

Harborough District Council

Settlement Profile: Hallaton



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)

Hallaton Profile

Introduction

General Location: Hallaton lies between Market Harborough (7 miles southwest) and Uppingham (5 miles northeast), whilst being served by a direct route to Leicester by the A47 only 1 mile away to the north. The village shares its borders with numerous other parishes within the Harborough District, and is nestled in the south-eastern corner close to the District's border with Rutland. Hallaton shares the easterly edge of its boundaries with, running north to south, Allexton, Horninghold, Blaston and eventually Medbourne, with Slawston occupying the majority of Hallaton's west boundary and East Norton, Goadby and Tugby being to the north. The parish is one of the largest in the Harborough District stretching almost 3 miles north-south and 2 miles east-west. Numerous brooks and streams originate in the northern realm of the parish, merging as they flow south towards Medbourne and eventually into the River Welland.

Hallaton has a rich history through which it has generally occupied an important position in the area. For many years the village was an agricultural centre with numerous fairs and markets taking place in the parish from the 13th Century, right through to the peak of their popularity in the mid 19th Century. There is also strong evidence to suggest that Hallaton was a significant location during Roman Britain; with 'The Hallaton Treasure' - the largest hoard of British Iron Age coins ever discovered being found in 2000, attracting international interest.

Throughout Leicestershire Hallaton is known for hosting the ancient ritual of Hare Pie Scrambling and Bottle-Kicking that takes place each Easter Monday and has done so for many hundreds of years (some claim the ritual pre-dates the Christian era). Historically, the Hallaton villagers would fight each other for food and drink, until one occasion, whereby neighbouring villagers from Medbourne joined in the fray. The tradition now includes both villages as they compete to get the bottle (a wooden cask) back to their own respective villages, with the aforementioned brooks in Hallaton determining the 'goal lines'. Not surprisingly, the custom attracts a large influx of visitors that have, in the past, including numerous celebrities. The event raises funds that are distributed to good causes by the Bottle Kicking Committee and increasingly, has attracted a global audience in its broadcasting.

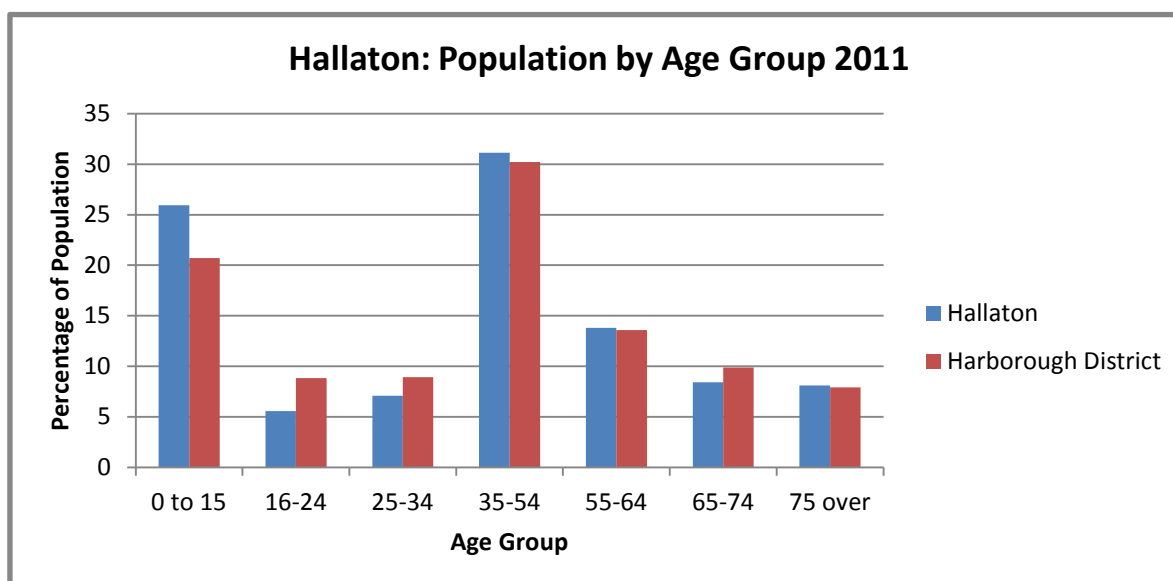
The village is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics,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

