

# Harborough District Council

## Settlement Profile: Gilmorton

---



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)

# Gilmorton Profile

---

## Introduction

**General Location:** Gilmorton village lies 3 miles north-east of Lutterworth. Leicester is 10 miles north, whilst Market Harborough is 15 miles to the east of the parish. Gilmorton is bordered by Ashby Magna and Peatling Parva to the north, Kimcote and Walton to the east, Misterton with Walcote to the south, with Lutterworth, Bitteswell and Ashby Parva to the west. The north-east of the parish is occupied by Bruntingthorpe airfield, a now defunct RAF base that is home to an Aircraft museum and is now used for both aviation and non-aviation purposes.

The village is broadly linear in form, running for over 1km north-south along Main Street. It is situated in a gently undulating landscape and is of Saxon origin. The parish lies on a watershed with streams rising to the north flowing into the North Sea via the Humber whilst those to the south flow in southwards to the Bristol Channel.

Gilmorton always has been, and to some extent still is an agricultural village, but the relative decline of this industry has led to the area increasingly becoming a commuter village. The village has seen a long, steady decline in its public transport provision over the years, leaving only a twice-daily taxi-bus service to Lutterworth in the present day. A similar decline has occurred with the provision of shops/services in the village, but fortunately for many residents Gilmorton has managed to retain its village store, heralded as one of the best in Leicestershire.

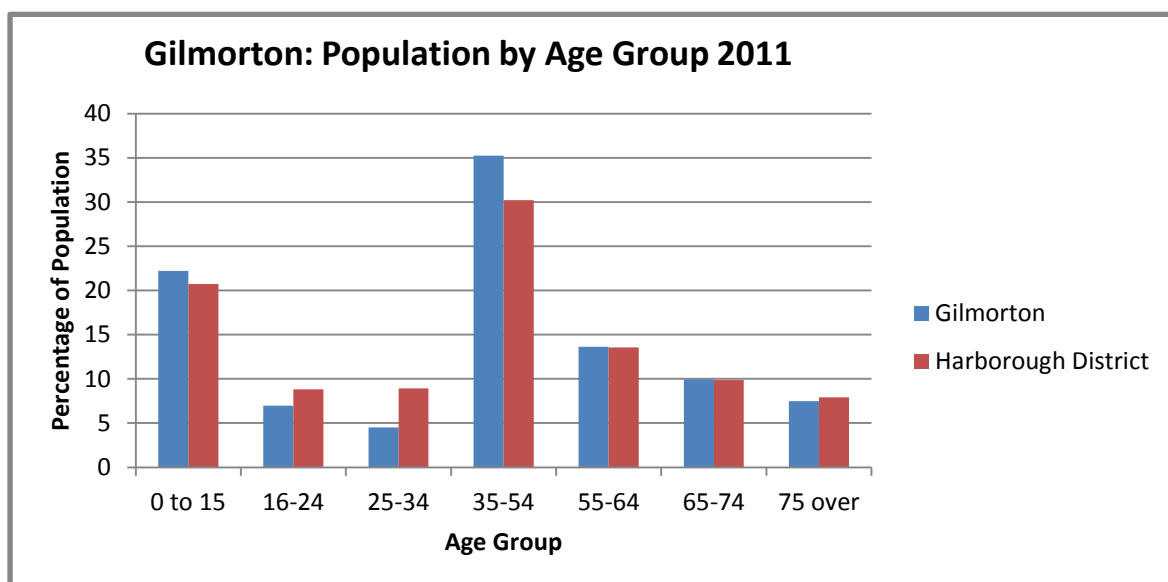
The village is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics,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

- Population of 976 (decrease of 41 or 4% since 2001 compared to an increase of 11.5% across the district over same period);
- 22% of the population is aged 0 – 15, whilst 17% of population is 65 or over;
- Number of dwellings 390, with no change from the previous 2001 figure of 390;
- Number of households is 385 (increase of 2.9% since 2001);
- 65% of households have 2 or more cars/vans whilst only 6% have no car/van;
- 62% of households live in detached dwellings (compared to 48% across the district);
- 85% of dwellings are owner occupied, 7% are social rented and 7% are private rented;
- 3.3% of the population is in bad or very bad health;
- Long term health problems and/or disability: 5.3% of the population said day to day activities were limited a lot and a further 8.4% said day to day activities were limited a little;
- 2.3% of the population is black and minority ethnic (BME);
- 75.7% of the population is Christian and less than 1% 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. Whilst the 35 -54 age group is 5% above the District figure, the age groups 16 – 34, are well down on the District levels, similar to many other villages.



