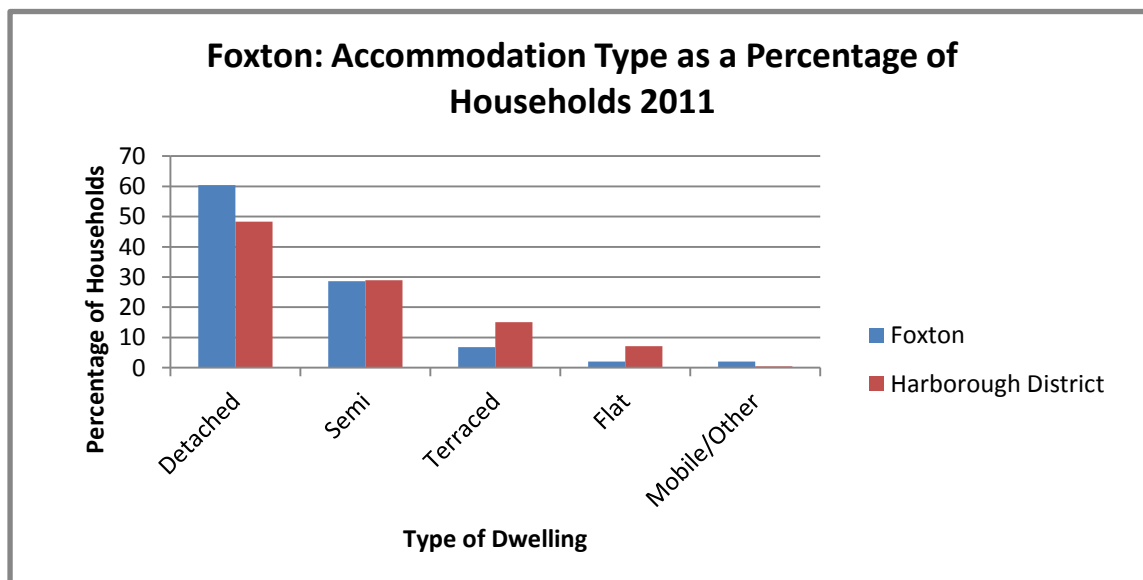
http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014

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
0	0	0	0	0	0	0

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

Tenure: In 2011, 80% of households were living in owner occupied dwellings, a little above the District figure of 78% and up from the 2001 figure of 77%. 9% are social rented/ shared ownership (down from 12% in 2001) and 8% are private rented.

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings (60%) in 2011 was well above the District level of 48%. There are few terraced homes in Foxton.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that 59% of households had at least 2 more bedrooms than required well above the District figure of 49%.

Households: Of the 192 households in Foxton:

- 20% are one person households (compared to 26% across the District);

- 24% are pensioner only households (compared to 23% across the District);
- 11% are single pensioner households (compared to 13% across the District);
- 28% have dependent children (compared to 30% across the District).