- Population of 594, (increase of 71 or 13.6% since 2001 compared to an increase of 11.5% across the district over the same period);
- 26% of population is in 0 – 15 age group, whilst 16.5% of the population is 65 or older;
- Number of dwellings 250, an increase of 20.2% since 2001.
- Number of households is 242 (increase of 17.5% since 2001);
- 60% of households have 2 or more cars/vans, whilst 6% of households have no car/van;
- 48% of dwellings are detached (same as the District figure);
- 75% dwellings are owner occupied, 13% are social rented/shared ownership and 9% are private rented;
- 4.5% of the population is in bad or very bad health;
- Long-term health problems and /or disability: 7.4% of the population say their day-to-day activities are limited a lot and 8.9% limited a little;
- 75.6% of the population is Christian;
- 2.2% of the population is black and minority ethnic (BME).

Age Structure: The age structure of the population, compared to the District, is set out below. Particularly striking is the percentage of the population in Hallaton aged 0 – 15, which is considerably higher than the District average. A lower than the District average representation of 16-34 year olds is a recurring theme among rural settlements of similar size.



Source: ONS Census 2011

Hallaton Parish Council

- The Parish Council meets monthly. There are [*please insert number*] Councillors and elections are due in 2015.
- Hallaton has produced a Parish Plan for their village, dated 2005. It highlighted numerous issues;
 - Planning and Future Development;
 - The recognition and maintenance of the distinctive character of the village in regard to all future development propositions (for example, by respecting the numerous open spaces in the village);
 - Public and Personal Transport;
 - Traffic calming measures;
 - Development of bus services;
 - Community Facilities and Services
 - Street lighting, mobile library, youth clubs, skateboard park and other facilities to be developed over time;
 - Crime and Community Safety:
 - Re-establish a neighbourhood watch scheme.
- The Hallaton and Isabella Stenning Charitable Trust provides numerous unique and important services to the village, namely, the provision of 15 cottages/houses available for rent to those struggling financially to remain in the village, the charity also organizes and funds the maintenance of numerous community facilities such as the village hall and recreation ground

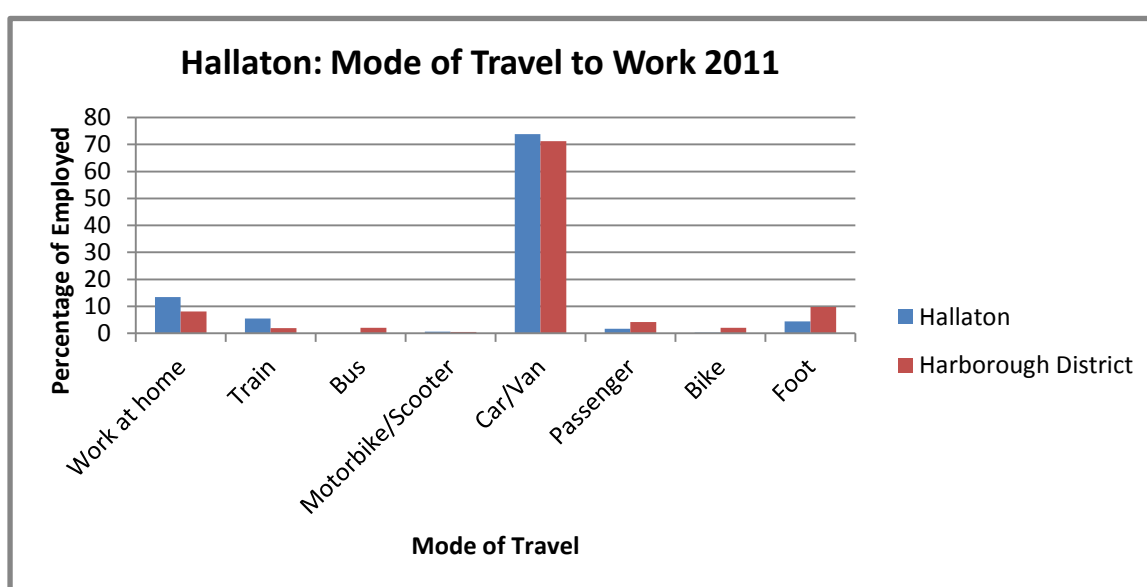
For more information: <http://hallaton.leicestershireparishcouncils.org/>
<http://www.leicestershirevillages.com/hallaton/>

