

Harborough District Council

Settlement Profile: Great Easton



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 Easton Profile

Introduction

General Location: Great Easton sits in the Welland Valley, in the most south-eastern tip of the Harborough District and along with Hallaton, is one of the largest parishes in south-east Leicestershire. The parish, as well as Harborough District itself, borders Rutland County from Eyebrook Reservoir to its south-eastern tip, where the parish is dissected by the A6003. Great Easton also borders the Borough of Corby, which lies to the immediate south. Neighbours within the Harborough District include Brighthurst, Drayton and Nevill Holt (from west to north-west) and Stockerston (from the north-east to east).

The A427 passes to the south of the parish, providing access to Market Harborough which is approximately 10 miles away, although Corby is the nearest town to the village being only half the distance. The parish occupies a relatively large size, with its elongated form being the length of 1 mile east-west, but stretching for up to 3 miles north-south. Great Easton falls within the District of Harborough, but as the boundaries of Harborough Parliamentary constituency differ to those of Harborough District, the village forms part of the Rutland and Melton Parliamentary constituency.

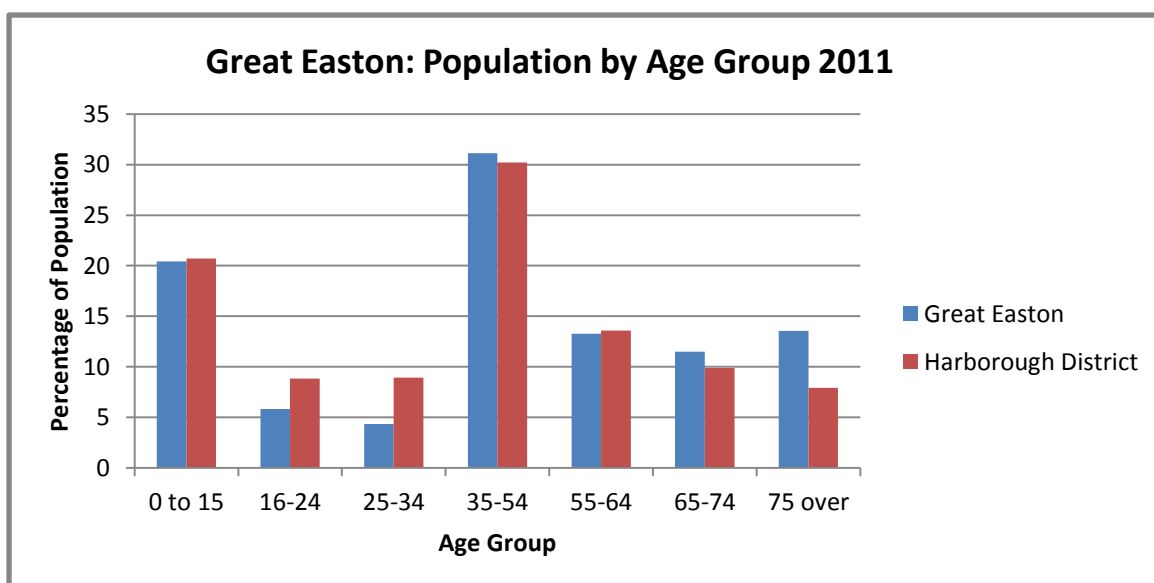
Great Easton is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics,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

- Population of 671 (increase of 113 or 20% increase since 2001 compared to an increase of 11.5% across the District over the same period);
- 20% of the population is in 0 – 15 age group, whilst 25% of the population are aged 65 or above;
- Number of dwellings is 278, an increase of 14% since 2001;
- Number of households is 274 (increase of 17% since 2001);
- 56% of households have 2 or more cars/vans whilst 7% of households have no car/van;
- 66% of households live in detached dwellings (compared to 48% across the district);
- 84% of dwellings are owner occupied, 6% are social rented/shared ownership and 8% are private rented;
- 4% of the population is in bad or very bad health;
- Long term health problems and/or disability: 6% of the population say day to day activities are limited a lot and a further 8% say day to day activities are limited a little;
- 1.2% of the population is black and minority ethnic (BME); and
- 70.3% of the population is Christian and 1.2% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

Age Structure: The age structure of the population, compared to the District, is set out below. The most striking feature is the proportion of Great Easton’s population aged 75 and over, which is well above the District average. The percentages in the 16-34 age groups are very low compared to the District. Overall the village has an aging population.