Source: ONS Census 2011

### Gilmorton Parish Council

- There is a maximum of 7 seats on the Parish Council 6 councillors are currently serving.
- The Parish Council meets monthly.

- There is a Wind Farm Community Fund, 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 Gilmorton, through an application process and subsequent community-wide consideration.
- Gilmorton Parish Council is planning to lead on the preparation of a Neighbourhood Plan.
- Play area improvement project in progress.
- Identified issues: Need for improvements to community transport.

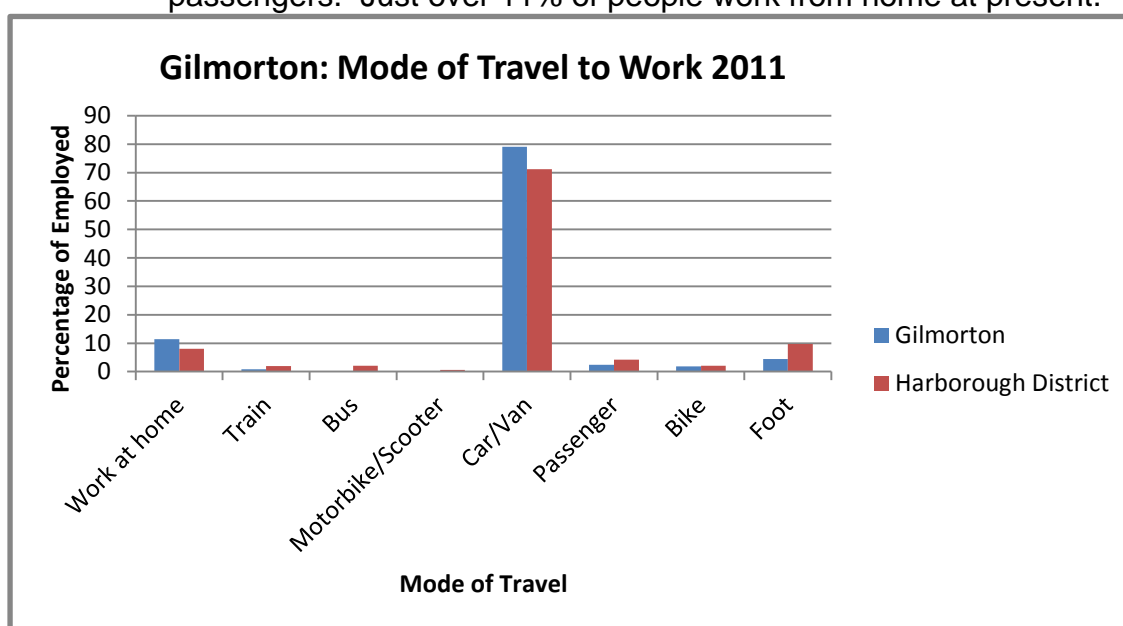
For more information - <http://gilmorton.leicestershireparishcouncils.org/>  
<http://www.leicestershirevillages.com/gilmorton/>

**The next sections consider Gilmorton's:**

## **A) Transport and Communications**

### **• Transport**

- Rail: Nearest railway stations are Narborough (7 miles), South Wigston (9 miles), Rugby (10 miles), Hinckley (12 miles) and Market Harborough (13 miles).
- Bus services/frequency:
  - Taxi Bus Service (Murphys Taxis) Peatling Parva – Bruntingthorpe – Upper Bruntingthorpe – Walton – Kimcote – Gilmorton - Lutterworth. Runs Monday – Saturday twice in each direction (no bank holiday or Sunday service). Stops outside Turnville Road,adj Ashby Road, Main Street, Crown Inn and adj recreation ground.
- Travel to work: Over 79% of people drive a car or van to work. This is much higher than the district average of 71%. A further 2% are passengers. Just over 11% of people work from home at present.



