

Harborough District Council

Settlement Profile: Great Bowden



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)

Great Bowden Profile

Introduction Profile

General Location: Great Bowden lies in the Welland Valley immediately to the north of Market Harborough (approx. 0.5 miles) and south of the A6 by a similar distance. The easterly border of the parish forms the south-east edge of Harborough District, with Great Bowden lying in close proximity to the Borough of Kettering. Aside from its borders with Market Harborough (south) and Kettering Borough (east), Thorpe and East Langton parishes are to the north with both West Langton and Foxton lying to the west. Great Bowden's parish boundaries are, in general, determined by the River Welland (to the east) and the Grand Union Canal (to the west), with Langton Brook determining the entirety of Great Bowden's northern extremity. Great Bowden manages to retain its village identity despite its close proximity to Market Harborough through the maintenance of a physical and visual area of separation known as 'Bowden Ridge' which determines the mile long southern boundary that both areas share. The Midland Mainline cuts through the centre of the village as it heads north to Leicester.

Great Bowden is one of the oldest settlements in Leicestershire due to its Anglo-Saxon origins and predates Market Harborough by several hundred years, with the town originally being a smaller offshoot of the wealthier and larger Great Bowden (as demonstrated by the village church; St Peter and St Paul being the Mother Church to Market Harborough's St Dionysius). Nonetheless, the village was effectively absorbed into Market Harborough civil parish in 1927 after the town's continuous expansion over consecutive centuries, and not re-granted independent parish status again until 1995. Agriculture has always played an important part in the economic life of the village, with a changing focus towards the breeding of horses at the turn of the 20th Century, which was since replaced by fox hunting interests in the 1920s with the village hosting the popular Fernie Hunt. The most obvious feature of the village is the grouping of housing around various greens, of which three now remain; Nether, Upper and 'The Green'. The majority of the village is a Conservation Area.

Despite its proximity to Market Harborough, Great Bowden has a very distinct village identity and culture with a strong sense of local community.

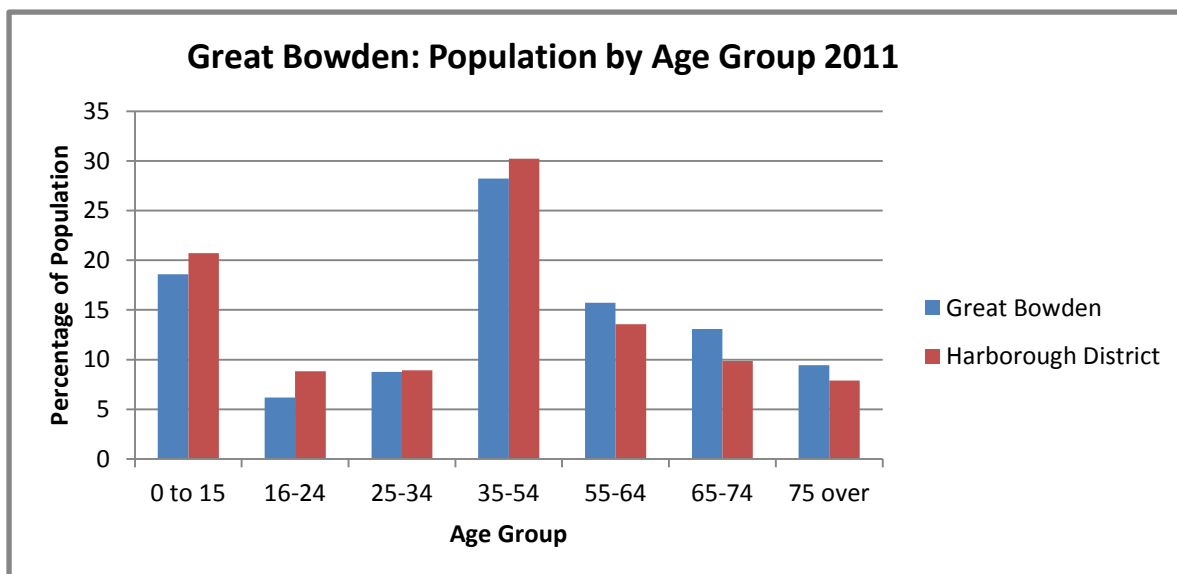
The village is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics,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

- Population of 1,017 (increase of 63 or 6.6% since 2001, compared to an increase of 11.5% across the district over the same period);
- 18.6% of the population are in the 0-15 age group, whilst 22.5% of the population is 65 or over;
- Number of dwellings 467 (of which 18 vacant), an increase of 8.6% since 2001;
- Number of households is 449 (increase of 29 or 7% since 2001);
- 48% of households have 2 or more cars/vans whilst 11% of households have no car/van;
- 46% of dwellings are detached (compared to 48% detached dwellings across the district)
- 78% of dwellings are owner occupied, 8% are social rented and 10% are private rented;
- 2.6% of the population is in bad or very bad health;
- Long term health problems and/or disability: 5% of the population said day to day activities were limited a lot and a further 9% said day to day activities were limited a little;
- 1.5% of the population is black and minority ethnic (BME); and
- 67.8% of the population is Christian and 1.1% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

Age Structure: The age structure of the population, compared to the District, is set out below. The data suggests that Great Bowden's population profile is aging. The above 55 age groups are all over represented in relation to the District as a whole. Conversely the younger age groups are under represented. Great Bowden's residents enjoy its distinctive character while at the same time benefitting from its close proximity to Market Harborough and its services/facilities.