Source: ONS Census 2011

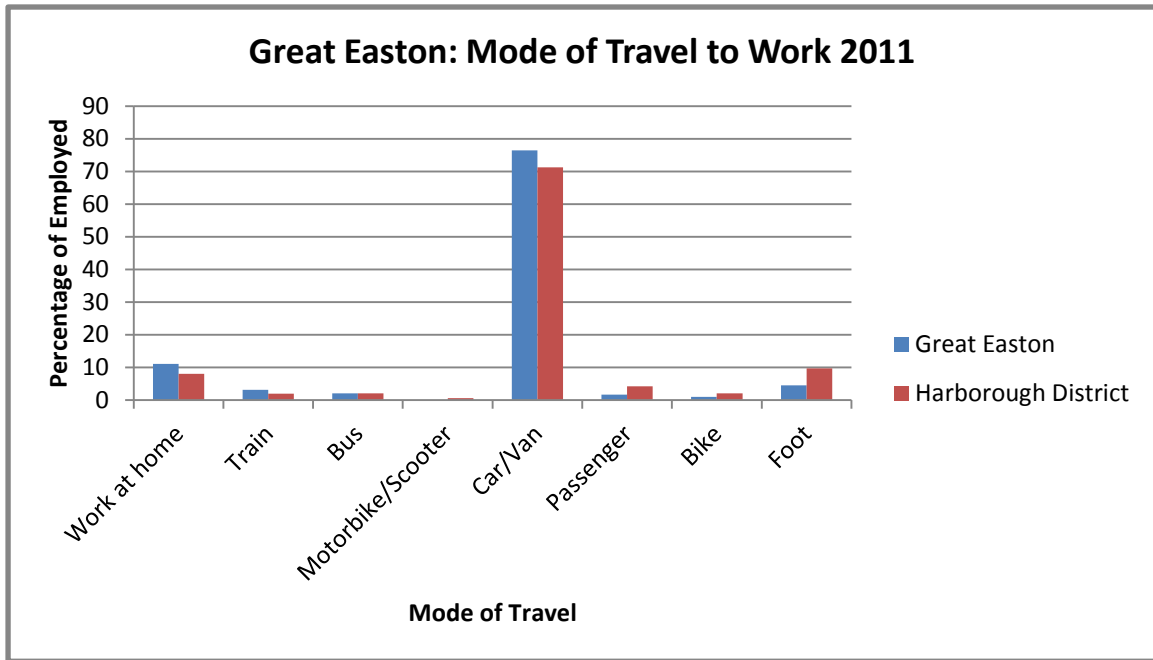
Great Easton Parish Council

- Great Easton has a maximum of 6 seats and there are currently 6 councillors, with meetings taking place monthly. Elections are due in 2015.
 - A neighbourhood watch scheme is in place in the parish.
 - The Parish Council has devolved the governance of the recreation ground to the Great Easton Recreation Ground Committee, responsible for maintenance and upkeep.
 - At its meeting on 1st September 2014 the Parish Council decided to look into revisiting the earlier PC decision not to produce a Neighbourhood Plan for Great Easton. Subsequently on 6th October the Parish Council resolved to commence the neighbourhood plan preparation process and establish a Steering Group. Harborough District Council has approved the designation of a Neighbourhood Area covering Great Easton parish and Bringhurst Primary School for neighbourhood planning purposes. For more information -
<http://greateaston.leicestershireparishcouncils.org/>
<http://www.leicestershirevillages.com/greateaston/>
-

The next sections consider Great Easton's:

A) Transport and Communications

- **Transport**
 - Rail: nearest railway stations are Corby (6 miles), Market Harborough, (10 miles), Oakham (11 miles), Kettering (12 miles), Stamford (15 miles) and Leicester (20 miles).
 - Bus service/frequency:
 - Centrebus service RF1: Corby – Cottingham – Great Easton – Caldecott – Uppingham – Oakham. Operates hourly, Monday – Saturday 7am – 7 pm. (No night, Sunday or Bank Holiday service). See timetable at <http://www.centrebus.info/Documents/RF1%20-%20Corby%20to%20Oakham.pdf>. Bus stops at High Street (adj Church Bank).
 - Travel to work: Over 78.1% of people use a car or van to get to work. This is higher than the district average of 71%. Just over 11% work from home at present.