Built Environment Features/Heritage Assets/Designations

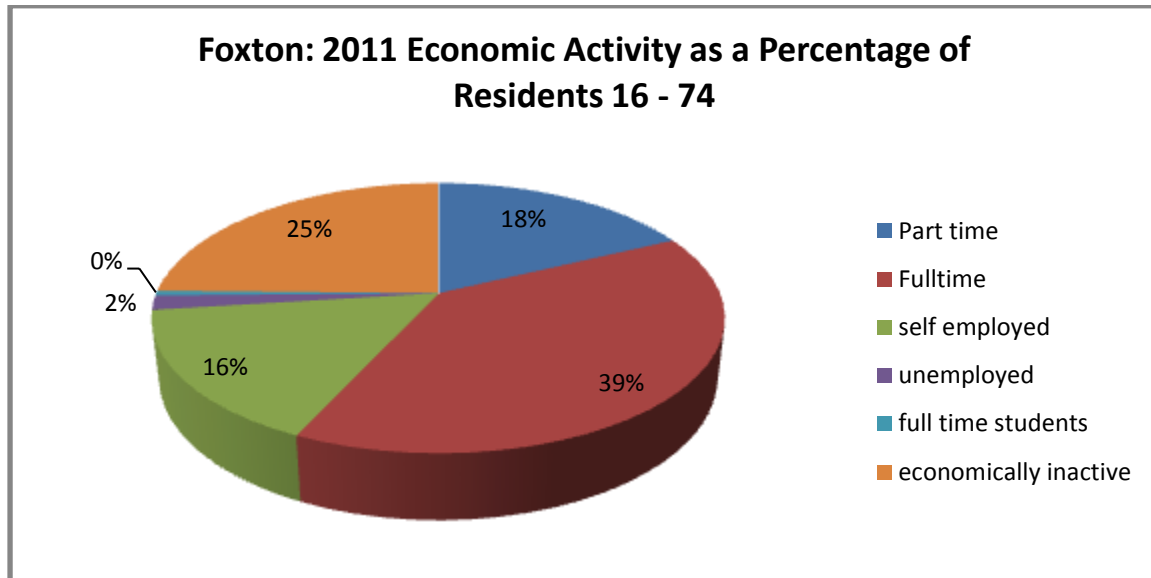
Issue/Constraint	Commentary
Conservation Area	The Foxton Conservation Area was first designated in 1975. The boundary was revised in 2006. The designation covers practically the entire extent of the built up part of the village. The Grand Union Canal Conservation Area also cuts through the village. This was designated in 2000 by the County Council.
Scheduled Monuments	Inclined Plane immediately east of Foxton Locks
Listed Buildings:	
Grade I	None
Grade II*	2 - Church of St Andrew and Foxton Locks, Grand Union Canal
Grade II	14
Ridge and Furrow	Ridge and furrow can be seen from the towpath between the village and the locks.
Archaeological Sites	Area around the Church. Area on corner of Middle Street and Vicarage Drive.
Recreation Grounds/Play Areas	Robert Monk Play Area and Recreation Ground
Open Space, Sport and Recreation	See map
Proposed Local Green Space	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"> • Shoulder of Mutton Garden together with Paddock to the front of the Shoulder of Mutton • Black Horse Garden

E) Local Employment and Economic Activity

Local Employment:

Whilst there are a few employment opportunities in Foxton itself, Market Harborough with a range of employers is relatively close by. In Foxton the Census 2011 found that just under 7% of those in employment walk or cycle to work. However, 13% of those in employment work from home or mainly from home, significantly higher than the District figure of 8%.

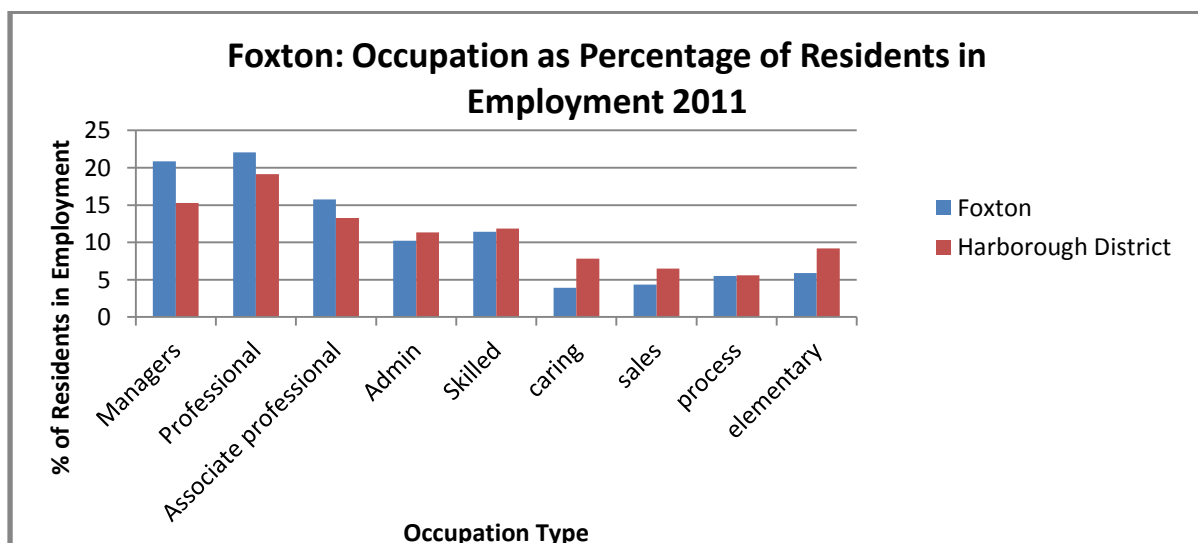
Economic Activity: In 2011, 75% of the Foxtan population aged 16-74 was economically active, only slightly higher than the District figure of 74% but significantly higher than the regional and national levels of 69% and 70% respectively. The unemployment rate of 2.3% was a little lower than the District figure of 2.5%. The rate of self employment (16%) was above the District level of almost 13%. Of the economically inactive, 66% were retired.