Source: ONS Census 2011

Great Bowden Parish Council

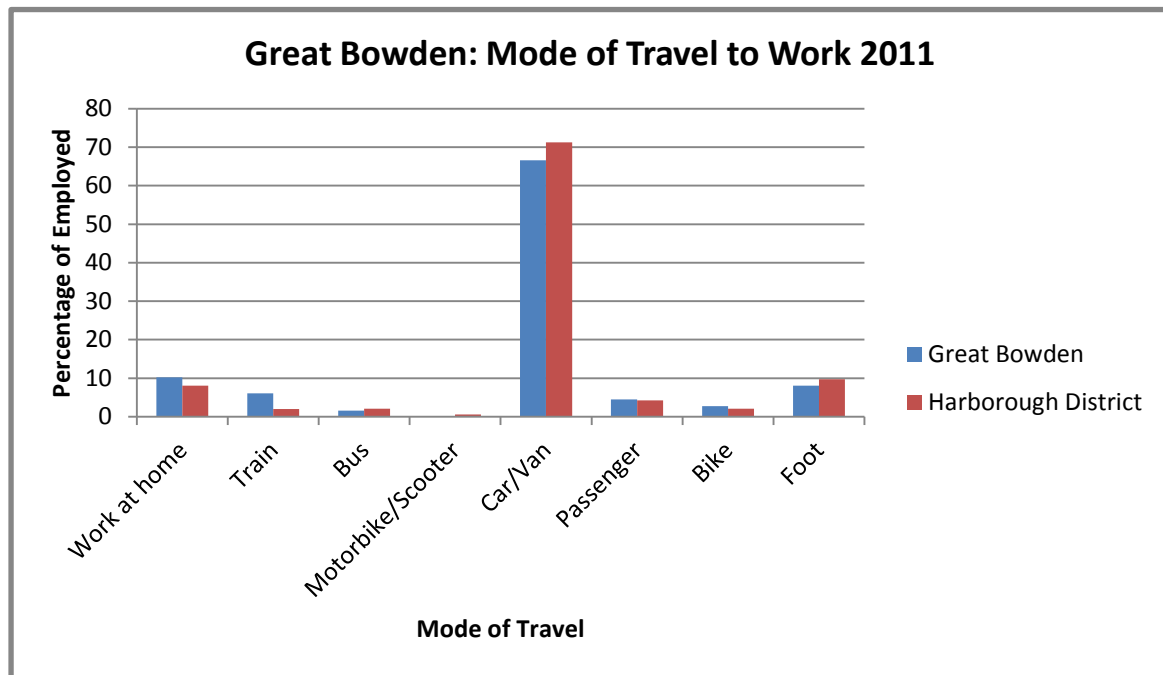
- There is a maximum of 6 seats on the parish council. There are currently 5 Councillors and three vacant seats, with meetings taking place on alternate months beginning January each year. Elections will take place in 2015.
- Great Bowden has a Village Design Statement, dated 2000.
- The publication highlighted certain issues related to future development in Great Bowden;
 - The area of separation between Great Bowden and Market Harborough to be retained as a priority in development planning.
 - Distant views from the settlement should be preserved due to their significant contribution to Great Bowden's character and setting.
 - Maintenance of Great Bowden's open-spaced nature through a preference for development that is in small, intimate and intermittent areas.
 - The need for traffic calming measures due to a significant increase in village traffic flow and a congested village centre at peak times, road layouts must restrict speed.
- There are local concerns regarding the possible traffic impacts on the village of the Market Harborough SDA.
- A neighbourhood watch scheme is in place in the village
- The Market Harborough and The Bowdens Charity offers grants to the Great Bowden, Market Harborough and Little Bowden communities.

