

# Harborough District Council

## Settlement Profile: Great Glen

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May 2015

## General Introduction

This settlement profile has been prepared as part of the evidence base for the preparation of the new Local Plan. The new Local Plan, which will cover the period 2011 – 2031, will review and replace existing Core Strategy policies.

New evidence in the [Strategic Housing Market Assessment](#) (2014) shows that the number of new homes needed annually across the District to 2031 is substantially higher than the figure set out in the Core Strategy. The new Local Plan will set out a strategy to meet these higher housing numbers, whilst ensuring that sustainable economic development is supported, infrastructure is delivered, local communities are protected, environmental capacity is respected, the quality of the built environment and heritage assets are protected and the level of development is not disproportionate to the size of the settlement and the level of services.

This profile seeks to summarise currently available evidence in relation to the settlement which, along with other evidence, will be used in determining the appropriate amount of development to be directed to the settlement to 2031. The profile does not seek to set out future policy as this will be done through the new Local Plan and any reference to Core Strategy policies is to provide context only.

Section D of the profile sets out the findings of the Strategic Housing Land Availability Assessment (SHLAA) for the settlement. It should be noted that the sites shown are not allocations and their inclusion in no way implies that planning permission for housing will be granted. Information in the SHLAA regarding potential sites will be part of a range of evidence used in deciding the appropriate scale of housing development for the settlement.

It is important to note that the profile only provides a snapshot of the evidence available for the settlement at a point in time. Every effort will be made to incorporate new evidence as it becomes available.

The settlement profile is split into the following sections:

- Introduction
- A) Transport and Communications
- B) Local Services and Facilities
- C) Natural Environment
- D) Built Environment
- E) Local Employment and Economic Activity
- Emerging Findings
- Appendix 1 (Maps)

# Great Glen Profile

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## Introduction

**General Location:** Great Glen is located approximately six miles south-east of the Leicester city centre on the London Road, close to the edge of Oadby. It lies close to the northern boundary of Harborough District and some nine miles from the town of Market Harborough. It lies in the valley of the River Sence and, although the settlement dates from the Iron Age, later growth related to the fact that a turnpike bridge was built over the river as part of the Leicester to London stagecoach route leading to the building of coaching inns. This route later became the A6 and ran through the village until a bypass was opened in 2003. The village was formerly served by a Midland Railway station but this was closed in 1964.

The majority of the village lies to the north of the former A6 and its growth in recent times is as a result of its favourable location as a base for commuting into the Leicester urban area with its wide range of employment opportunities and service provision.

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

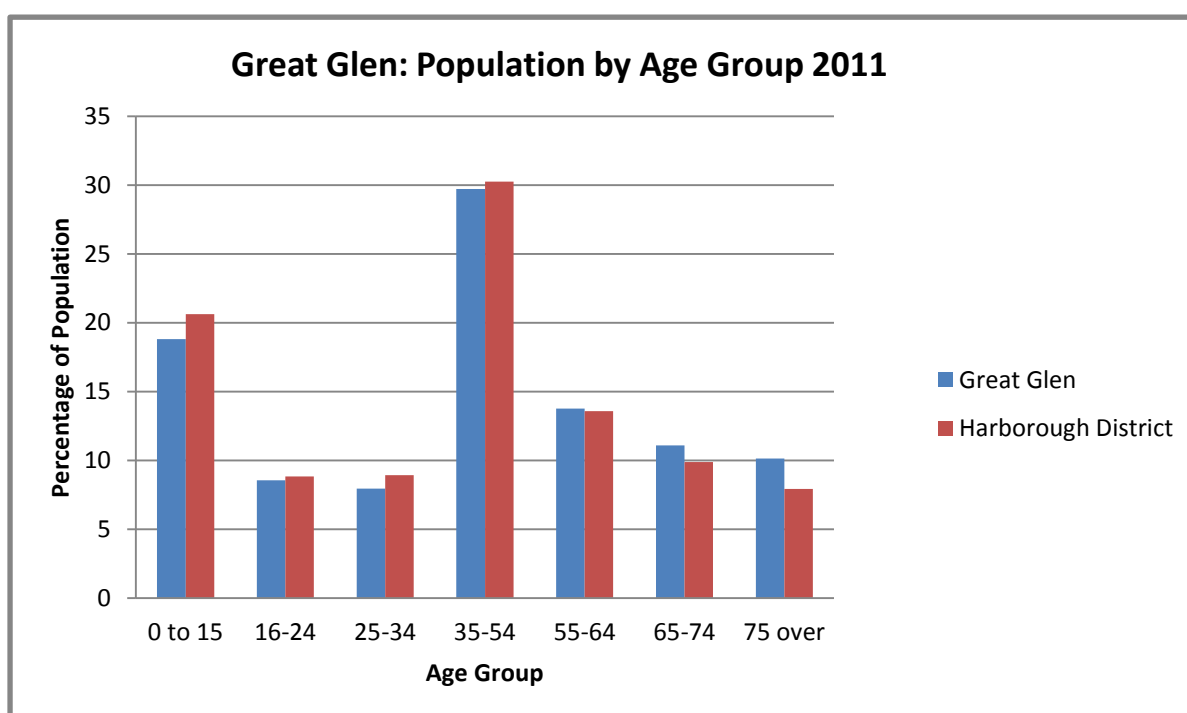


## Key Statistics for Great Glen Parish (Census 2011):

- Population of 3662 (increase of 442 or 13.7% since 2001 compared to an increase of 11.5% across the District over same period);