Source: ONS Census 2011

Qualifications (16 and over population): In 2011 the percentage without any qualifications was 17%, similar to 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 27%, well above the District figure of 19%.

Occupation: At 59% the percentage employed in managerial, professional and associate professional occupations is well above the District level (48%). The percentage employed in the caring, sales and elementary occupations is well below the District figure (14% compared to 23%).



Source: ONS Census 2011

Emerging Findings

Opportunities

Foxton benefits from a reasonable bus service, close proximity to the A6 and access to high speed broadband. The village has three key services and Market Harborough is close by offering an extensive range of services and facilities. The economic activity is slightly higher than the District level with Foxton being in close proximity to a range of local employment opportunities in Market Harborough. A relatively high proportion of those in employment work from home.

The 16-34 age groups area particularly under represented in Foxton whereas the 55 – 74 age groups are well above the District average. Both the percentage of detached properties and the rate of under occupancy of homes are also relatively high. There may be an opportunity to add to the mix of homes to address local issues.

Constraints

Foxton is in the Laughton Hills landscape character area which is one of the more sensitive landscapes in the District. With the proposed development of the Market Harborough Strategic Development Area, there are local concerns regarding the encroachment of the separation area between the two settlements and traffic impacts.

The village primary school has limited capacity and an extension may be required. The site is constrained with limited space for an extension. Development would also be expected to contribute to improved GP service capacity in Market Harborough.

No developable sites were identified through the SHLAA process but further sites may come forward through the neighbourhood planning process which is ongoing.

There is an area of flood risk around northern edge of settlement and the Grand Union Canal Harborough Arm running through the village is a local wildlife site.

Development would need to respect the Foxton Conservation Area and high number of listed buildings (including their setting) through sensitive design and siting. The Grand Union Canal is also a Conservation Area which would need similar consideration.

Two areas have been identified as potential Local Green Space to be taken forward in the new Local Plan or Neighbourhood Plan. There is concern in the village about the future of other areas of green space in the village and this will be addressed in the Neighbourhood Plan and further Local Green Spaces may be proposed.