Source: ONS Census 2011

- Road Connections: A6003 to Oakham and Kettering (1 mile), A427 to Corby and Market Harborough (2 miles), A47 to Peterborough and Leicester (6 miles), A6 to Leicester (10 miles), A14 east/west (11 miles), M1 north/south and M6 west (25 miles).
- Great Easton 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, 19 or 7% of households do not have a car or van available for use, down from the 2001 percentage of over 9% and the District average of 12%. During this same period (2001- 2011), the percentage of households with 3 or more cars has increased from 9% to 14%, demonstrating the increasing reliance upon private transport that the population is currently experiencing. The total number of cars in the parish in 2011 was 461, compared to 371 in 2001, an increase of 24%.
- **Connectivity: Broadband coverage:**
 - High Speed Broadband is now available for the large majority of the parish, although full coverage will not be completed until 2018.
 - <http://www.superfastleicestershire.org.uk/when-and-where/>

B) Local Services and Facilities

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

- **Key Services Present:**
 - Primary School (Bringhurst County Primary School, Great Easton Road);
 - Pub (The Sun Inn, Caldecot Road);
 - Post Office and Food Store, (High Street).

- **Other Services/Community Facilities Present:**
 - Village Hall (High Street);
 - Church (St Andrew's Church, Church Bank);
 - Children's Play Area (Clarksdale);
 - Clubs and Groups (Dancing, Art, Choir, Tai Chi, Garden Soc, History Soc, Youth Club, Singing and Women's Institute) at the Village Hall;
 - Bed and Breakfast accommodation (High Street);
 - Opera Minima (Opera/Theatre group registered as a charitable trust, located at the Old Corset Factory, Cross Bank);
 - Mobile Library (11:40 – 11:55 Clarksdale/Barnsdale; 12:00 – 12:30 Moulds Lane/Pitchers Lane. The service is under review.);

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Residents attend Corby or Uppingham surgeries. Capacity of surgeries unknown at present;
- Capacity of primary school, 11-16 and post 16 educational establishments. S106 contributions towards a primary school extension and to the extension of other educational establishments would be sought;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

Great Easton 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 Easton supports its continued designation as a Selected Rural Village. It also has potential to be a Rural Centre based on its range of services (4 out of 6). 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.

C) Natural Environment

Natural Environment Constraints in and around Great Easton

Issue/Constraint	Commentary
Landscape: District Landscape Character Assessment (2007)	<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>
Area of Separation	No separation or potential coalescence issues
Tree Preservation Orders	<p>Group TPOs at:</p> <ul style="list-style-type: none"> • Vicarage/Lount's Crescent • Southwest of Church • South of Church • The Paddocks • Off Caldecote Road • Adjacent to 1 Cross Bank <p>2 individual TPOs off High Street and 1 at 20 Barnsdale.</p>
SSSI	<p>Eyebrook Reservoir SSSI (0.8k north of the village) and Eyebrook Valley Woods SSSI (3km north of the village).</p>
Local Wildlife Sites	None identified
Protected Species and Wildlife Corridors	<p>Bats Badgers</p>
Areas at risk of flooding	<p>Areas around brook through centre of the village and to west of the village within Flood Zones 2 and 3. Southern part of parish within flood zones 2 and 3 (River Welland)</p>
Footpaths and Bridleways	<p>RoWs to north, west and south – none to the east of the village. There is a profusion of footpaths and jitties within the village adding to the rural character of Great Easton. The Jurassic Way route passes through the centre of the village.</p>
Other settlement/local features	<p>Great Easton has 3 current working farms on land just outside the village and within the overall parish boundary and therefore retains much of the rural agricultural “feel” from working farms. There is also a considerable level of horse riding on both the streets and pathways, which is a feature of the village life.</p>

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 278 dwellings in Great Easton, representing an increase of almost 14% since the 2001 Census, compared to an increase of 12% across the District.

The number of dwellings in the parish liable for council tax is 277 (2014).

Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded 1 house completion. As of March 2014 there were 3 dwellings under construction and 20 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 Great Easton. The full document is available at:

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

SHLAA – Summary of Great Easton Findings (see map of sites at Appendix 1)