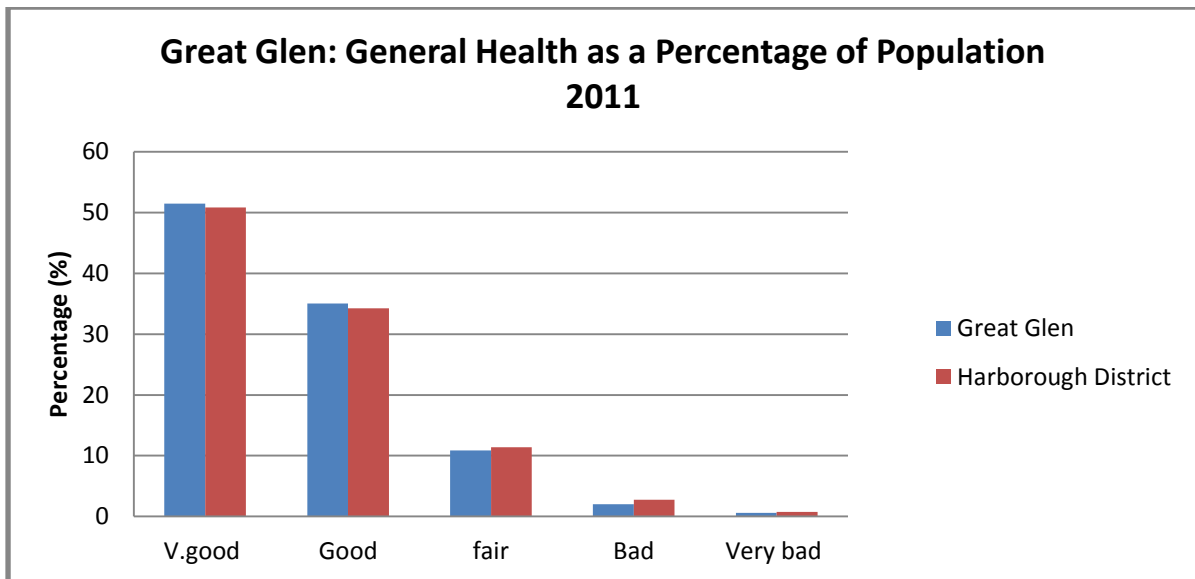
- 19% of population is in 0–15 age group whilst 21% of population is 65 or over;
- Number of dwellings is 1559, an increase of 10.4% since 2001;
- Number of households 1523 (increase of 13.1% since 2001);
- 53% of households have 2 or more cars/vans whilst 10% of households have no car/van;
- 58.3% of dwellings are detached (compared to 48.4% detached across the District);
- 82% of dwellings are owner occupied, 7% are social rented/shared ownership and 9% are private rented;
- 17.1% of the population is black and minority ethnic (BME);
- 59.3% of population is Christian and 13.5% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

**Age Structure:** The age structure of the population is set out below. Overall Great Glen’s population has a slightly older age profile than the District as a whole. The 75 and over age group has seen the biggest increase over the 2001-2011 period with numbers going up by 3.9% over 10 year period.



Source: ONS Census 2011

**General Health:** The Census 2011 found that only 2.6% of the resident population was in bad or very bad health, a little lower than the Harborough figure (3.5%) and substantially lower than the regional (5.5%) and national (5.4%) percentages. 5.1% of residents considered that their day-to-day activities were limited a lot with a further 8% of the opinion that their activities were limited a little. Some 418 (11.4%) residents provided unpaid care according to the 2011 Census, with 105 of these providing more than 20 hours of unpaid care per week.



Source: ONS Census 2011

### Great Glen Parish Council

- There are 11 Parish Council seats. All current councillors are co-opted, none contested. Elections are due in 2015. Meetings take place monthly. There are sub-committees for recreation, finance & policies, planning and staffing. Also working parties for neighbourhood planning and facility building.
- The Parish Council has taken the decision to prepare a Neighbourhood Plan and the Neighbourhood Area, covering the whole of the parish, was designated by Harborough District Council on 4<sup>th</sup> June 2014.
- A Village Design Statement was prepared in 2005, and although it has not been used extensively, it is acknowledged as a good record of assets in the village.
- Proposals for designation of a Conservation Area are being re-considered.
- New community facility sought on site of old village hall, next to GP surgery. There is a funding shortfall for its development. Additional funding being raised by the Parish Council and local activity.
- Speeding around the village is also an issue.

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

**The next sections consider Great Glen's:**

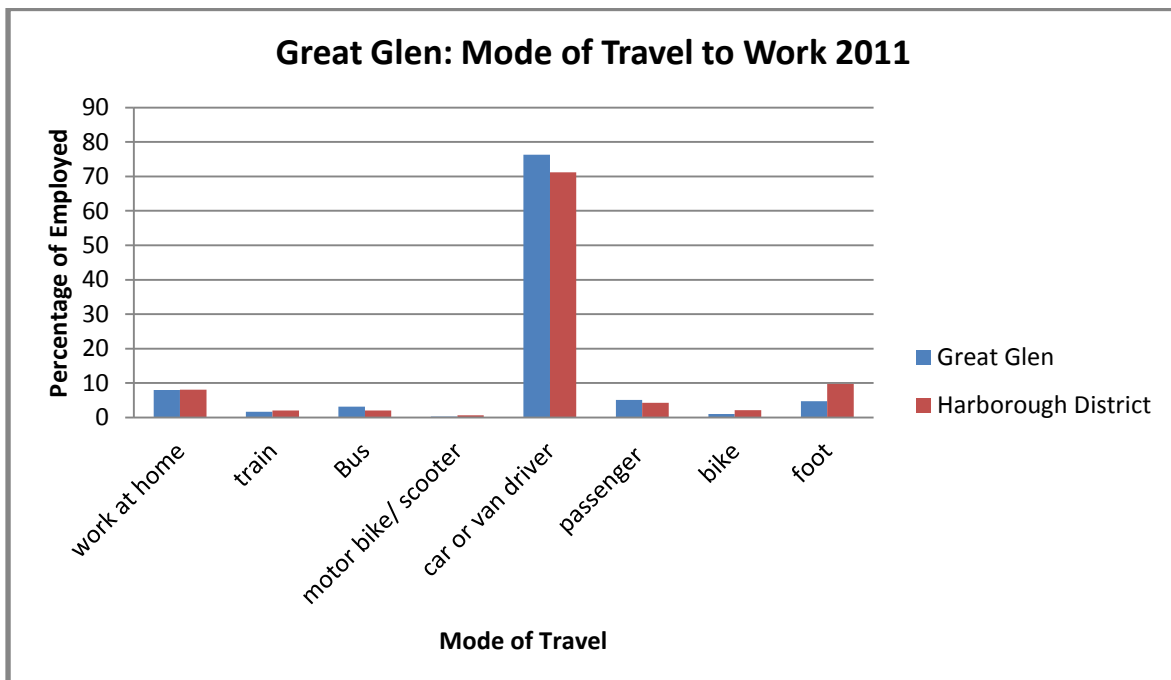
### A) Transport and Communications

- **Transport**
  - Rail: No connection in Great Glen: Nearest station is South Wigston. Nearest mainline stations are Leicester (6 miles) and Market Harborough (9 miles).
  - Bus services/frequency:
    - Arriva X3 Leicester – Oadby – Kibworth – Market Harborough service that runs a 30 minute service on weekdays.  
<http://www.arrivabus.co.uk/Midlands/x3---leicester-to-market->

[harborough/](#). Bus stops at Leicester Grammar School, Brindley Lane, Village Hall, Higher Green, telephone exchange.