Overall Summary

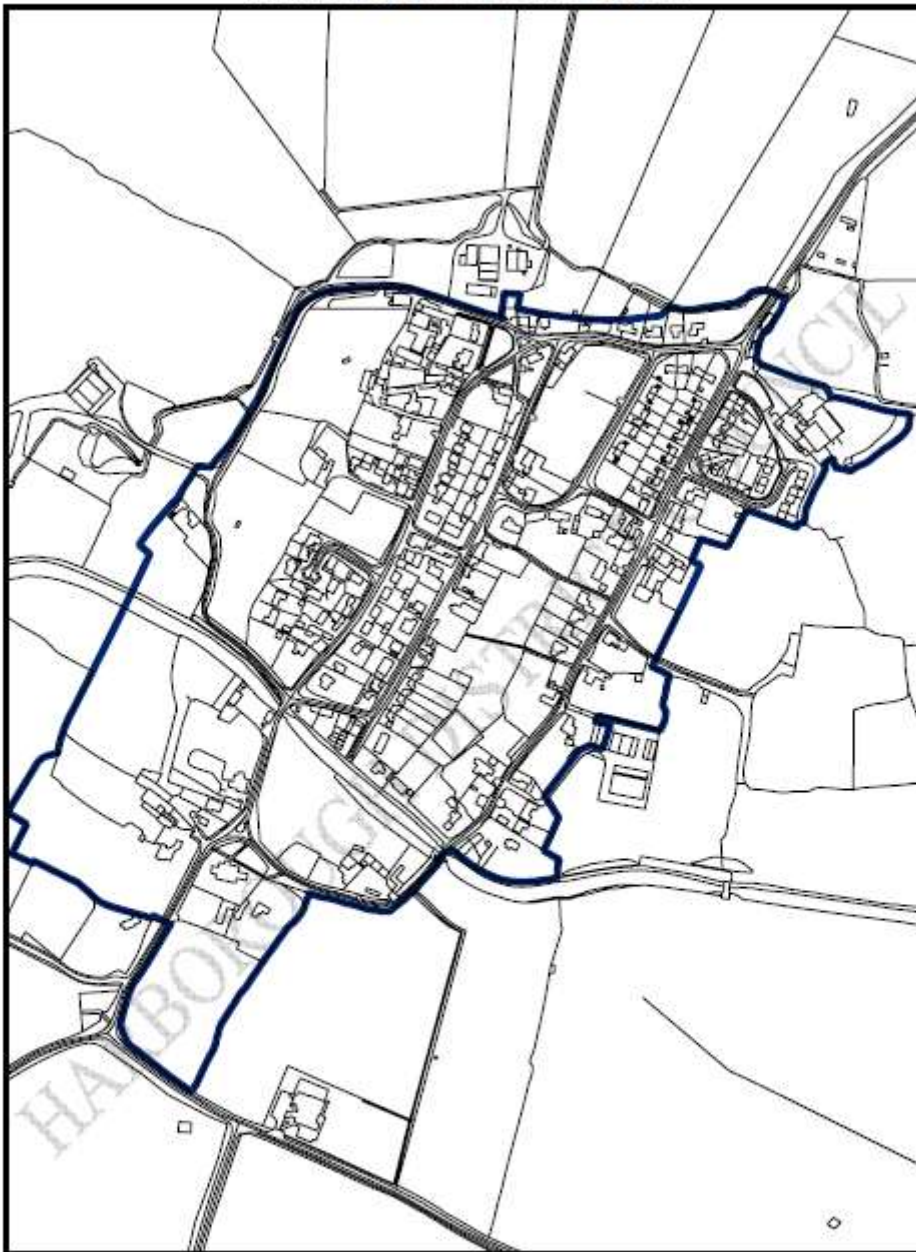
Foxton has the services to support its continued designation as a Selected Rural Village. Whilst the SHLAA does not identify any capacity, the neighbourhood planning process is seeking to identify possible housing sites. The village can

support limited growth providing development avoids increasing flood risk and is sympathetic to local heritage assets, the existing form of the village and the contribution open spaces and wildlife make to the character of the settlement.