The next sections consider Hallaton's:

A) Transport and Communications

- **Transport:**

- Rail: Hallaton's nearest railway stations are Market Harborough (8 miles), Corby (10 miles), Oakham (13 miles), South Wigston (14 miles), Leicester (16 miles).
- Bus services/frequency: None since Rural Rider services stopped.
- Travel to work: Almost 74% of the working population drive a car or van to get to work. This is higher than the District average of 71%. A further 2% are passengers. Just over 13% of people work at home at present, which is noticeably higher than the District figure (8%).



Source: ONS Census 2011

- Road Connections: A47 to Leicester and Peterborough (2 miles), A6003 to Corby/Kettering and Uppingham/Oakham (3 miles), A6 to Market Harborough/Leicester (7 miles), A14 east/west (15 miles), M1 north/south and M6 west (20 miles).
- Hallaton 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, 15 (6%) of households do not have a car or van available to use, slightly down from the 2001 percentage of 7%. The number of households in Hallaton without a car/van remains significantly below the District average of almost 12%. From 2001 – 2011, the percentage of households with 3 or more cars has slightly increased from 13% to 14%. Over the same period the total number of cars and vans in the parish increased from 332 to 421, a rise of almost 27%.
- **Connectivity: Broadband coverage:**

- Broadband coverage and internet speeds in Hallaton are currently sporadic and generally poor due to the absence of commercial investment in the area. However, Gigaclear has announced recently that Hallaton is to be one of several villages to benefit from the installation of ultra fast broadband shortly. See [Gigaclear ready to roll out ultrafast pure fibre broadband to Leicestershire villages](#).
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B) Local Services and Facilities

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

- **Key Services Present:**

- Primary School (Hallaton Church of England Primary School, Churchgate);
- Post Office (Goadby Road);
- Pubs (The Fox Inn, North End; The Bewicke Arms, Eastgate).

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

- Church (St Michael and All Angels, Churchgate);
- Village Hall (Stenning Hall, Horn Lane);
- Minor Illness Clinic (Stenning Hall Mondays 2-2.45pm) - part of Dr Kilpatrick & Partners Surgery;
- Recreation Ground with Playground and Sports Pavilion (East Norton Road);
- Cricket Club (Recreation Ground, East Norton Road);
- Young Children's Playground (Hog Lane);
- Local History Museum (Hog Lane);
- Allotments (Hog Lane);
- Mobile Library – Alternate Mondays (fortnightly) at the Primary School (2pm to 3pm) and High Street (3pm to 3:50pm);
- Youth/Social Club
- Clubs: Women's Institute, Archaeology, Walking, Keep Fit, Drama, Snooker, Museum, Yoga, Mother's and Toddlers (Generally all held/meet at Village Hall);
- Bottle-Kicking Cider Company (Cross Farm).