Source: ONS Census 2011

- Road Connections: A426 to Leicester and Lutterworth (2 miles), A4203 to Market Harborough (3 miles), A5 to Hinckley/Nuneaton (7 miles), A14 eastward (8 miles), M1 north/south (3 miles), M6 westward (8 miles).
  - Gilmorton is covered by the Lutterworth 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 that find it difficult to use public transport.
  - **Car Ownership:** Whilst the majority of households have access to at least one car or van, 6% of households do not have a car or van available for use, lower than the District average of 12%. The percentage of households with 3 or more cars increased from 15% in 2001 to 23% in 2011. The total number of cars/vans in the parish is 735 (2011), compared to 660 in 2001, an increase of 11%.
  - **Connectivity: Broadband Coverage:**
    - Broadband coverage is considerably better than average in Gilmorton when making comparisons to similar settlements in the District, fibre broadband is currently available across the majority of built up and inhabited areas of the parish by commercial providers. However, it is unlikely that fibre broadband will be provided to the entire area of the village until summer 2016, though this will only affect a very small subset of the population.
    - <http://www.superfastleicestershire.org.uk/when-and-where/>
- 

## B) Local Services and Facilities

Gilmorton currently has Selected Rural Village status in the Harborough District Core Strategy (2011). This means that development (such as rural housing) will be on a small and limited scale that 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 Gilmorton to see if the village can continue function as a Selected Rural Village going forward.

- **Key services present:**
  - Primary School (Gilmorton Chandler C of E Primary School, Church Lane);
  - Post Office, General Store and Delicatessen (Gilmorton Village Store, Main Street);
  - Pubs (The Grey Goose Pub and Restaurant, Lutterworth Road; The Crown Inn; Gilmorton Road; The Red Lion, Main Street);
- **Other services/community facilities present:**
  - Church (All Saints, Church Drive);

- Village Hall (Main Street);
- Football and Cricket Clubs (Gilmorton Community Playing Fields and Pavilion);
- Recreation Ground;
- Youth Clubs (Scout Hut);
- Allotments (Located within Gilmorton Chandler Church of England Primary School);
- All Weather Pitch (Gilmorton Community Playing Fields and Pavilion);
- Annual Events – Beer Festival (Village Green).

### **Infrastructure Capacity Issues:**

Early consultation with infrastructure providers identifies specific issues regarding:

- Impact on Lutterworth GP practices. The surgeries have capacity to accommodate growth but additional equipment would be needed. S106 contributions towards the provision of additional GP surgery equipment 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 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.

Gilmorton has 4 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 Gilmorton supports its continued designation as a Selected Rural Village. It could even be considered for Rural Centre status. However given its lack of public transport this not considered appropriate. No insurmountable infrastructure constraints have been identified to date although S106 contributions would be sought towards improvements to GP surgery equipment in Lutterworth and an extension to the primary. It is noted that there is limited space for the primary school to extend.

---

## **C) Natural Environment**

### **Natural Environment Constraints in and around Gilmorton**

<b>Issue/Constraint</b>	<b>Commentary</b>
<b>Landscape:</b>  <b>District Landscape Character Assessment (2007)</b>	Located within the Lutterworth Lowlands Landscape Character Area which has medium – high landscape capacity to accommodate development (in general terms it is an area that is able to accommodate development or change with only minor compromise or degradation of the existing landscape).
<b>Area of Separation</b>	No. Separation from other settlements not an issue.

<b>Tree Preservation Orders</b>	Several individual TPOs in school grounds; TPO to rear of The Forge
<b>SSSI</b>	None in vicinity
<b>Local Wildlife Sites</b>	None identified
<b>Protected Species and Wildlife Corridors</b>	Badgers Bats
<b>Areas at risk of flooding</b>	None identified
<b>Footpaths and Bridleways</b>	The village is well served by RoWs leading into open countryside.
<b>Grade 1 and 2 Agricultural Land</b>	None identified
<b>Other settlement/local features</b>	

---

## D) Built Environment

**Number of Dwellings:** The Census 2011 found that there were 390 dwellings in Gilmorton, representing no increase since the 2001 Census, compared to an increase of 12% across the District.

The number of properties in the parish liable for council tax is 394 (2014).

**Completions, Commencements and Planning Permissions:** From 2011 to March 2014 the Council has recorded 2 house completions. As of March 2014 there were 2 dwellings under construction and 23 outstanding planning permissions for residential units.

**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 Gilmorton. 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).