- Also, Stagecoach X7 operates some evening and Sunday services. See timetable at [http://www.stagecoachbus.com/PdfUploads/Timetable\\_46123\\_X7.pdf](http://www.stagecoachbus.com/PdfUploads/Timetable_46123_X7.pdf). Bus stops at The Old Greyhound.

- Great Glen is covered by the Community Transport Initiative which can provide transport for shopping, visiting friends & relatives, social activities and health appointments for the elderly, the mobility impaired/disabled, the rurally isolated and those who find it difficult to use public transport.
- Travel to work: Over 76% of people use a car or van to get to work. 8% work from home at present.



Source: ONS Census 2011

- Road connections: There is direct access into Leicester city centre via the A6. The M1 (Junction 20) and the M69 (Junction 3) are approximately 10 miles away via A6 and A563 Leicester outer ring road. All these routes in and around Leicester can get very busy at peak times. Access to Market Harborough is via the A6 as is the A14 (approx. 16 miles away).
- **Broadband connectivity/coverage:** Broadband speed is variable. Parts of Great Glen are due to get fibre broadband from the summer of 2014 to the summer of 2015 as part of the Superfast Leicestershire project. Other parts will get fibre broadband from summer 2015 to March 2016. <http://www.superfastleicestershire.org.uk/when-and-where/>
- **Movement around village:** Since the village was bypassed in 2003 movement around the village for pedestrians and cyclists has improved considerably. There is a speed camera on London Road.

- **Car Ownership:** In 2011 there were 156 (10.2%) households no car/van, compared to 151 (11.2) in 2001. During this same period the percentage of households with 3 or more cars/vans rose from 10.3% to 13.0%. Overall the number of cars/vans in the parish is 2468, which is an increase of 385 or 18.5%. The average number of cars per household has risen from 1.54 in 2001 to 1.62 in 2011.

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## B) Services and Facilities

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

- **Key services present:**
  - GP surgery (24a Main Street);
  - Library (Ruperts Way - limited opening hours);
  - Food / convenience shop and ATM (Co-op, 13 Main Street);
  - Post Office (11 Stretton Road);
  - Primary school (St.Cuthberts C.E); and
  - Pubs (The Royal Oak, The Old Greyhound and The Yews).
- **Other services/community facilities present:**
  - Pharmacy (14 Stretton Court);
  - The Recreation Ground (Brindleys Lane) includes sports pitches (cricket/football);
  - Village Hall;
  - Churches (St Cuthbert's Church, Methodist Church and Hall);
  - 2 Burial Grounds (One belonging and adjacent to Church and Parish Cemetery and Peace Garden adjacent to Churchyard);
  - Youth Club;
  - Scout HQ;
  - Mobile Fish & Chip van.
- **Other Educational Establishments:**
  - Leicester Grammar School (independent junior and secondary school);
  - Stoneygate School (Independent Prep School).

### Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of GP practice branch (part of Kibworth Health Centre surgery). This GP practice branch facility would not be able to manage any increase in patient numbers. Proposals for additional capacity currently being considered. S106 contributions would be sought for additional health infrastructure;
- 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 confined and reaching its limit;

- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.
- A6 capacity: There is a need for additional evidence to determine how much additional traffic the A6 can accommodate and its impacts on Oadby & Wigston and Leicester City. The Council is working with the Highway Authority to put in place the appropriate evidence. This up to date evidence will impact on the amount of development which can take place along the A6 including Great Glen.

Great Glen has all 6 key services identified in the Core Strategy. Based on the current Core Strategy definition, the range of services and facilities in Great Glen supports its continued designation as a Rural Centre. The capacity of the existing branch surgery to support additional growth is a possible constraint which needs to be investigated. Section 106 contributions would be sought towards extensions to existing schools. It is noted that the primary school site is confined and reaching its limit.

## C) Natural Environment

**Landscape:** Great Glen is located within the High Leicestershire Landscape Character Area which overall has low-medium capacity to accommodate new development. However, the 2007 Harborough District Landscape Character Assessment states ‘the western edge of High Leicestershire could accommodate development around the towns of Scraptoft, Bushby, Thurnby and Great Glen closer to the urban fringes of Leicester’.

The more recent Rural Centres Landscape Capacity Assessment has looked in detail at the capacity of the landscape around Great Glen to accommodate additional development. The study found that the most constrained areas in landscape terms are to the south east and north of the village. The landscape up to the Oadby border within Great Glen parish, which was assessed as part of the Leicester PUA study, is considered to have medium to medium high capacity to accommodate some development. The landscape capacity maps for Great Glen are included in Appendix 1.