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Market Harborough and Kibworth 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 and/or an extension to Kibworth practice to provide additional GP accommodation would be sought;
- Capacity of primary school and 11-16/post 16 educational establishments. S106 contributions towards primary school and other school extensions would be sought. It is noted that the primary school site is constrained with limited space to extend existing school;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

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

C) Natural Environment

Natural Environment Constraints in and around Hallaton

| Issue/Constraint | Commentary |
|--|---|
| Landscape: District Landscape Character Assessment (2007) | Located within the High Leicestershire Landscape Character Area which has low-medium landscape capacity to accommodate development (in general terms it is unlikely to be able to accommodate development without significant degradation of the existing landscape character – mitigation measures are unlikely to be able to address adverse landscape impacts). High Leicestershire is one of the most sensitive landscapes in the District. |
| Area of Separation | No separation or coalescence issues identified. |
| Tree Preservation Orders | Large group TPO's: <ul style="list-style-type: none"> • Focussed on Hallaton Hall/area bounded by North End, Medbourne Road and Eastgate; • Rear of 20 Eastgate; Individual TPOs: <ul style="list-style-type: none"> • To rear of 20 Eastgate • At Dunelm House |
| SSSI | None in vicinity |
| Local Wildlife Sites | 1 to west of village adjacent to brook: Glebe Farm Castle and Marsh (wet grassland). |

| | |
|---|--|
| | 1 to north of village close to dismantled railway: Mature Ash Tree |
| Protected Species and Wildlife Corridors | Bats Badgers |
| Areas at risk of flooding | Flood Zones 2 and 3 identified around brook to west of the main village and around the brook running to east of village. |
| Footpaths and Bridleways | Village is well served by RoWs in all directions leading into open countryside. |
| Other settlement/local features | |

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 250 dwellings in Hallaton, representing an increase of 42 dwellings or 23% 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 255 (2014).

Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded 2 house completions. As of March 2014 there were 7 dwellings under construction and no outstanding planning permissions for residential development.

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 Hallaton. The full document is available at:

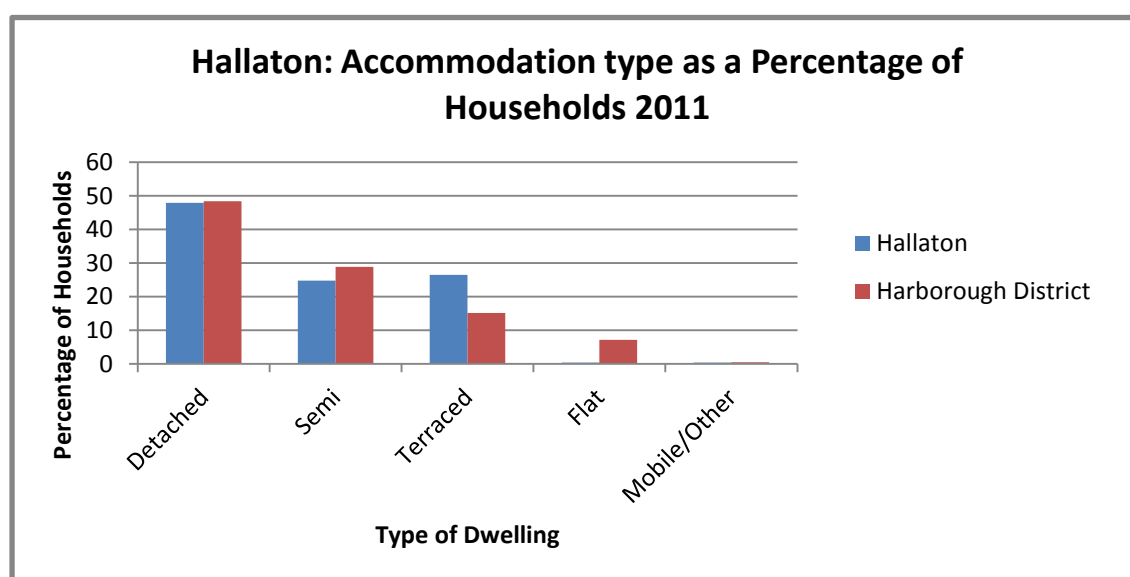
http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014.

| 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 |
| 1 | 0.18ha | 5 | - | 5 | - | - |

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

Tenure: In 2011, 75% of dwellings were owner occupied, a little below the District figure of 78% and similar to the 2001 percentage. 13% are social rented/ shared ownership (compared to 9.7% in 2001) and 9% are private rented a slight increase since 2001.