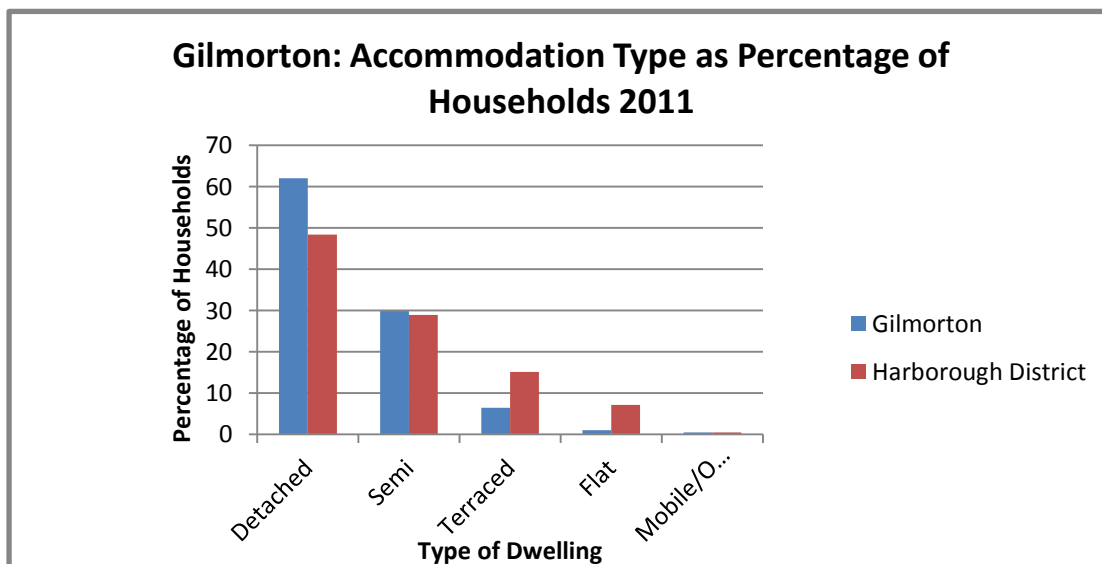


No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for development of developable sites (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
2	3.7ha	69	-	69	-	-

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

**Tenure:** In 2011, 83% of dwellings were owner occupied, a little above the District figure of 78% and down from 2001 when almost 85% of dwellings were owner occupied. 7% were social rented/ shared ownership (down from 9% in 2001) and 7% were private rented (up from 2.7% in 2001).

**Accommodation Type:** In terms of housing type, the percentage of households living in detached dwellings (62%) in 2011 was well above the District level of 48%. There are few terraced properties in Gilmorton.



Source: ONS Census 2011

**Under Occupancy:** The 2011 Census found that 63% of households had at least 2 more bedrooms than required, well above the District figure of 49%.

**Households:** Of the 385 households in Gilmorton:

- 23% are one person households (compared to 26% across the District);
- 22% are pensioner only households (compared to 23% across the District);
- 10% are single pensioner households (compared to 13% across the District);
- 33% have dependent children (compared to 30% across the District).

## Built Environment Features/Heritage Assets/Designations

Issue/Constraint	Commentary
<b>Conservation Area</b>	Gilmorton does not have a Conservation Area.
<b>Scheduled Monuments</b>  <b>Listed Buildings:</b>  <b>Grade I</b>  <b>Grade II*</b>  <b>Grade II</b>	2 – Moated site at Cotes de Val; Motte, moat and fishponds west of All Saints Church  None  1 – Church of All Saints  19
<b>Ridge and Furrow</b>	Not known
<b>Archaeological Sites</b>	Area around Church and Scheduled Monument (motte, moat and fishponds west of All Saints Church). Area to east of Tally Wass Lodge
<b>Recreation Grounds/Play Areas</b>	Play Area
<b>Open Space, Sport and Recreation</b>	See map at Appendix 1

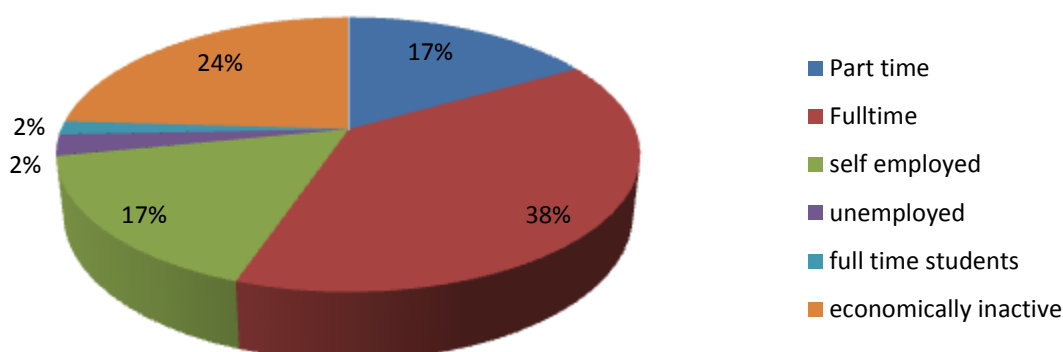
## E) Local Employment and Economic Activity

### Local Employment:

Not surprisingly, given its rural location and character, there are very limited employment opportunities in Gilmorton. Just over 6% of those employed are able to either walk or cycle to work, compared to almost 12% across the District. However, 11.5% (of those in employment) work from home or mainly from home, higher than the District figure of 8%.