### Natural Environment Constraints in and around Great Glen

| Constraint               | Present   |
|--------------------------|---|
| Area of Separation       | No: Community has aspiration to have a separation area to west of village.      |
| Tree Preservation Orders | Four TPO areas at:<br>The Hall<br>Glenn House<br>Newton Lane.<br>49A Oaks Road, |



|                                  |   |
|----------------------------------|---|
|                                  | Other TPOs at:<br>27 Coverside Road,<br>40 main Street,<br>43 Main Street (Ruperts Rest)  |
| <b>SSSI</b>                      | None in vicinity  |
| <b>Protected Species</b>         | Bats<br>Badgers   |
| <b>Local Wildlife Sites</b>      | 3 to north: <ul style="list-style-type: none"> <li>Stackley Barn Cracked Willow (close to north of village) – mature tree.</li> <li>Stackley Barn Scrub/Stream/Grassland (close to north of village) – wet grassland.</li> <li>Stackley House Grassland (well to north of village) – mesotrophic grassland.</li> </ul> 1 to south west: <ul style="list-style-type: none"> <li>Grand Union Canal Newton Harcourt/Kilby</li> </ul> |
| <b>Areas at risk of flooding</b> | Land around the River Sence and Burton Brook is flood zones 2 and 3 (see Appendix 1). Great Glen Wildlife Group is active in creating flower meadows on land leased from County Council at Burton Brook.  |
| <b>Footpaths and Bridleways</b>  | Settlement is served by network of footpaths/bridle paths into the surrounding countryside.   |

**Green House Gas Emissions:** Great Glen has a relatively high figure for carbon emissions per person from domestic gas and electricity consumption (based on 2011 data), at 2.3 tonnes per person. Almost 10% of households rely on electric heating, causing higher emissions, but also increasing the risk of fuel poverty. There are also a significant number of homes reliant on oil; these emissions are not reflected in these figures. Great Glen also has a high proportion of detached homes, which may have higher heating needs.

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## D) Built Environment

Great Glen produced a Village Design Statement (VDS) in Sept 2005 with the support of the Rural Community Council and HDC with the aim of safeguarding the distinctive character and rich heritage of Great Glen, and to guide any new development in a way that ensures it is sympathetic to the existing village and enhances its Rural South Leicestershire identity. This was adopted by HDC as a Supporting Statement to the Local Plan following an extensive period of public consultation. One of the key recommendations in the VDS was to pursue the designation of a Conservation Area for Great Glen centring on the 'Old Quarter' and including the medieval village site, Glen Hall and Old Watermill and ridge and furrow.

The 2001 Local Plan allocated a large site for housing development on the northern edge of Great Glen. This site is currently under development. In view of the high level of outstanding commitments in Great Glen, the Core Strategy policy allowed only infill development to take place in the village.

**Number of Dwellings:** The Census 2011 found that there were 1559 dwellings in Great Glen, representing 4.3% of the District total and similar to the 2001 percentage. This number represents an increase of 13% since 2001, similar to the District increase of 12%.

The number of properties in the parish liable for council tax is 1670 (2014).

**Completions, Commencements and Planning Permissions:** From 2011 to March 2014 the Council has recorded 91 completions. As at March 2014 there were 2 dwellings under construction and 223 units with planning permission. It should be noted that some of the completions may have been included in the Census figure.

**Housing Land Supply:** The recently completed 2014 Strategic Housing Land Availability Assessment forms part of the evidence base for the new Local Plan and supports the delivery of sufficient land for housing across the District. The study identifies sites with potential for housing, assesses their housing potential and assesses when they are likely to be developed (next 5 years, 6-10 years, 11 -15 years and 16+ years). It should be noted that the sites identified are not allocations and sites still need to be taken through the normal planning application process for full consideration.

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

[http://www.harborough.gov.uk/directory\\_record/571/strategic\\_housing\\_land\\_availability\\_assessment\\_20132014](http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014).

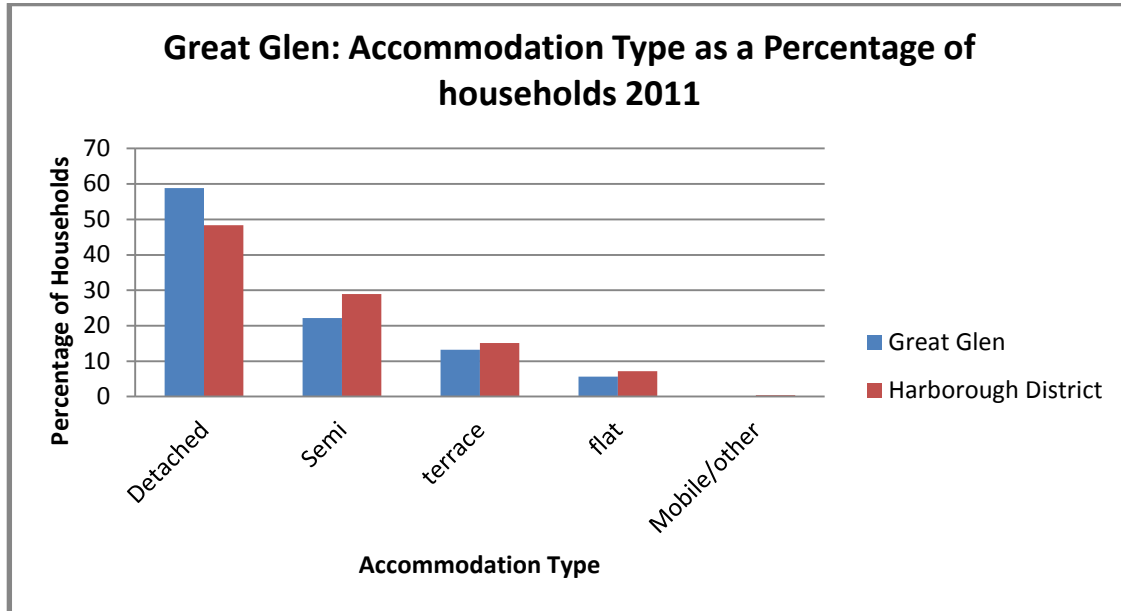
| No. developable sites identified in SHLAA 2014     | Total area of developable sites                           | Estimated yield of developable sites (dwellings) | Estimated timeframe for Development (no. of dwellings) |              |               |           |
|--|---|--|--|--------------|---------------|-----------|
|  |   |  | 0 - 5 years  | 6 - 10 years | 11 – 15 years | 16+ years |
| 8 (including Land at Springhill Farm, London Road) | 107.88ha (including 33ha at Springhill Farm, London Road) | 1830   | -  | -            | 466           | 1364      |

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

**House Prices:** Zoopla.co.uk estimates the average value of a property in Great Glen to be £286,281 (Nov 2014). The average price paid for a property over the past 5 years is £259,991 representing an increase of 11.75% over the same period.