Appendix 1: Maps showing


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

Foxton Conservation Area



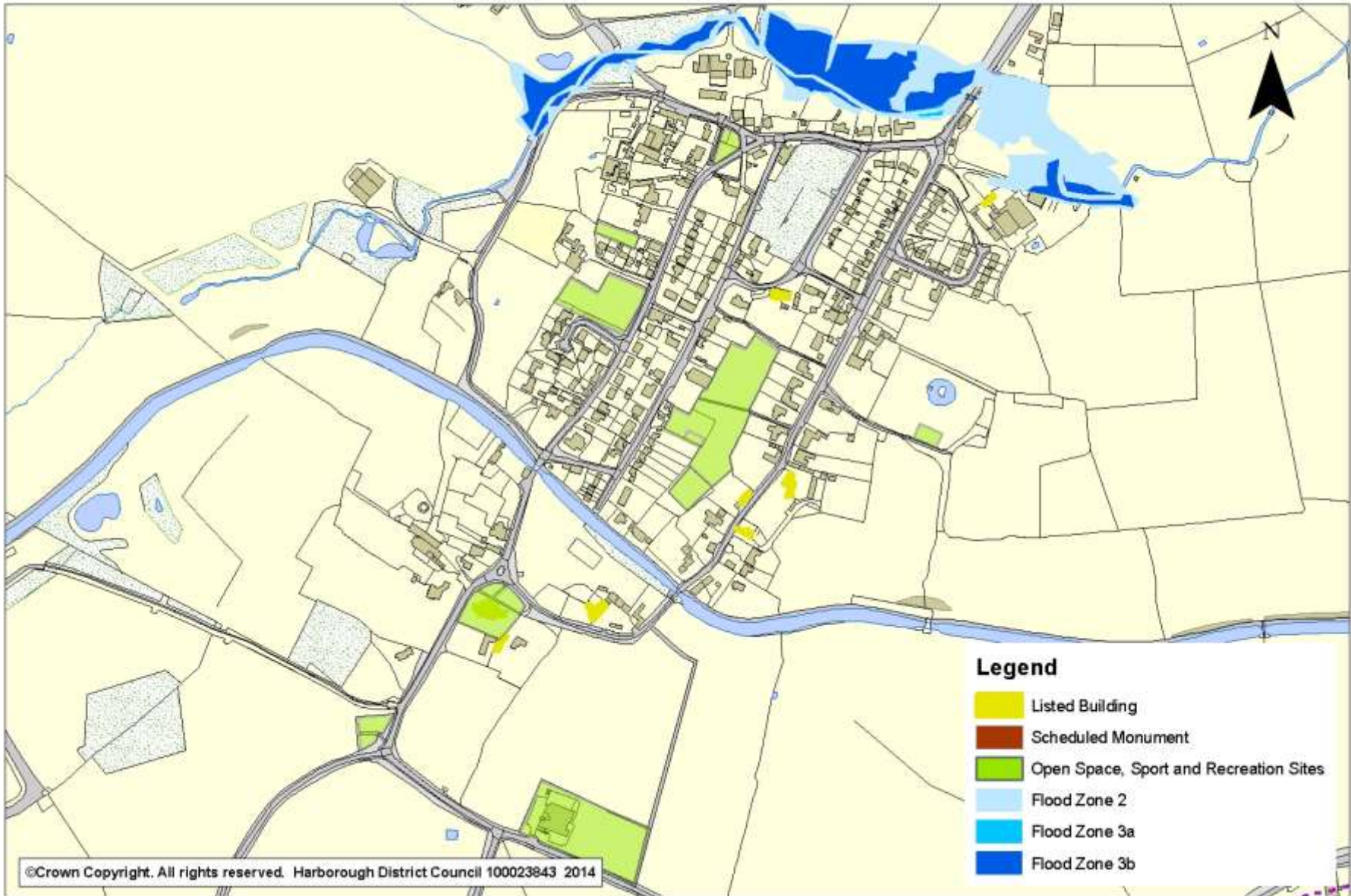
— Conservation Area Boundary 0 60 120 240 360 480 Meters