**Economic Activity:** In 2011, 76% of the population aged 16-74 was economically active, slightly higher than the District figure of 74% and much higher than the regional and national levels of 69% and 70% respectively. The unemployment rate of 2.4% was similar to the District figure of 2.5%. The rate of self employment (17%) was well above the District level of almost 13%. Of the economically inactive, 61% were retired.

### Gilmorton: 2011 Economic Activity as a Percentage of Residents 16 - 74

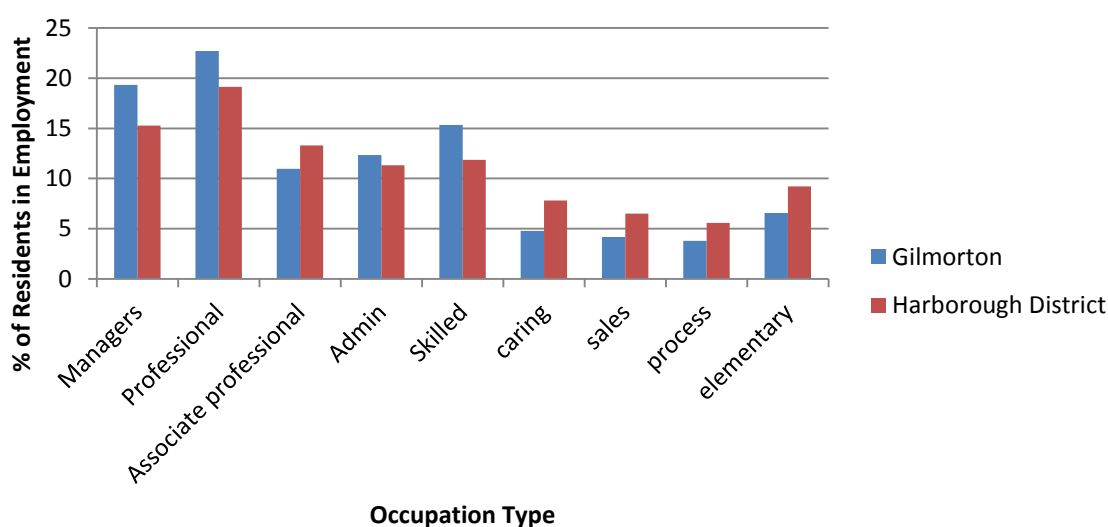


Source: ONS Census 2011

**Qualifications (16 and over population):** In 2011 the percentage without any qualifications was 15%, 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 23%, above the District figure of 19%.

**Occupation:** The percentage employed in managerial and professional occupations at 42% was well above the comparable District figure of 34%. Skilled occupations were also well above the District figure. On the other hand the caring, sales, process and elementary occupations account for only 19% of the working population, compared to 29% across the District.

### Gilmorton: Occupation as a Percentage of Residents in Employment 2011



Source: ONS Census 2011

## Emerging Findings

### Opportunities

Gilmorton has poor public transport provision (taxi bus service only). It is relatively close to the main road network and benefits from fibre broadband for the most part. It has 4 key services and the GP surgeries at Lutterworth have capacity for growth. The closest employment opportunities are at Lutterworth and Magna Park and, given there is no alternative, journeys to work are mostly by car. The economic activity rate among residents is relatively high, with both working from home and self employment above the District rates.

Like most villages the 16-34 age group is under represented in the population. Gilmorton has a much higher proportion of its population in the 35-54 age group than the District as a whole and a higher percentage of households with dependent children. The rate of under occupation of dwellings is high, as is percentage of detached dwellings.

There has been little development in the village since 2001 however there are a number of outstanding planning permissions. Developable housing land has been identified through the SHLAA and sympathetic development may provide the opportunity to improve the mix of homes and younger occupiers.

The Parish Council is currently considering whether to embark on the preparation of a Neighbourhood Plan.

### Constraints

The village primary school has limited capacity and an extension may be required. However, the site is constrained with limited space for an extension.

A belt of grade 2 agricultural land runs through the village.

Although the village does not have a Conservation Area, development would need to respect the scheduled monument on western edge of village and the very high number of listed buildings (including their setting).