**Tenure:** In terms of the housing stock in 2011, 82.4% of the housing stock in Great Glen was owner occupied, 7.4% social rented/shared ownership and 9.3% private rented. The owner occupier rate is a little above the District percentage (78%). There has been a significant rise in the number of private rented dwellings since 2001 (71 to 141).

**Type:** The proportion of detached dwellings in Great Glen has remained constant from 2001 to 2011 at approximately 58% of all dwellings as has the proportion of semi-detached and terraced houses. The proportion of detached houses is more than 10% higher than the District level. The type of dwelling as a percentage of the total stock is set out in the chart below.



Source: ONS Census 2011

**Quality:** The 2011 Census found that only 1.3% of households are without central heating which is similar to the District figure. The proportion found to be living in overcrowded conditions is low and comparable to Harborough's figure, well below the regional and national figures. Under occupancy (2 or more bedrooms than needed) stood at almost 55% above the Harborough figure of 49%.

**Households:** Of the 1523 households in Great Glen:

- 422 (28%) are one person households (compared with 27% in 2001 and 26% across the District);
- 433 (28%) are pensioner only households (compared to 29% in 2001 and compared to 23% across the District);
- 237 (16%) are single pensioner households (compared to 16% in 2001 and compared to 13% across the District)
- 79 (5.2%) are lone parent with dependent children households (compared to 3.5% in 2001);
- 462 (30%) have dependent children (compared to 30% across the District);
- Average household size is 2.4 persons (compared to 2.38 in 2001).

## Built Environment Features/Heritage Assets/Designations

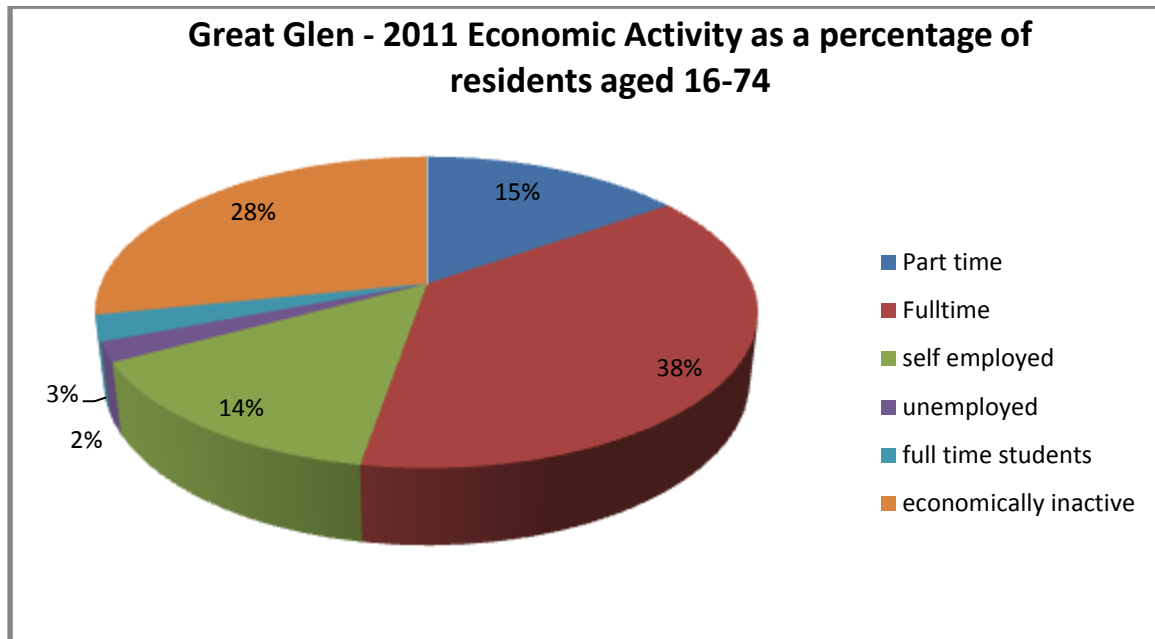
| Settlement feature:   | Occurrence  |
|---|---|
| <b>Conservation Area</b>  | No but there is an aspiration to have one.  |
| <b>Listed Buildings:</b><br><b>Scheduled Monuments</b><br><b>Grade I</b><br><b>Grade II*</b><br><b>Grade II</b> | None<br>None<br>2 - Church of St Cuthbert and Stretton Hall<br>23   |
| <b>Ridge and Furrow</b>   | There are areas of Ridge and Furrow in various locations around the parish.   |
| <b>Archaeological sites</b>   | 2 sites including the Great Glen Medieval Village Site  |
| <b>Recreation/Play Grounds</b>  | Great Glen Recreation Ground/Play Area<br>Play area off Cromwell Road   |
| <b>Open space, sport and recreation sites</b>   | Shown on map at Appendix 1  |
| <b>Proposed Local Green Space</b>   | The following are proposed Local Green Space designations which will be taken forward as part of the New Local Plan: <ul style="list-style-type: none"> <li>• Grassed Area Outside Chemist GG</li> <li>• Post Office Green Great Glen</li> </ul> Work on the Neighbourhood Plan has highlighted further areas proposed for designation. |

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## E) Local Employment and Economic Activity

**Employment sites:** No suitable new employment sites have been put forward in Great Glen to date. A site was promoted and considered for employment land purposes in Great Glen in the 2012 Employment Land Availability Assessment (Land to southern fringe of Great Glen) but it failed to pass the initial assessment and was not considered further. Employment opportunities are therefore limited in the village. Thorpes factory employs over 100 people currently and Midland Handling has 17 employees. Other employment opportunities in the village revolve primarily around education, and service provision. This is reflected in the walk to work figure which is below the District percentage. However, the close proximity of the Leicester urban area means that opportunities of employment are relatively close at hand. Just under 8% of the employed work from home or mainly from home, same as the District figure.