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

The next sections consider Great Bowden's:

A) Transport and Communications

- **Transport**
 - Rail: Nearest railway stations Market Harborough (1 mile), Corby (10 miles), South Wigston (11 miles), Kettering (12 miles), Leicester (13 miles).
 - Bus services/frequency:
 - Centrebus Market Harborough Town Service 33: Market Hall/Square – Scotland Road – Market Hall/Square – Logan Street – Market Hall/Square – Ashley Way/Kettering Road – Gores Lane – Rockingham Road – Market Hall/Square – Burnmill Road – Great Bowden Main Street/ Station Street – Ridgeway – Roman Way – Market Hall/Square. Hourly Service to Great Bowden Monday – Saturday 7am to 7pm (No Sunday or Bank Holiday Service). Bus stops at adj Horseshoe Lane, Opp Shoulder of Mutton, adj Upper Green Place.
 - Centrebus service 44: Foxton – Gartree – Market Harborough – Great Bowden – Thorpe Langton – East Langton – Church Langton – Tur Langton – Kibworth – Smeeton – Saddington – Fleckney. Hourly Service to Great Bowden Monday - Saturday 7am to 7pm (no Sunday or Bank Holiday service). Bus stops opp Madeline Close, adj Horseshoe Lane, opp Shoulder of Mutton and opp Welham Road.
 - Hamilton's Coaches service 303: Rothwell – Desborough – Braybrooke – Market Harborough – Great Bowden – Langtons – Tilton – Lowesby – Twyford – Great Dalby – Melton Mowbray. First Tuesday of each month only at 09:45am on the Green. (No other service).
 - Travel to work: 67% of people use a car or van to get to work, lower than the District average of 71%. Another 5% are passengers. Just over 10% work from home at present.



Source: ONS Census 2011

- Road Connections: (Access to Market Harborough by Main Street – Burnmill Road or Station Road – Great Bowden Road (approx. distance of 1 mile)). A6 to Leicester/Kettering (0.5 miles), A427 to Corby (0.5 miles), A4304 to Market Harborough (0.5 miles), A508 to Northampton (1 mile), A4304 to Lutterworth (2 miles), A14 east/west (5 miles), A6003 to Rutland/Kettering (10 miles), M1 north/south and M6 west (15 miles).
- Great Bowden is covered by the South Leicestershire Community Transport initiative that provides 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 one car or van, 48 or 11% of households have no car or van available for use, similar to 2001 and the District percentage. Since 2001, the percentage of households with 3 or more cars has remained steady at around 11%, no doubt a reflection of the village's close proximity to Market Harborough and alternative means of transport and the option of walking/cycling. The total number of cars in the parish in 2011 was 685, compared to 633 in 2001, an increase of 8%.
- **Traffic/Movement around village:** There are particular local concerns regarding the capacity of some local junctions and the use of village roads as rat runs, with fears that this may increase with the development of the Strategic Development Area. This is compounded by on-road parking, which is particularly problematic in the centre of the village and is a danger for pedestrians, cyclists and drivers. The village is on a Sustrans cycle route.
- **Connectivity: Broadband Coverage:**
 - High speed broadband is already in the area, having been provided for by commercial suppliers without public investment.

B) Local Services and Facilities

Great Bowden 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. 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 Great Bowden to see if the village can continue function as a Selected Rural Village going forward.

- **Key services present:**

- Primary School (Great Bowden Academy Church of England Primary School, Gunnsbrook Close);
- Pubs (The Shoulder of Mutton, The Green; The Red Lion Inn, Main Street);
- Food Stores/Post Office (Bowden Stores, The Green – Fresh produce and Off License; Welton's, The Green – Post Office, Newsstand, Deli Counter and Tea Room (ATM located here too));

- **Other Services/ Community Facilities present:**

- Allotments (Leicester Lane – 8 plots);
- Mobile Library (Every other Tuesday, The Green, 15:05 – 15:50 pm);
- Recreation Ground with Children's Playground and Community Pavilion (Hosting Bowden Cricket Club and Market Harborough Lawn Tennis Association);
- Recycling Points (Great Bowden Church Hall, Dingley Road);
- Church and Church Hall (The Parish Church of St Peter and St Paul, Dingley Road);
- Pre-School (Great Bowden Church Hall, Dingley Road);
- Village Hall (Welham Road);
- Numerous Community Societies and Activities.

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Market Harborough GP practices. There is insufficient capacity to manage increased growth. S106 contributions to the potential establishment of an Integrated Primary Care Hub in Market Harborough to provide additional GP accommodation would be sought;
- Capacity of primary school, 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 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.

Great Bowden 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 Great

Bowden supports its continued designation as a Selected Rural Village and would support its elevation to a Rural Centre. However, it does not perform a rural centre role as defined owing to its close relationship with Market Harborough and it is therefore considered that the Great Bowden should remain identified 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 the primary school site has limited space to extend.