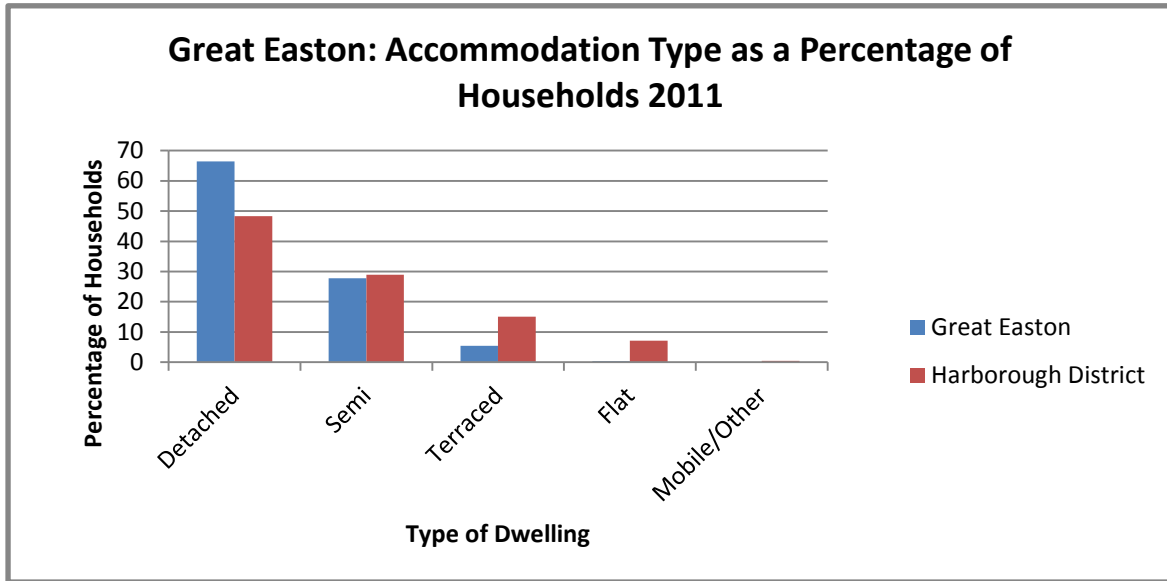
No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for development of developable sites (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
1	10ha	169	-	169	-	-

(NB. There is also some capacity to the north of the current commitment which should be included in the SHLAA figures)

It is anticipated that the Neighbourhood Plan will identify a number of alternative locations where additional housing could be located. Additionally the District Council undertook a further call for sites for potential housing development early in 2015 and a SHLAA update is underway.

Tenure: In 2011, 84% of dwellings were owner occupied, above the District figure of 78%, 6% are social rented/shared ownership and 8% are private rented. There has been little change in the tenures since 2001.

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings (66%) in 2011 was well above the District level of 48%. The proportion of semi detached properties was similar to the District but there were few terraced properties (15 in total).



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that 65% of households had at least 2 more bedrooms than required well above the District figure of 49%.

Households: Of the 274 households in Great Easton:

- 23% are one person households (compared to 26% across the District);
- 33% are pensioner only households (compared to 23% across the District);
- 16% are single pensioner households (compared to 13% across the District);
- 32% have dependent children (compared to 30% across the District).

Built Environment Features/Heritage Assets/Designations

Issue/Constraint	Commentary
Conservation Area	Great Easton Conservation Area was first designated in 1974 and the boundary was revised in 2005. The designation covers most of the village.
Scheduled Monuments	None
Listed Buildings:	
Grade I	None
Grade II*	1 - Church of St Andrew
Grade II	46
Ridge and Furrow	There are several prominent Ridge and Furrow fields within the parish.
Archaeological Sites	Area around St Andrews Close Area to north of the village Area to south of village adjacent to brook
Recreation Grounds/Play Areas	Recreation ground with play area.

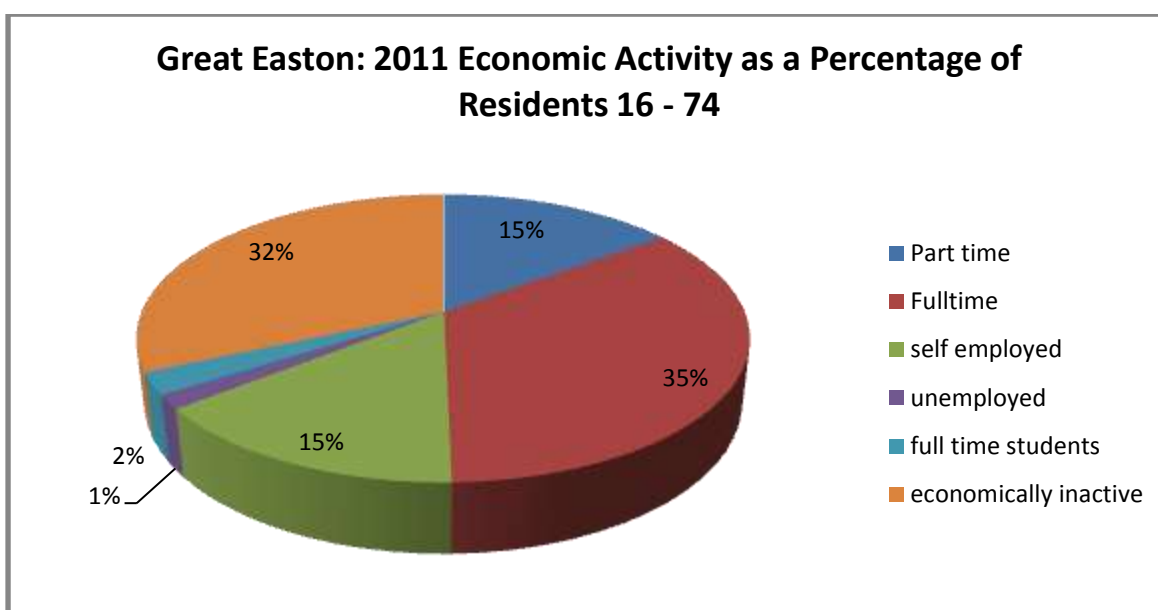
Open Space, Sport and Recreation	See map
Proposed Local Green Space	The following are proposed Local Green Space designations which will be taken forward as part of the New Local Plan: <ul style="list-style-type: none"> • Brook Lane Paddock Gt Easton • High St and Church Bank Gt Easton • Barnsdale Paddock, Gt Easton
Other	HSE and National Grid Gas Buffer Consultation Area covers southern part of the village.

