

Harborough District Council

Settlement Profile: Husbands Bosworth



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)

Husbands Bosworth Profile

Introduction

General Location: Husbands Bosworth lies on the A4304, 6 miles to the west of Market Harborough and 6 miles to the east of M1 and Lutterworth. It is close to the southern boundary of the District and the A5199 road from Leicester to Northampton passes through the village from north to south. Husbands Bosworth is situated on a ridge, close to watershed area of two rivers, the Avon flowing westwards and the Welland flowing eastwards. The village's roots owe much to its location within prime agricultural land and near plentiful water supplies. The Grand Union Canal passes just to the north of the village where it passes through the 1133 yards long tunnel which was constructed in 1813. The Husbands Bosworth Airfield lies 1.3km to the south of the village and is a gliding centre.

Much of the village is a designated Conservation Area stretching eastwards to incorporate the Catholic Church and Bosworth Hall to the east. The fact that the village is on a cross roads has had and continues to have an influence on the village. The majority of the village lies to the north of the A4304. A designated Conservation Area covers much of the village.

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.

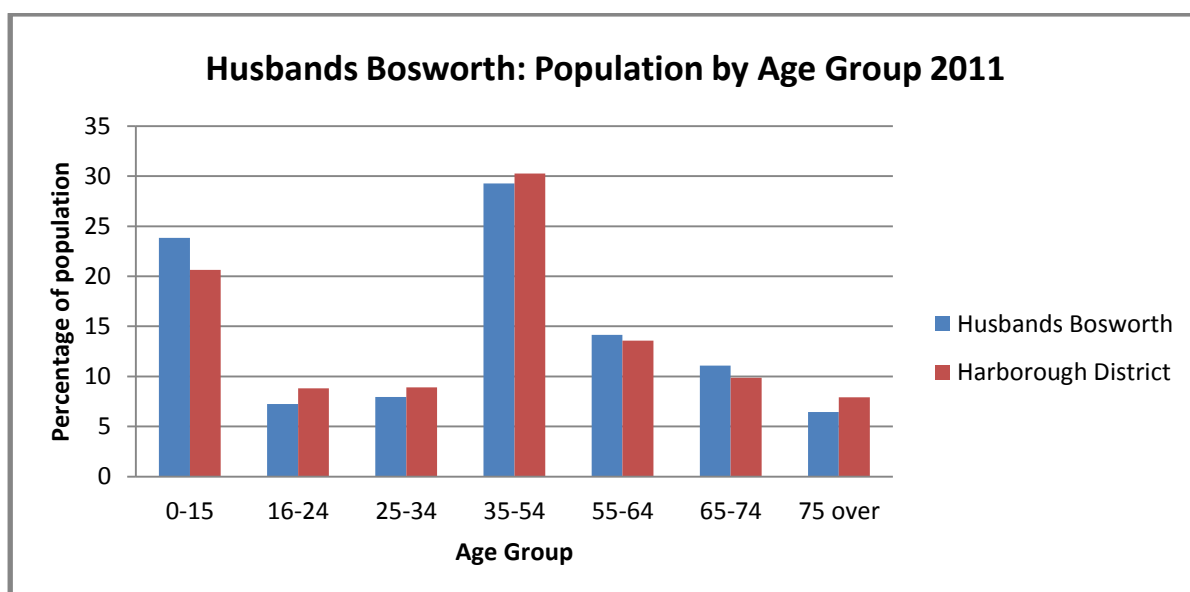


Key Statistics for Husbands Bosworth Parish (Census 2011):

- Population of 1145 (increase of 179 or 18.5% since 2001 compared to an increase of 11.5% across the District over same period);