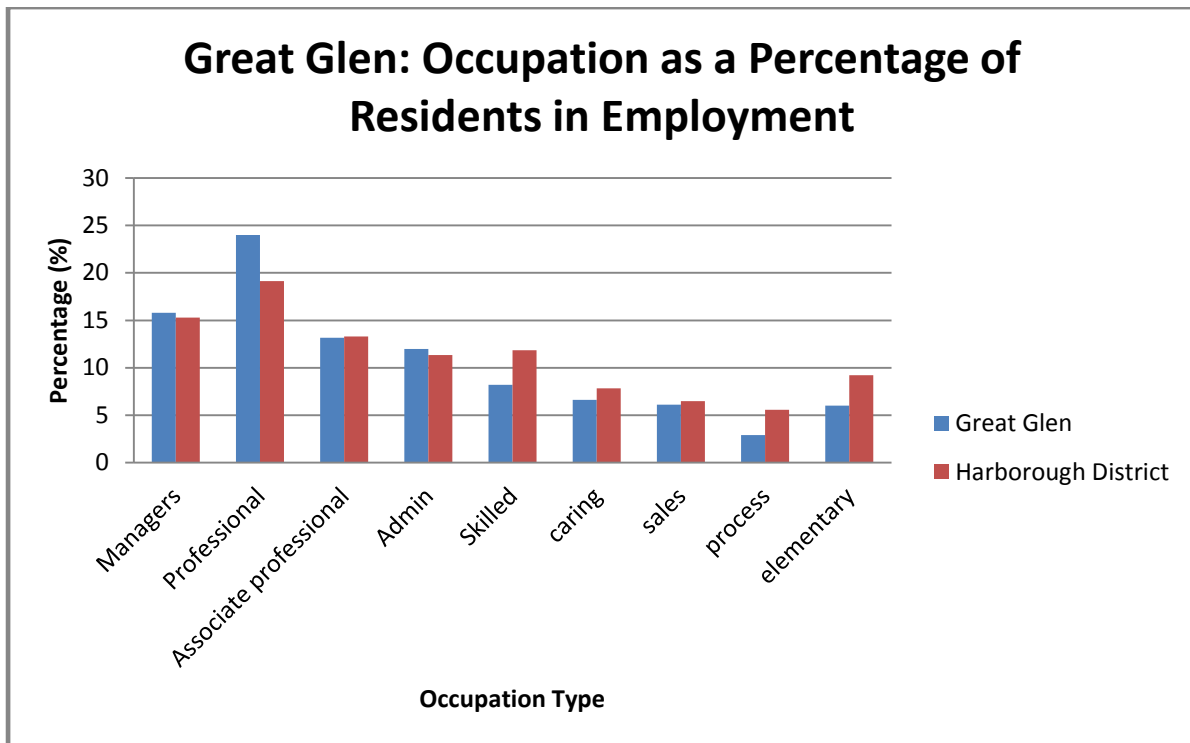
**Economic Activity:** The percentage of 16-74 aged population in the Parish of Great Glen in 2011 that was economically active was 72%. This is slightly lower than the District total at 74% but higher than the national level at 69.6% and the regional level at 69.3%. Of the Great Glen figure only 2% were unemployed compared with the Harborough rate of 2.5%. This is a reflection of the range of employment opportunities in and around Leicester open to Great Glen residents. Retired people make up 63.1% of the economically inactive total compared to 59.4% at the District level.



Source: ONS Census 2011

**Qualifications:** The proportion of residents in Great Glen Parish in 2011 without any qualifications in the 16+ age group was 16% (474). This is lower than the District level at 18% and considerably lower than the England total at 22.5% and the regional total at 24.7%. The percentage of residents with a degree or higher degree was 23% and above the District figure of 19%.

**Occupation:** Analysis of the Census 2011 information shows relatively high proportions of those in employment work in professional (17%), professional occupations (25%), associate professional/technical occupations (14%) and skilled trades (7%). This implies a highly skilled, professional workforce living in the village and is a reflection of relatively high house prices. The table below sets out the full range of occupations.



Source: ONS Census 2011

## Emerging Findings

### Opportunities

Great Glen benefits from a good bus service to Leicester and Market Harborough although figures indicate that few use it to get to work. The village is bypassed and has good access to the A6. Broadband speeds are currently slow but an upgrade to fibre optic broadband is due by summer 2015. The village has all 6 key services and is close to Oadby and Leicester which offer an extended range of services, facilities and employment opportunities.

Great Glen has an older age profile than the District. The proportion of detached homes and the under occupancy of dwellings rate are both relatively high and house prices in Great Glen are among the highest among the Rural Centres due to its close proximity to the Leicester urban area.

Although employment opportunities are limited in the village, it is close to the Leicester urban area and a wide range of employment opportunities. This however impacts on the A6 into Leicester. The economic activity rate among residents is slightly lower than the District and is likely to be due to the older age profile. No potentially suitable employment sites have been identified to date.

A substantial amount of developable housing land across 7 sites has been identified in and around Great Glen through the SHLAA. A further developable site has been identified on the edge of Oadby within Great Glen parish. Further transport evidence is needed to look into how much additional traffic the A6 into Oadby & Wigston and

Leicester City can accommodate. This up to date evidence will impact on the how much development can be accommodated in Great Glen.

The Parish Council is leading on the preparation of a neighbourhood plan for the parish and a Neighbourhood Area has been designated.

### **Constraints**

The landscape to the north and south east of the village is identified as particularly constrained in terms of being able to accommodate new development. Should development be proposed on the edge of Oadby, maintaining some separation between the urban area and Great Glen is likely to be a local priority.

Flood zones 2 and 3 are identified around the river Sence as it runs north south through the village. Much of the land to the south of the village is also at risk of flooding. There are 2 Local Wildlife Sites close to the northern edge of the village.

Development would need to respect the high number of listed buildings (including their setting) and areas of archaeological importance in Great Glen. There is no conservation area at present but there is a community aspiration to have such a designation.

The village primary school has limited capacity and an extension would be sought. The school site is constrained and reaching its limit. The lack of capacity of the existing GP branch facility to support additional growth is a constraint which is currently being investigated further.

2 areas of open space are being taken forward as potential Local Green Space in the new Local Plan. These and others may now be taken forward as part of the neighbourhood plan.