Designated 1975
Boundary Revised: 10th July 2006

1:4,855 

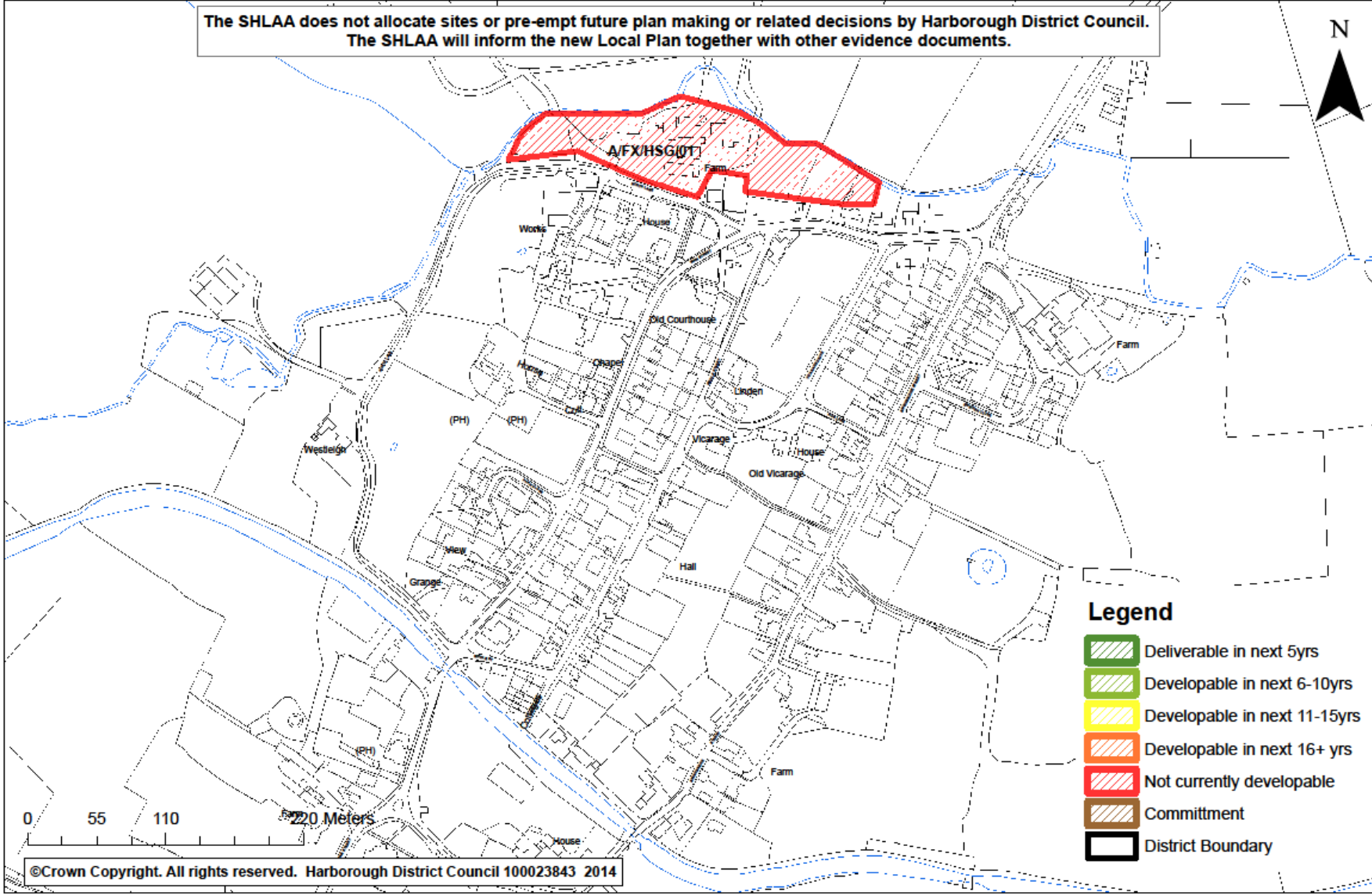
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Foxton



SHLAA 2014 Foxton 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.



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