C) Natural Environment

Natural Environmental Constraints in and around Great Bowden

Issue/Constraint	Commentary
Landscape: District Landscape Character Assessment (2007) Market Harborough Landscape Character Assessment and Landscape Capacity Study (2009)	<p>Located within the Welland Valley 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 required to address adverse landscape impacts).</p> <p>As Great Bowden is part of the Market Harborough landscape the Market Harborough LCA looked at the capacity of the landscape around the village to accommodate new development. It concluded that the slope between Market Harborough and Great Bowden west of the railway line and east of Burnmill Road has the lowest capacity to accommodate new development. This is due largely to its topography and its prevention of coalescence function.</p>
Area of Separation	The Great Bowden and Market Harborough Area of Separation is defined in 'saved' Local Plan EV/3 and the principle is supported in Core Strategy.
Tree Preservation Orders	Group TPOs at: <ul style="list-style-type: none"> • 2a/2b Langton Road • Nether Green Cottage, Sutton Road
SSSI	Great Bowden Borrow Pit to north of village (Fen, marsh and swamp – lowland)
Local Wildlife Sites	Grand Union Canal Harborough Arm
Protected Species and Wildlife Corridors	Bats Badgers Great Crested Newt (in north of parish)
Areas at risk of flooding	Area to the south east of the village around the River Welland is identified as Flood Zone 2 and 3.
Footpaths and Bridleways	Well served by RoW to north west, west and south. Only one leading east.
Other settlement/local features	

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 467 dwellings in Great Bowden, representing an increase of 9% 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 479 (2014).

Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded 13 house completions. As of March 2014 there were 3 dwellings under construction and 7 residential units with outstanding planning permission.

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 Great Bowden. The full document is available at:

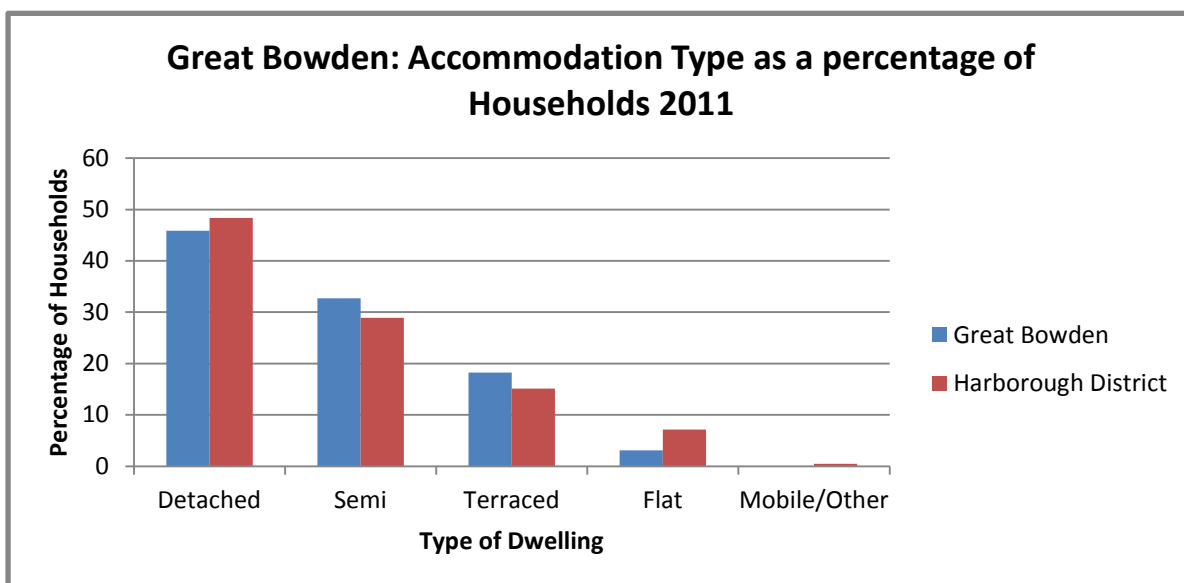
http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014.

No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for development of developable sites (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
8	19.87ha	349	-	230	5	114

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

Tenure: In 2011, 78% of dwellings were owner occupied reflecting the District figure. 8% are social rented and 10% are private rented (up from 7% in 2001).

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings (46%) in 2011 was slightly below the District level of 48%. The percentage of semi detached and terraced properties exceeds the District figure.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that 47% of households had at least 2 more bedrooms than required just below the District figure of 49%.

Households: Of the 449 households in Great Bowden:

- 29% are one person households (compared to 26% across the District);
- 29% are pensioner only households (compared to 23% across the District);
- 15% 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	Great Bowden Conservation Area was first designated in 1974. The boundary was revised in 2005 and incorporates the majority of the village form. Grand Union Canal Conservation Area runs to the west of the village and forms the parish boundary.
Scheduled Monuments	None
Listed Buildings:	
Grade I	Church of St Peter and St Paul
Grade II*	The Old Rectory
Grade II	54
Ridge and Furrow	There is surviving ridge and furrow to the north and south of the village.
Archaeological Sites	Area to west of Upper Green Place/north of Main Street and beyond Green Lane (track) Area around 21 Manor Road