### **Overall Summary**

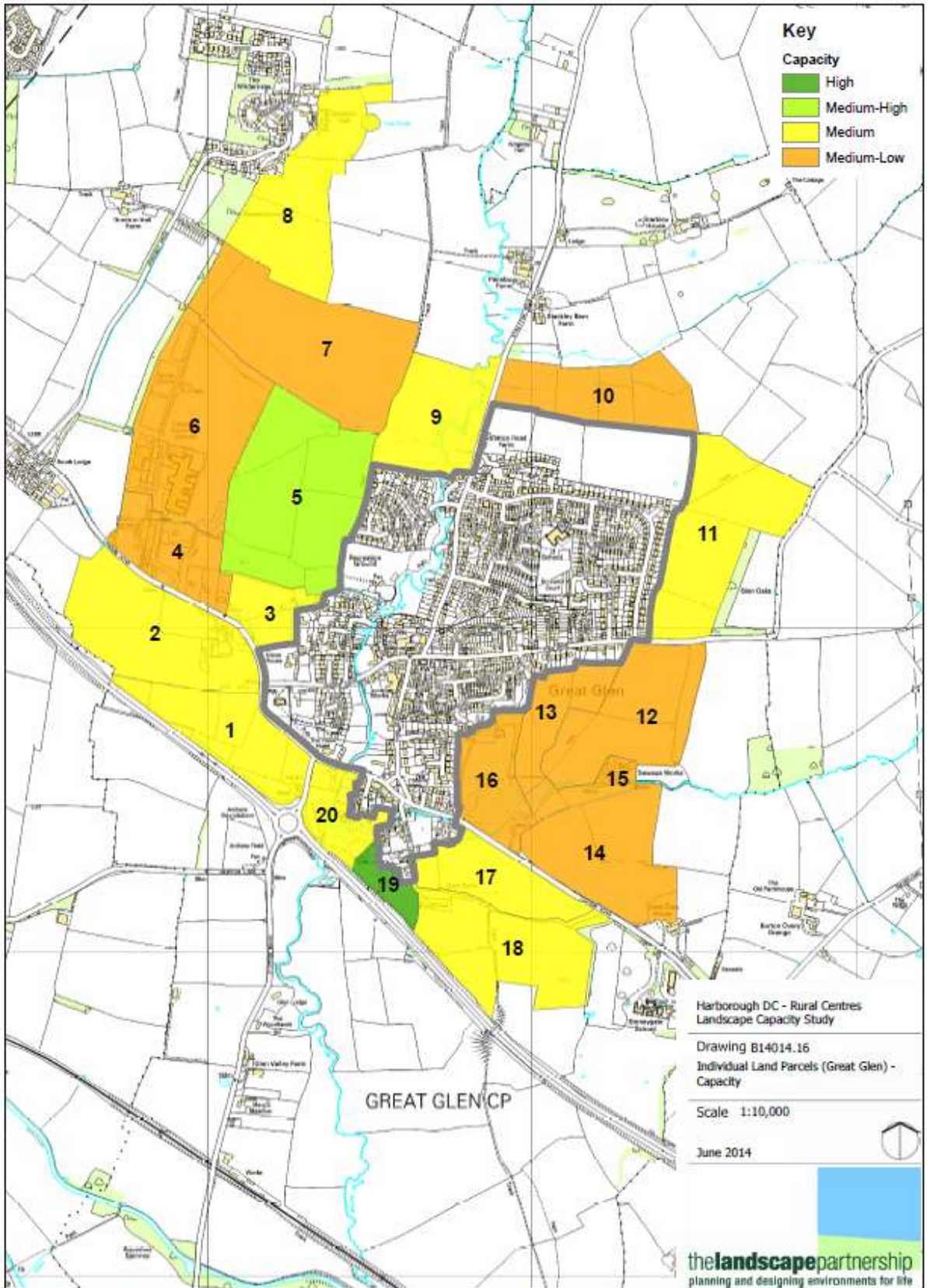
Great Glen has the services to support its continued designation as a Rural Centre providing GP capacity can be improved. It has a range of further services and facilities and is close to employment opportunities in the Leicester urban area. It has a substantial amount of housing land availability and the capacity to accommodate a significant amount of growth so long as the A6 can accommodate increased numbers and providing development is sympathetic to the landscape capacity, access to services, maintaining some separation with the Leicester urban area, existing heritage assets, existing green infrastructure and any specific housing needs of the local population.