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings (48%) in 2011 reflects the District level. The percentage of terraced homes is well above the District level.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that 53% of households had 2 or more bedrooms than required higher than the District figure of 49%.

Households: Of the 242 households in Hallaton:

- 31% are one person households (compared to 26% across the District);
- 22% are pensioner only households (compared to 23% across the District);
- 12% are single pensioner households (compared to 13% across the District)
- 29% have dependent children (compared to 30% across the District).

Built Environment Features/Heritage Assets/Designations

| Issue/Constraint | Commentary |
|----------------------------|--|
| Conservation Area | Hallaton Conservation Area was first designated in 1973. The boundary was revised in 2005. The designation incorporates the majority of the built development and some of the surrounding fields and paddocks which provide the setting. |
| Scheduled Monuments | 2 – Hallaton motte and bailey castle (outside village); Butler Cross 150m east of the Church. |
| Listed Buildings: | |

| | |
|---|--|
| Grade I | Church of St Michael and All Angels, Churchgate |
| Grade II* | None |
| Grade II | 64 |
| Ridge and Furrow | Not known |
| Archaeological Sites | Area around Hallaton Castle Area north of brook to south of village Field to rear of properties on North End |
| Recreation Grounds/Play Areas | Play area and recreation ground to north of village |
| Open Space, Sport and Recreation | See map |

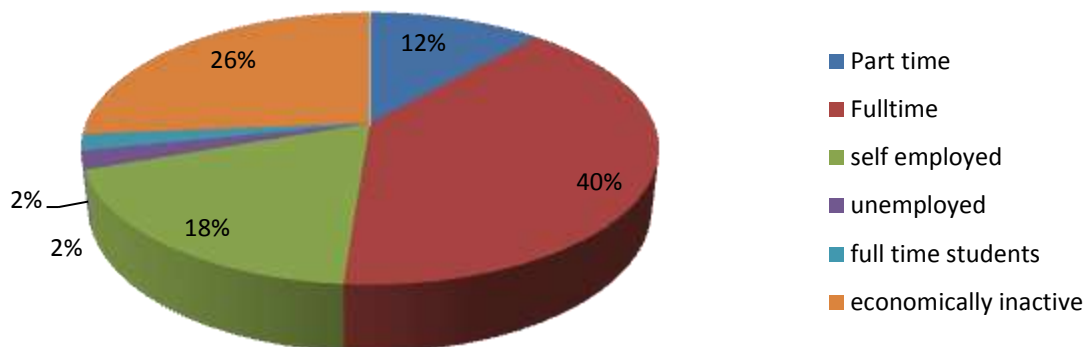
E) Local Employment and Economic Activity

Local Employment:

Not surprisingly employment opportunities in the village are limited. Few residents (5% of those employed) either walk or cycle to work. However, over 13% of those in employment work from home or mainly from home, higher than the District figure of 8%.

Economic Activity: In 2011, 74% of the Hallaton's population aged 16-74 was economically active, same as the District figure and much higher than the regional and national levels of 69% and 70% respectively. The unemployment rate of 2.2% was a little lower than the District figure of 2.5%. The rate of self employment at 18% was well above the District level of almost 13%. Of the economically inactive, 51% were retired.