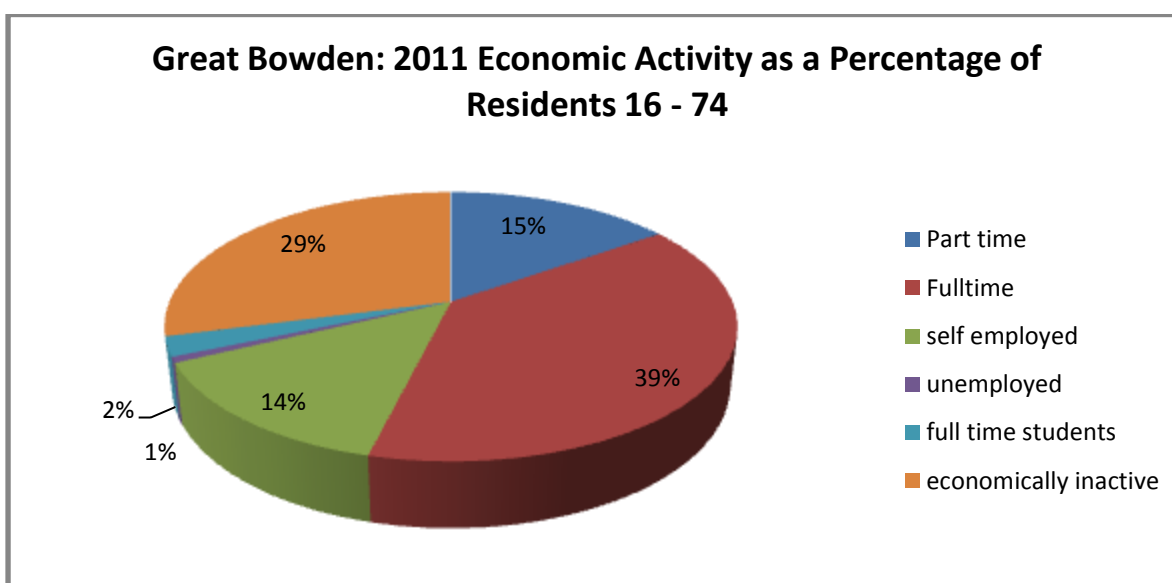
	<p>Area around Nether Green Land to south of Dingley Road (inc cemetery) Area around Shoulder of Mutton Land at Knight's End</p> <p>The Great Bowden Heritage and Archaeology Group seeks to promote the uniqueness of Great Bowden. More details of their work is available at www.greatbowdenheritage.btck.co.uk.</p>
Recreation Grounds/Play Areas	Recreation Ground/Play Area
Open Space, Sport and Recreation	<p>See map</p> <p>The village greens/opens spaces play an important role in the village's character.</p>

E) Local Employment and Economic Activity

Local Employment:

Whilst there are relatively few employers in Great Bowden itself, the village benefits from its close proximity to Market Harborough and a wider range of employment opportunities. Of those Great Bowden residents employed over just over 10% walk or cycle to work. 10% of those in employment work from home or mainly from home, higher than the District figure of 8.1%.

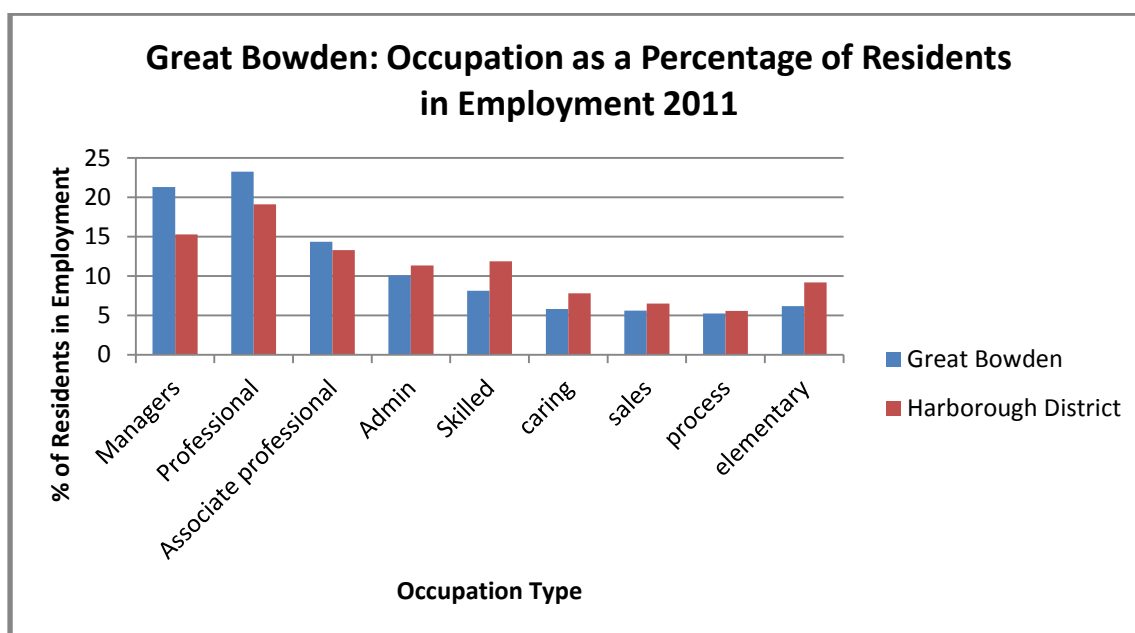
Economic Activity: In 2011, 71% of Great Bowden's population aged 16-74 was economically active, lower than the District figure (74%) and indicative of its older age profile. The unemployment rate of 0.6% was lower than the District figure of 2.5%. The rate of self employment (14%) was just above the 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 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 25%, above the District figure of 19%.