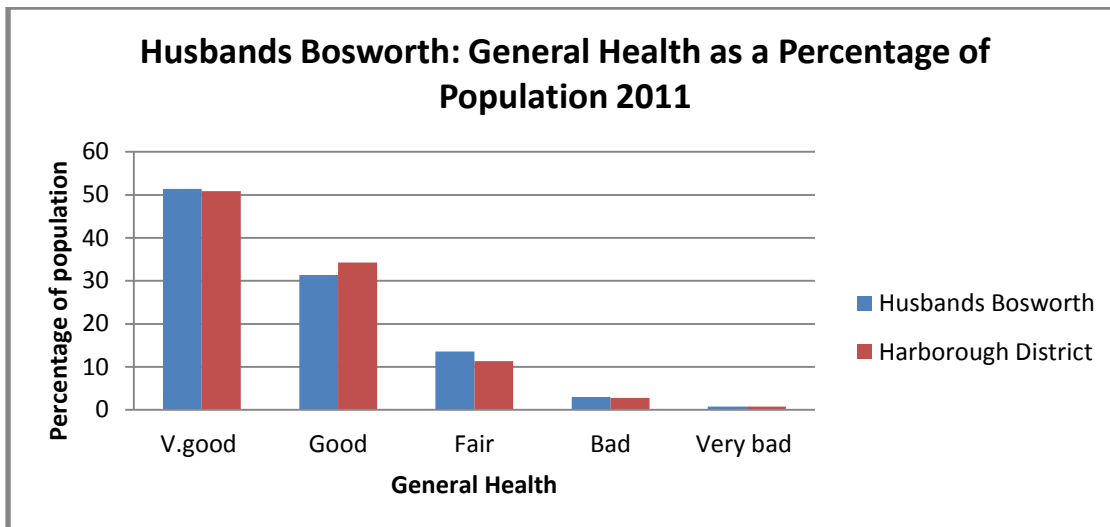
- 19.6% of population is in 0–15 age group whilst 20.3% of population is 65 or over;
- Number of dwellings is 484, an increase of 19.5% since 2001;
- Number of households 464 (increase of 18.3% since 2001);
- 56.5% of households have 2 or more cars/vans whilst 7.3% of households have no car/van;
- 41.5% of dwellings are detached (compared to 48.4% detached across the District);
- 74.1% of dwellings are owner occupied, 11.4% are social rented/shared ownership and 13.8% are private rented;
- 2.6% of the population is black and minority ethnic (BME), compared to 3.3% in 2001;
- 67.2% 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 is set out below. The proportion of the population in the 0-15 age group is 3% above the District's average. However the percentage of the population in the 16-54 age groups is below the District level, 44.4% compared to the District's 52.8%, and could be a reflection of the relatively low proportion of detached homes in the village coupled with high house prices. The 55-74 age groups are over-represented.



Source: ONS Census 2011

General Health: The Census 2011 found that 3.5% of the resident population was in bad or very bad health, same as the Harborough and lower than the regional (5.5%) and national (5.4%) percentages. 8.5% of residents considered that their day-to-day activities were limited a lot through health or disability with a further 9.3% of the opinion that their activities were limited a little. Some 151 (13.2%) residents provided unpaid care according to the 2011 Census, with 34 of these providing more than 20 hours of unpaid care per week.



Source: ONS Census 2011

Husbands Bosworth Parish Council:

- There are 6 Parish Council seats and 6 serving Councillors. Elections are due in 2015. Meetings are held monthly (except in Jan and July)
- A Parish Plan was produced for the village and surrounding area in 2006 (http://www.husbandsbosworth.info/parish_news/parishplan.pdf)

Action points for Planning and Development Issues were as follows:

- Consult with decision makers regarding development issues;
- Need for low-cost and sheltered housing;
- Ensure adequate parking incorporated in new developments;
- Encourage planting of new trees and shrubs in new developments;
- Encourage more public participation in planning process

Action Points for Tourism were:

- Improve access from the canal;
- Improve moorings for boaters;
- Improve tourism information;

Traffic and Transport issues included:

- Look into traffic calming;
- Nuisance parking issues and parking restrictions;
- Public transport provision and routes;
- School time parking issues;
- Parking provision in new developments;
- Reducing extraneous signing.

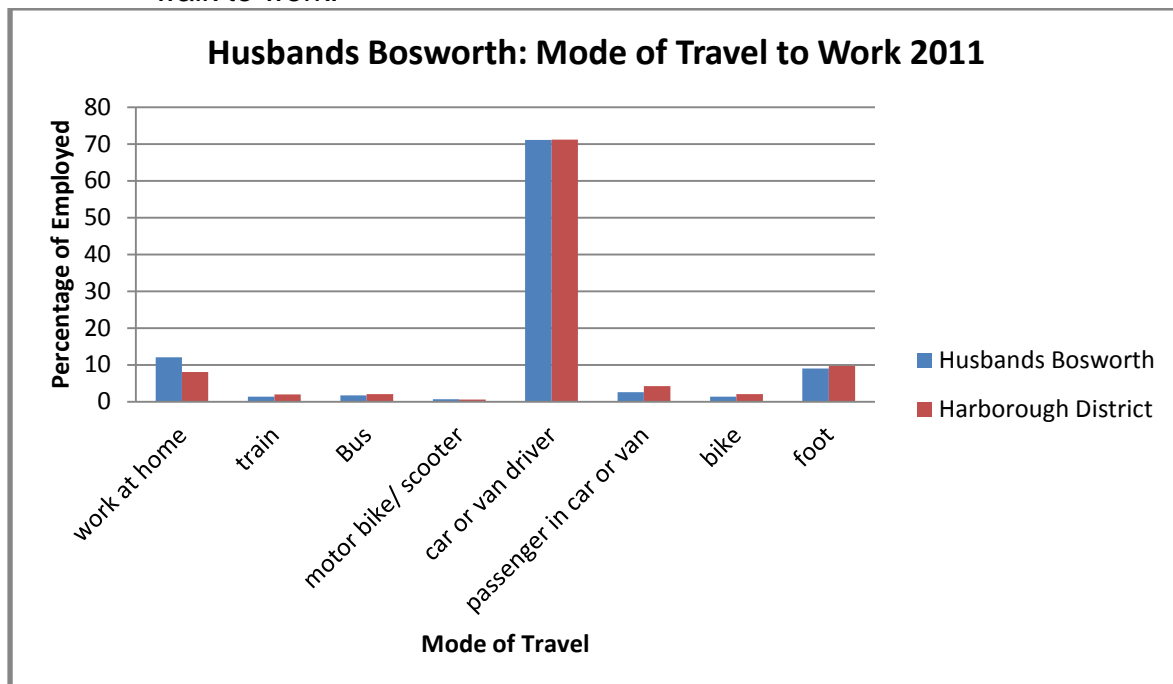
For more information see: <http://husbandsbosworth.leicestershireparishcouncils.org/>
<http://www.leicestershirevillages.com/husbandsbosworth/>