E) Local Employment and Economic Activity

Local Employment:

Not surprisingly, given its rural location and character, there are few employment opportunities in Great Easton. This is borne out by Census information showing that few residents (5.5% of those employed) either walk or cycle to work. However, just over 11% of those in employment work from home or mainly from home, higher than the District figure of 8%. The closest employment opportunities are in nearby Corby.

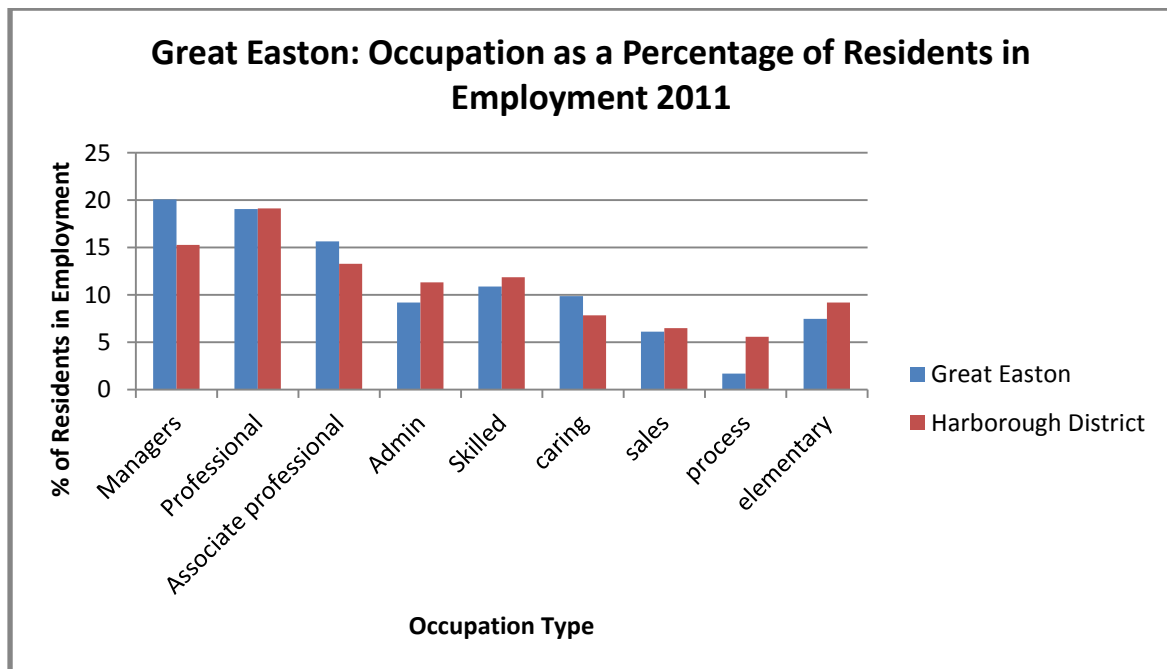
Economic Activity: In 2011, 68% of the population aged 16-74 was economically active, significantly lower than the District figure of 74% and a little lower than both the regional and national levels of 69% and 70% respectively. This is probably a reflection of the older age profile. The unemployment rate of 1.6% was lower than the District figure of 2.5%. The rate of self employment (15%) was a little above the District level of almost 13%. Of the economically inactive, 74% were retired.



Source: ONS Census 2011

Qualifications (16 and over population): In 2011 the percentage without any qualifications was almost 14%, 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 22%, above the District figure of 19%.

Occupation: The percentage employed in managerial and associate professional occupations was well above District levels. Admin, process and particularly elementary occupations are down on District percentages.