## **Appendix 1: Maps showing**

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

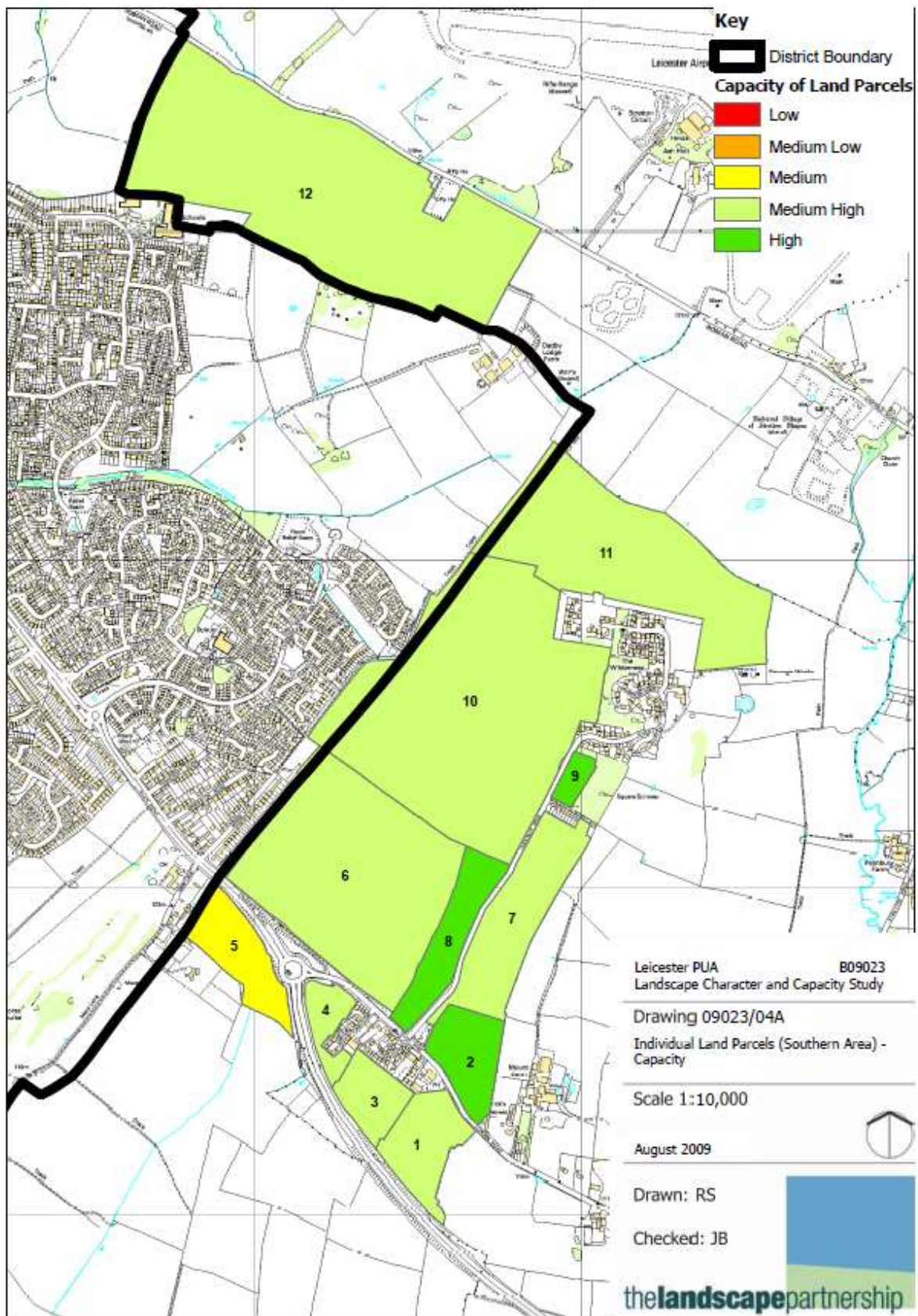


**Great Glen Capacity Map (taken from Rural Centres Landscape Character Assessment and Landscape Capacity Study, 2014)**

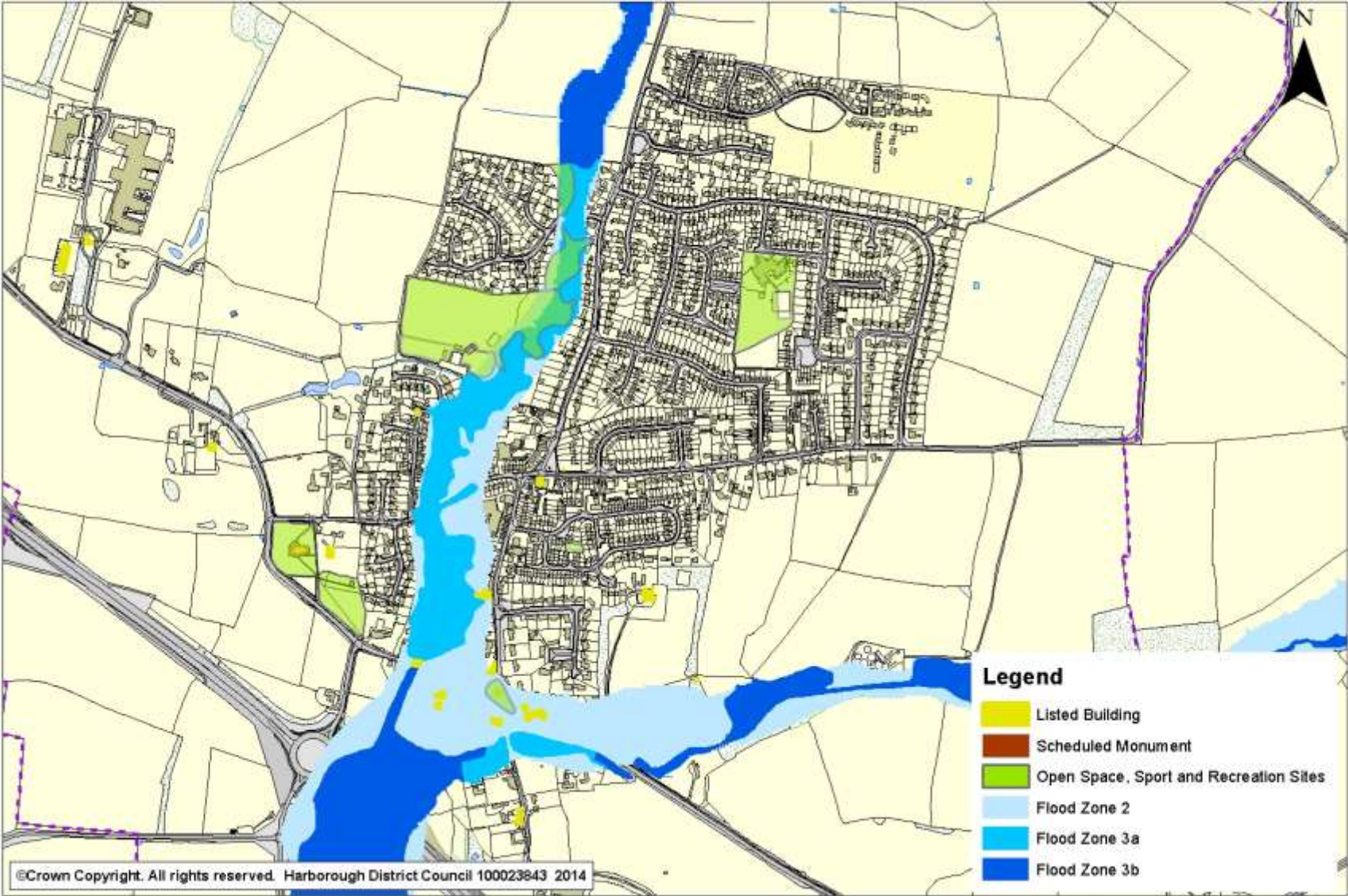


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**Edge of Oadby Capacity Map (taken from Leicester PUA Landscape Character Assessment and Landscape Capacity Study, 2009)**



# Great Glen



## SHLAA 2014 Great Glen 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.