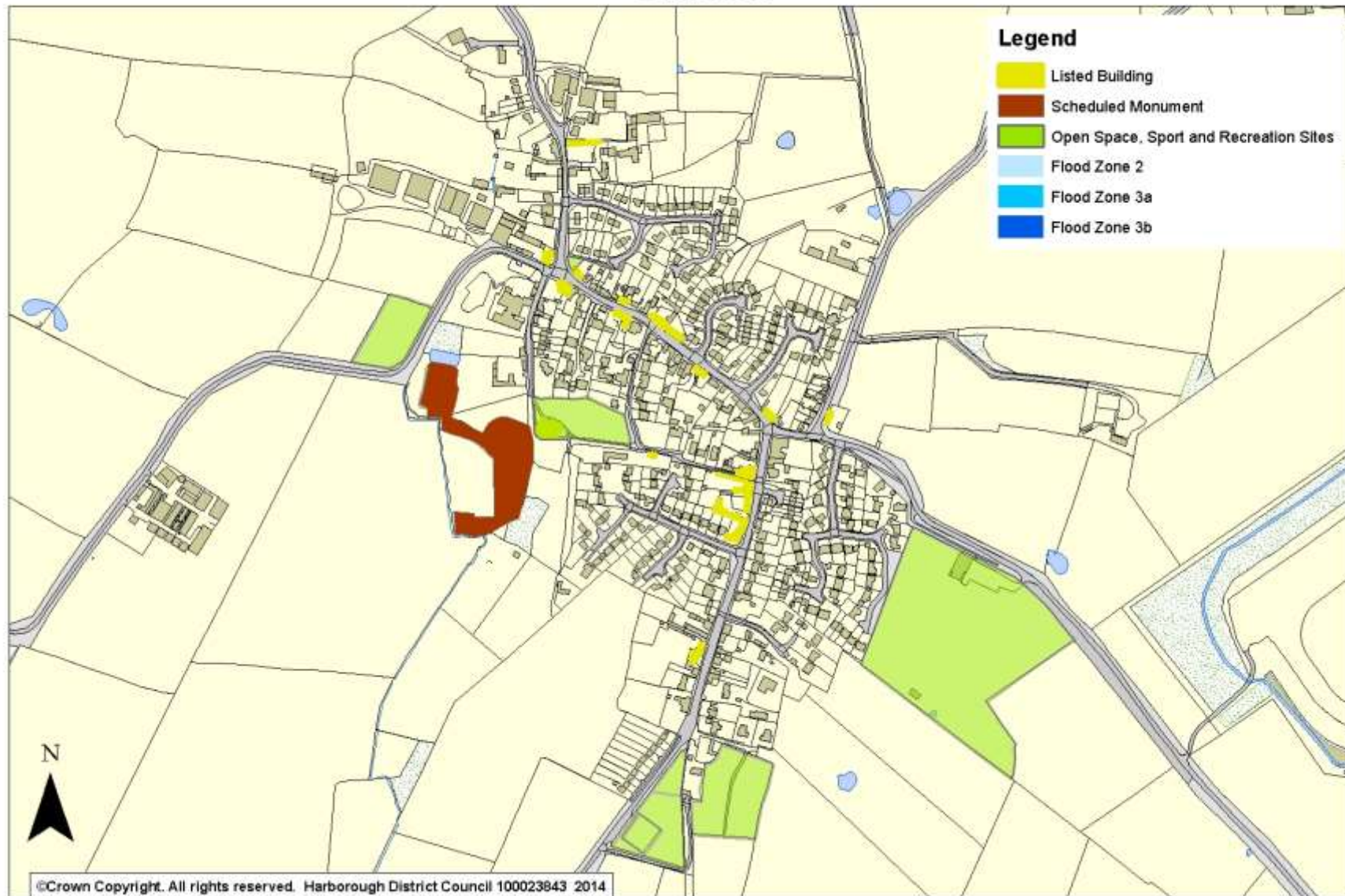
### Overall Summary

Gilmorton has the services to support its continued designation as a Selected Rural Village. With 4 out of the 6 key services it has the level of services to become a Rural Centre. However, given its lack of scheduled public transport provision, designation as a Rural Centre is not considered appropriate. The village has the capacity to accommodate limited growth providing development is sympathetic to the village's heritage assets, contributes to the specific housing needs of the village, improves the mix of housing and contributes to improved public/community transport.

## **Appendix 1: Maps showing**

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

## Gilmorton





## SHLAA 2014 Gilmorton 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.