Source: ONS Census 2011

Emerging Findings

Opportunities

Great Easton has reasonable public transport links to Corby and access to the main road network. Super fast broadband is available in the village. Great Easton has 4 key services with the closest higher order services, facilities and employment opportunities located in Corby 6 miles away.

Great Easton has an ageing population profile with a high percentage in the 65 and over age group compared to the District and almost a third of households are pensioner only households. The 16-34 age groups are particularly under represented. There are high rates of both under occupancy and households living in detached dwellings compared to the District. There may be an opportunity to improve the mix of housing.

The rate of economic activity is below the District level but this is due to the older age profile rather than lack of employment opportunities. Working from home is above the District rate and may increase with improvements to broadband speeds.

Developable land for a relatively large number of houses has been identified in the SHLAA. This capacity is on a single site and will be affected by the presence of an HSE Gas Buffer Zone. The Parish Council has recently decided to prepare a neighbourhood plan for the parish and further sites may come forward as part of the preparation process.

Constraints

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

The village primary school has limited capacity and an extension may be required. The capacity of Corby and Uppingham GP surgeries is not known at present.

Three proposed Local Green Space are being taken forward the new Local Plan process although these and possible others could now be taken forward through the neighbourhood plan and could impact on developable capacity.

An HSE and National Grid Gas Buffer Consultation Area covers southern part of the village and will affect the capacity of sites to accommodate development. There are areas of flood risk in the village which need to be avoided. Eyebrook Reservoir SSSI is less than a kilometre north of the village.