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

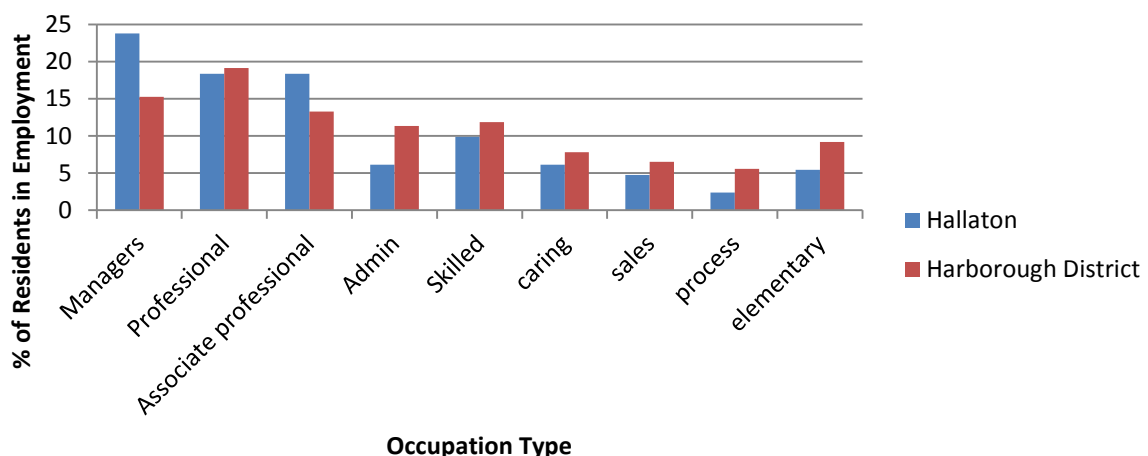


Source: ONS Census 2011

Qualifications (16 and over population): In 2011 the percentage without any qualifications was 16.5%, a little 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%, well above the District figure of 19%.

Occupation: Most noticeable is that in 2011 the percentage in managerial and associate professional occupations was over 42%, well above the comparable Harborough level of 29%. Conversely the admin/skilled/caring/sales/process/elementary occupations are below District levels. The chart below demonstrates this.

Hallaton: Occupation as a Percentage of Residents in Employment 2011



Source: ONS Census 2011

Emerging Findings

Opportunities

Hallaton has bus services since the Rural Rider services were withdrawn. Broadband speeds are also generally poor and sporadic but an upgrade to ultra high speed broadband is due shortly. The village has 3 key services and Market Harborough (8 miles away) is the nearest place to offer an extensive range of services, facilities and employment opportunities.

The economic activity rate among residents is the same as the District average but with a relatively high proportion working from home and a high rate of self employment. In line with a lot of villages the percentage of population in the 16 -34 age groups is low. However, the proportion in over 55 age groups is similar to the District.

The number of dwellings in Hallaton rose at a greater rate from 2001-2011 than across the District. Very little developable land has been identified through the SHLAA. Further evidence of possible sites may need to be sought if housing is to be delivered in the settlement.

Constraints

Hallaton is located within High Leicestershire, one of the District's most sensitive landscapes.

Development would need to respect the village's scheduled monument, Conservation Area and extremely high number of listed buildings (including their setting) though sensitive design and siting.

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

There is an area of flood risk to the south west of the village. There are 2 Local Wildlife Sites on the fringes of the village.