Occupation: At almost 59% the percentage employed in managerial, professional and associate professional occupations is well above the District level (48%). The percentage employed in the skilled, caring and elementary occupations is well below the District figure (20% compared to 27%).



Source: ONS Census 2011

Emerging Findings

Opportunities

Great Bowden benefits from good bus services, access to Market Harborough train station (within walking distance), good access to the main road network and high speed broadband. The village has 4 key services and its close physical connection to Market Harborough means that residents have access to the extensive range of services and facilities the town offers. Market Harborough also provides a wide range of local employment opportunities to Great Bowden residents.

Although the village has a lower economic activity rate than the District as a whole, this is due to the relatively old population profile rather than lack of employment. The proportion of the population under 55 is well down when compared to the District. Conversely the 55 and over age groups are all well above the District levels and the level of pensioner only households is relatively high.

A significant amount of developable housing land has been identified through the SHLAA across a number of sites.

Constraints

Despite its close proximity to Market Harborough, Great Bowden has its own distinct identity and character. In order to protect this, maintaining Great Bowden's separation from Market Harborough is a local priority. Land between the two settlements has relatively low landscape capacity to accommodate development.

Development would need to respect the Conservation Area and the very high number of listed buildings (including their setting) in the village through sensitive siting and design.

The safety of pedestrians and cyclists around the village is already an issue with local roads being used as 'rat runs' and compounded by on-street parking.

The village primary school has limited capacity and an extension may be required. However, the site is constrained with limited space for an extension. Developer contributions would also be needed to increase the capacity of GP practices in Market Harborough.

Great Bowden Borrow Pit SSSI is well to the north of village.