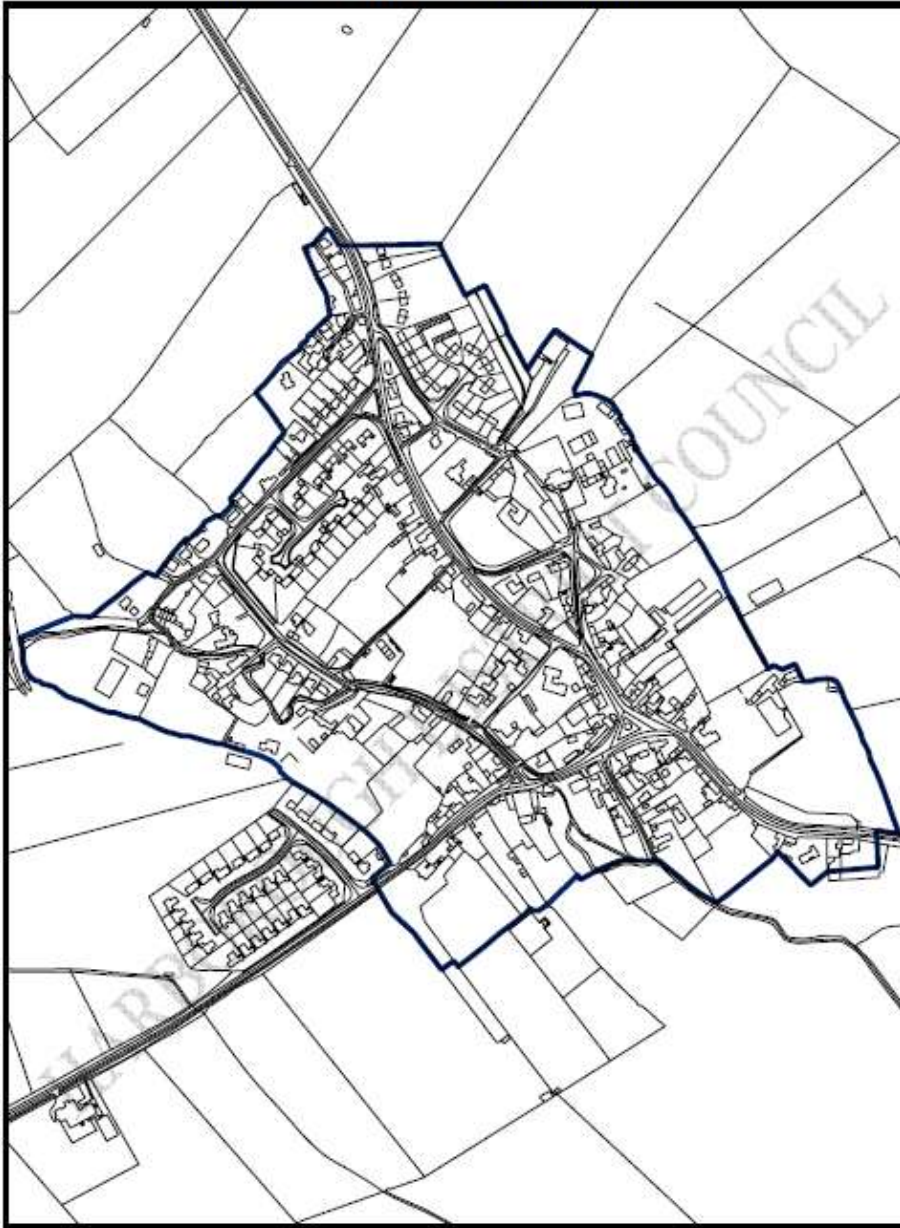
Overall Summary

Great Easton has the services to support its continued designation as a Selected Rural Village. With 4 out of the 6 key services and a scheduled daily bus service, it has the level of services equivalent to Rural Centre. However it is significantly smaller in size than other Rural Centres and therefore it is considered that it should remain a Selected Rural Village. The village has the capacity to accommodate limited growth providing development is sympathetic to the village's numerous heritage assets, contributes to the specific housing needs of the village, improves the mix of housing and contributes to improved public transport.

Appendix 1: Maps showing

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

Great Easton Conservation Area



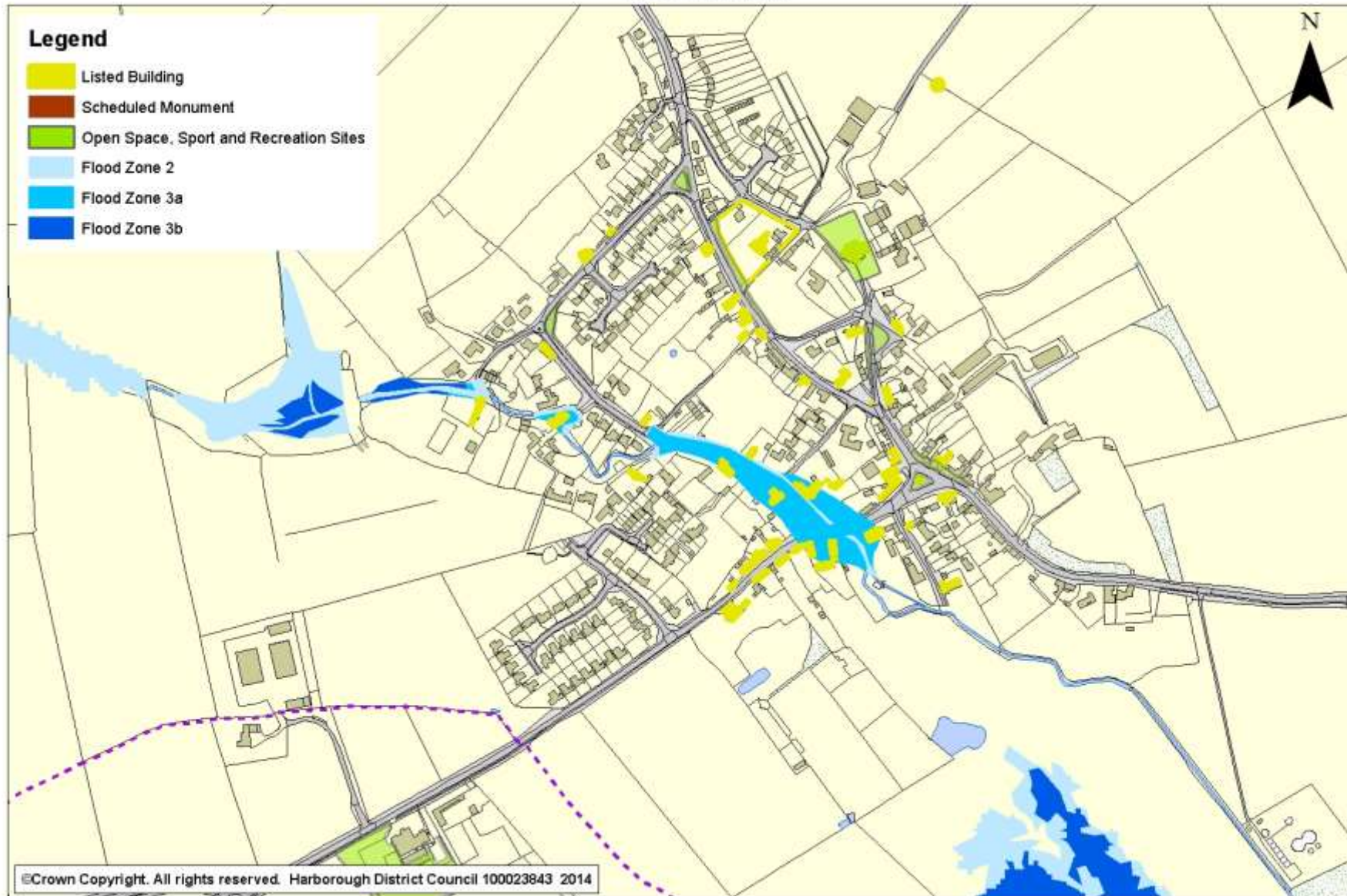
— Conservation Area Boundary 0 60 120 240 360 480 Meters