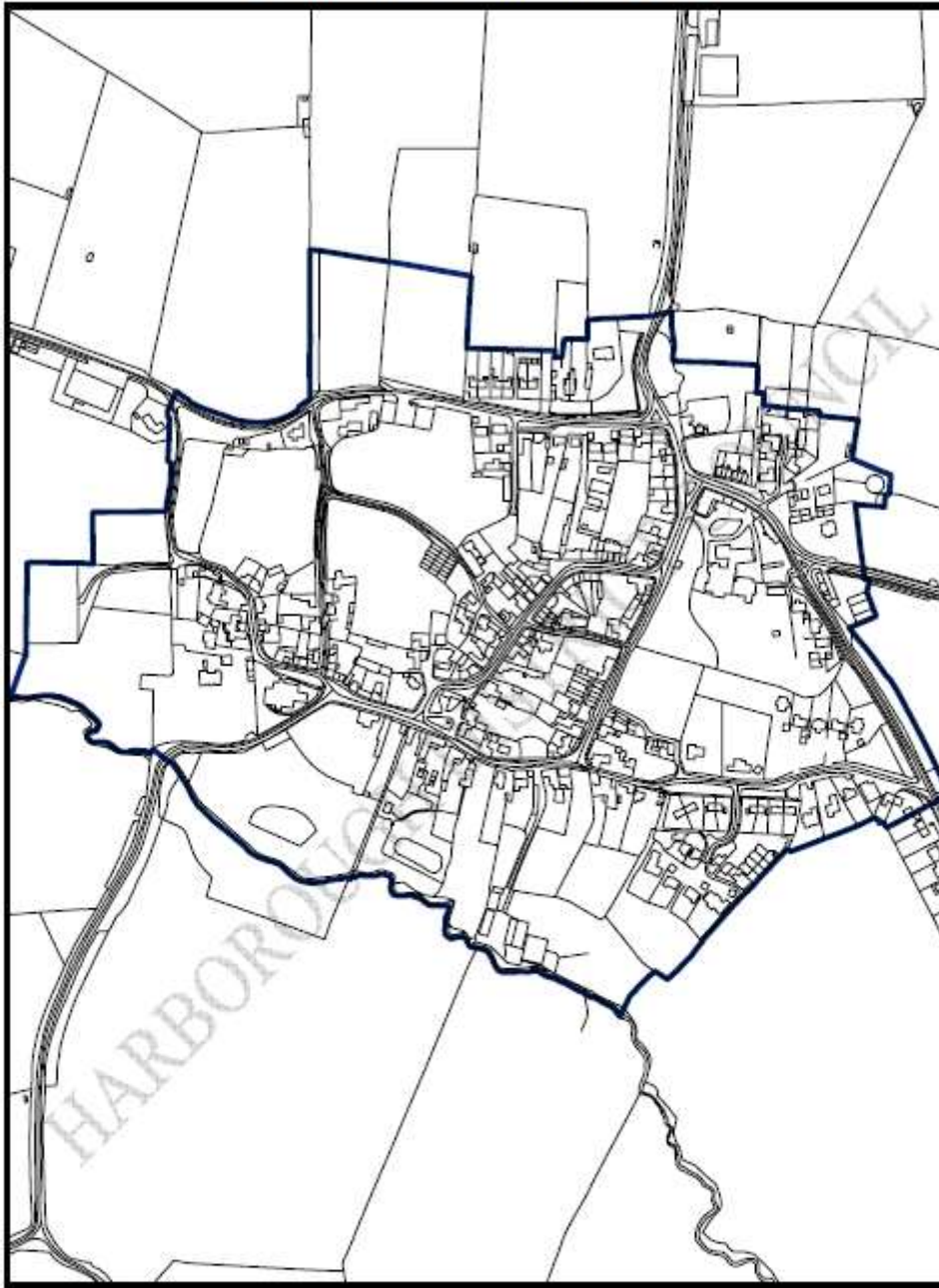
Overall Summary

Hallaton has the services to support its continued designation as a Selected Rural Village. However, there is little evidence of developable housing land at present and as a result has the capacity to accommodate only very limited growth which would need to be sympathetic to the village's heritage assets and open spaces. For a realistic chance of delivering improvements to public transport and services/facilities, higher levels of development and further evidence of developable housing capacity would be needed.