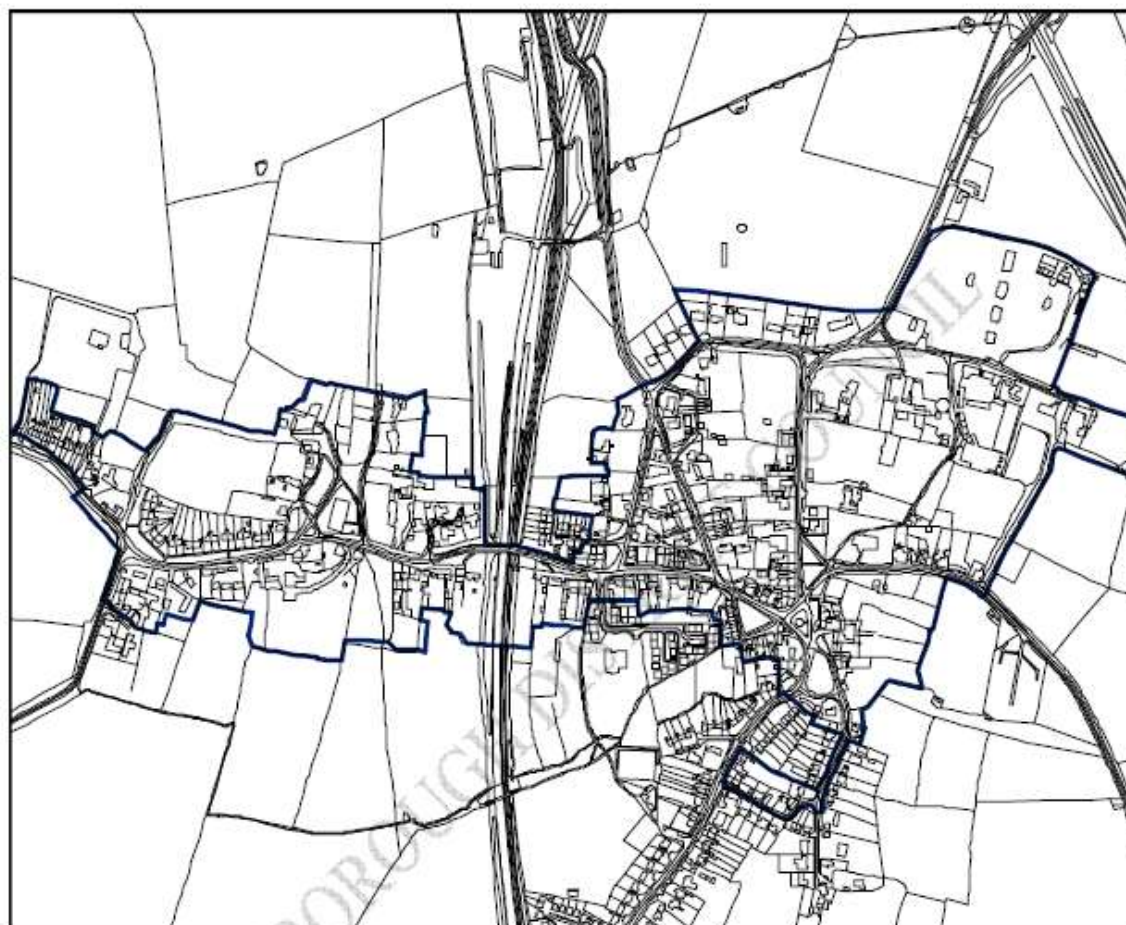
Overall Summary

Great Bowden 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 close relationship to Market Harborough, it does not perform a rural centre role as defined. Therefore it is considered that Great Bowden should remain identified as a Selected Rural Village. Great Bowden has the capacity to accommodate limited growth providing development is sympathetic to the village's heritage assets, the need to maintain separation from Market Harborough, the specific housing needs of the village, potential traffic impacts and infrastructure needs.