Designated 1974
Boundary Revised 9th March 2005

1:4,979 

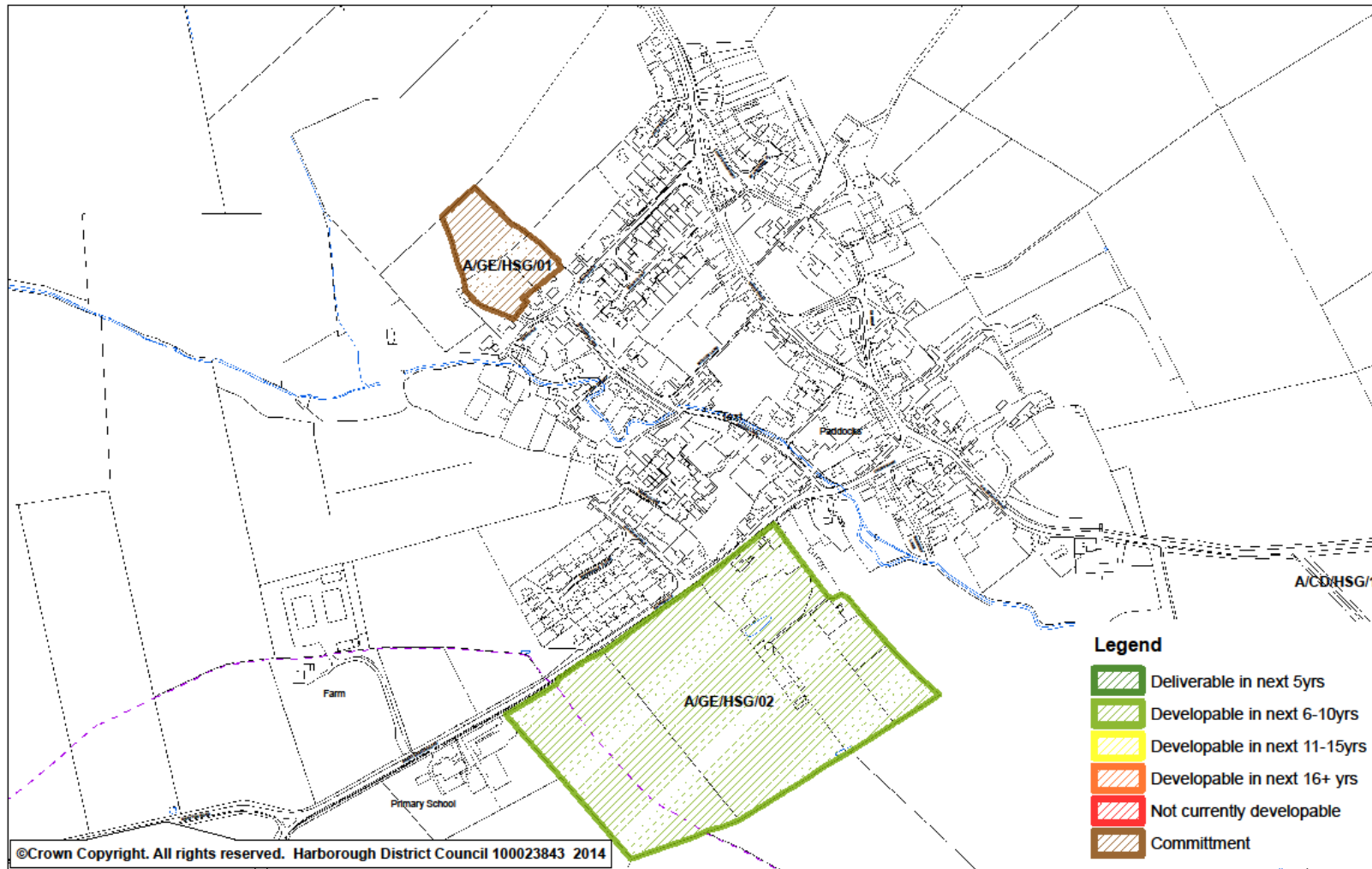
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Great Easton



SHLAA 2014 Great Easton 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.



(NB. Not all site A/GE/HGS/01 has planning permission. The northern section should not be shown as a commitment)