Appendix 1: Maps showing

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

Hallaton Conservation Area



— Conservation Area Boundary 0 60 120 240 360 480 Meters

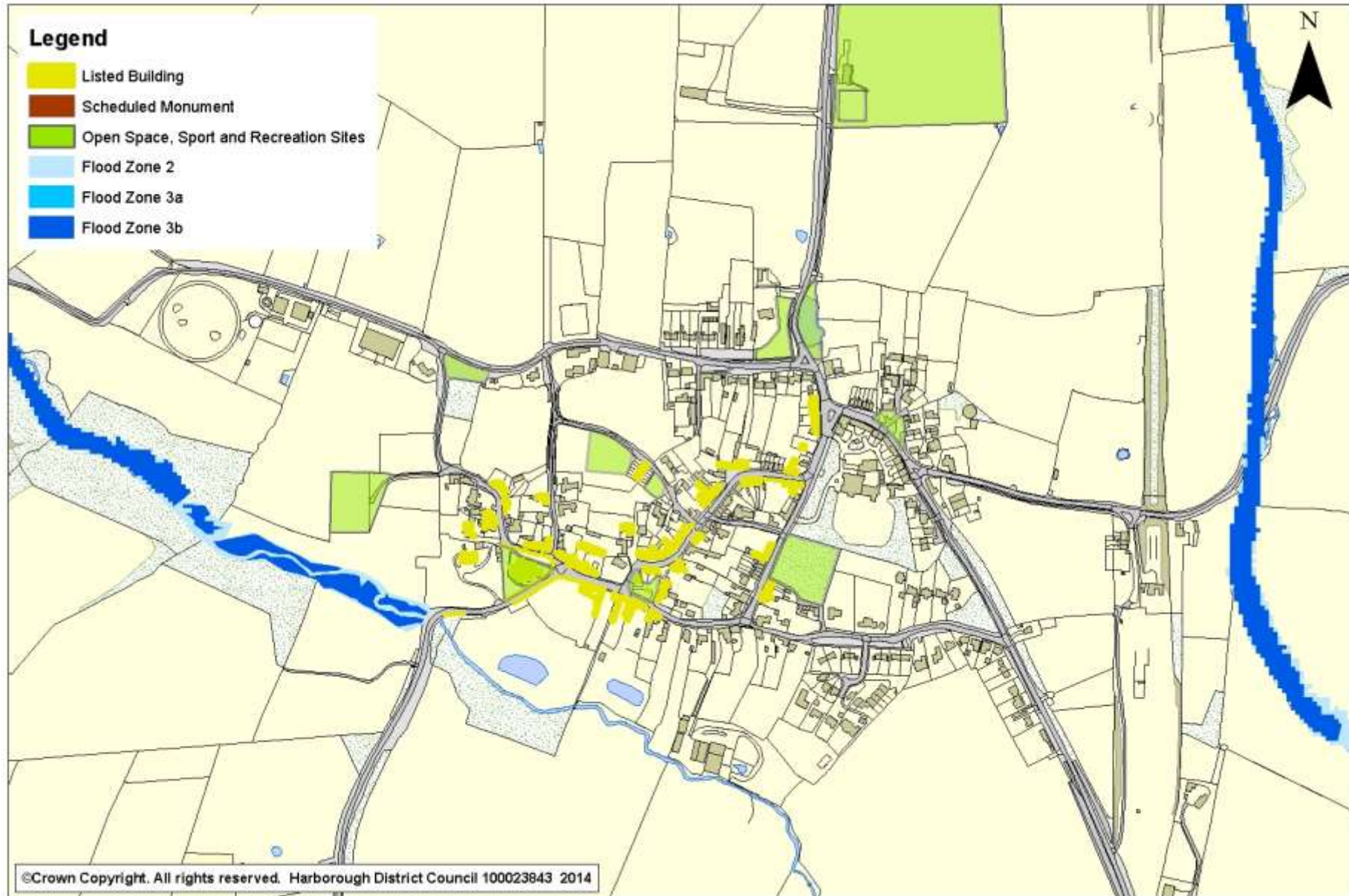
Designated 1973
Boundary Revised 9th March 2005

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Hallaton



SHLAA 2014 Hallaton Sites

The SHLAA does not allocate sites or pre-empt future plan making or related decisions by Harborough District Council.
The SHLAA will inform the new Local Plan together with other evidence documents.

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