Appendix 1: Maps showing

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

Great Bowden Conservation Area



Conservation Area Boundary

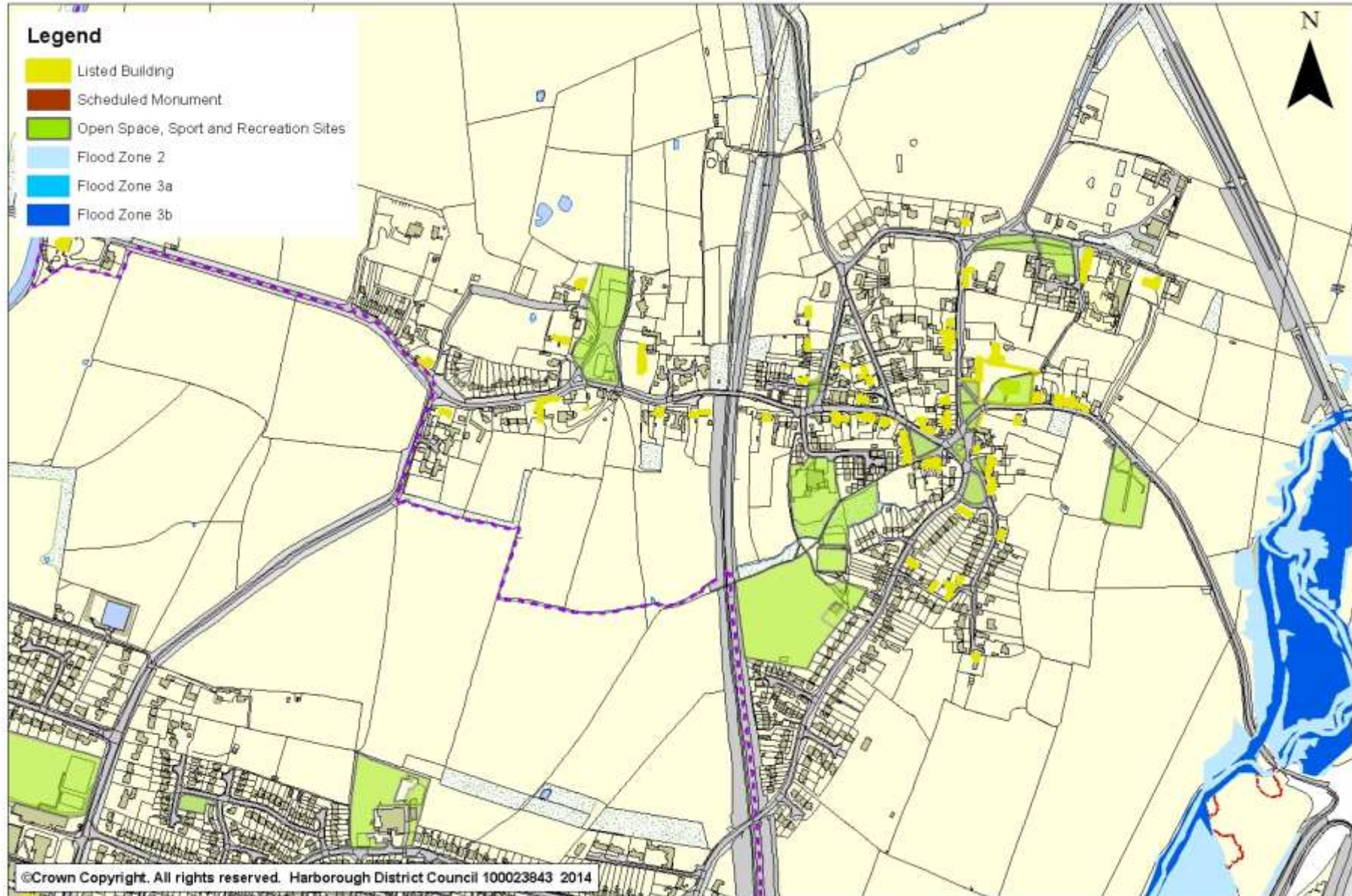
0 55 110 220 330 440 Meters

Designated: 1974
Boundary Revised: 9th March 2005

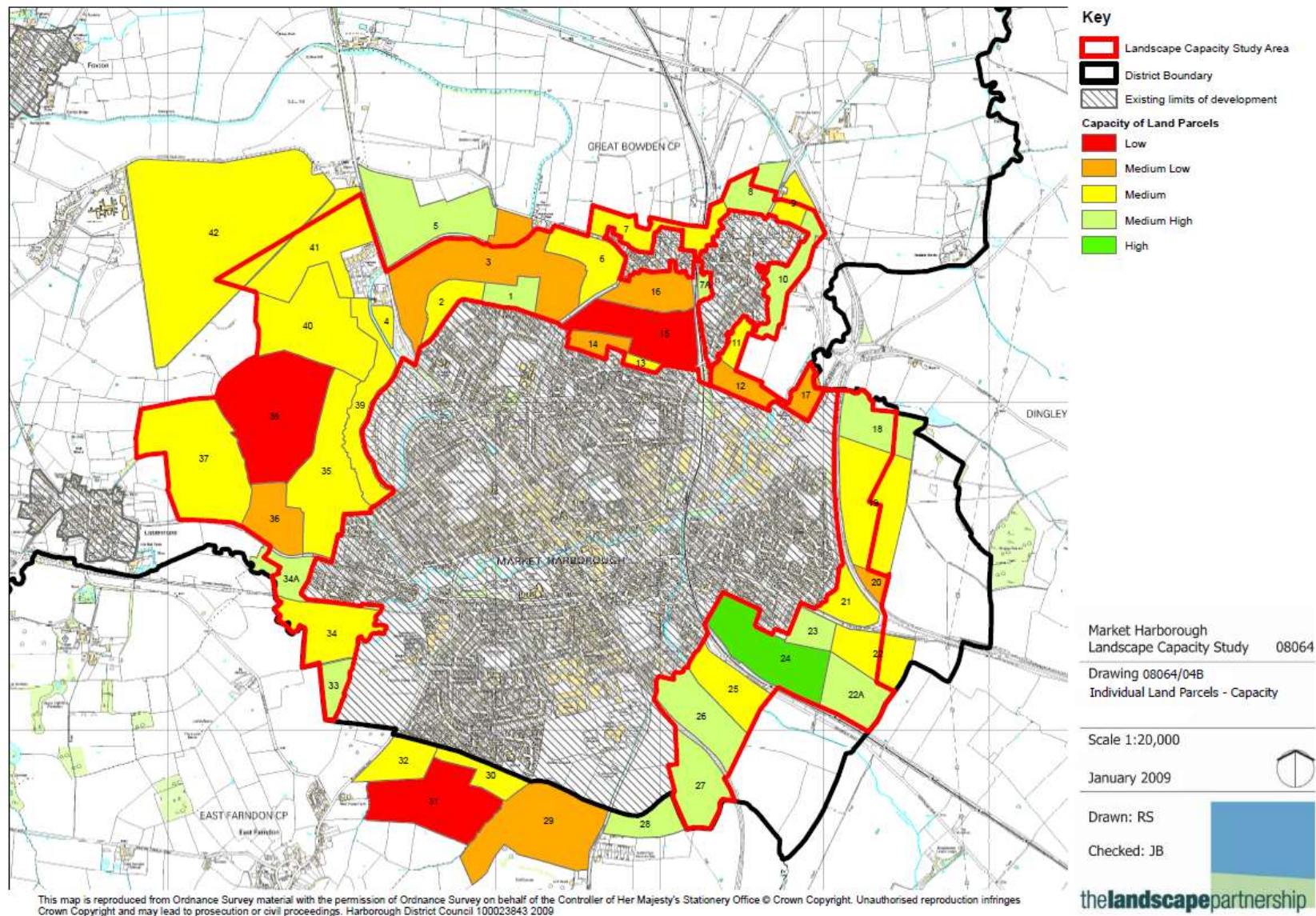
1:5,592



Great Bowden



Market Harborough LCA – Landscape Capacity Map including Great Bowden



SHLAA 2014 Market Harborough North & West 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.