The next sections consider Husbands Bosworth's:

A) Transport and Communications

- **Transport**

- Rail: Nearest railway stations are Market Harborough (7 miles), South Wigston (11 miles) and Rugby (12 miles).
- Bus services/frequency:
 - Hinckley Bus service 58 Market Harborough – Lutterworth, Monday – Saturday daytime 6 times each day. Lutterworth (no evening, Sunday or Bank Holiday service). See route at <http://www.arrivabus.co.uk/globalassets/documents/floating-pages/hinckleybus/from-23-august-2014/hinckley-8-58-qp-map-23aug2014.pdf>. Bus stops opp/adj Bell Inn, Cherry Tree Close, opp/adj to Church.
- Husbands Bosworth 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 71% of people use a car or van to get to work. Over 12% work from home at present, higher than the District figure of 8%. 9% walk to work.



Source: ONS Census 2011

- Road connections: Direct access on to A4304 (Market Harborough and Lutterworth) and A5199 (Leicester and Northampton). M1 is 6 miles away and A14 is 4 miles.
- **Broadband connectivity/coverage:** Broadband coverage is poor and where available the speed is sporadic, but there are plans to improve that in 2014/15.

The proposed rollout of fibre broadband across the district is set out at:

<http://www.superfastleicestershire.org.uk/when-and-where/>

- **Movement around village/parking issues:** The fact that two 'A' roads form a crossroads in the village impacts on movement around the village. There is no longer a permanent speed camera in the village.
 - **Car Ownership:** Whilst the majority of households have access to at least one car or van, 7.3% of households do not have a car or van available for use, slightly down from the 2001 percentage (9.6%) and lower than the comparable District percentage of 11.8%. During this same period the percentage of households with 3 or more cars has remained at just under 16%. These figures emphasize the reliance on private transport. The total number of cars/vans in Husbands Bosworth parish has increased from 645 to 789 between 2001 and 2011, an increase of 22.3%. The average number of cars per household was 1.7 in 2011, similar to the 2001 figure.
-

B) Local Services and Facilities

Husbands Bosworth 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 Husbands Bosworth can function as a Rural Centre going forward.

- **Key services present:**
 - GP surgery and dispensary (Husbands Bosworth Surgery, Kilworth Road);
 - Post Office/convenience goods (Springfields Supermarket, 2 High Street);
 - Primary school (Husbands Bosworth C of E Primary School); and
 - Pubs (The Bell Inn).
- **Other services/community facilities present:**
 - Library (mobile only);
 - Pavilion/playing field/playground/tennis courts (Kilworth Road);
 - Village Hall (Turville Memorial Hall);
 - Churches (All Saints Church, St Marys Catholic Church, Methodist Church);
 - Allotments (Welford Road);
 - Pre-school (Church Hall);
 - Day nursery;
 - Café;
 - Cemetery;
 - Nursing home.

There is planning permission for a new food store in the village. This is currently under construction.

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Husbands Bosworth GP practice. This surgery would be unable to manage any increase in patient numbers and a new surgery is needed. S106 contributions towards a new surgery would be sought;
- Capacity of primary school: The primary school has no current capacity and does not have the capacity to extend. S106 contributions towards primary education 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.

Husbands Bosworth has 5 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 Husbands Bosworth supports its continued designation as a Rural Centre. However, the primary school has capacity issues and there is no current capacity to extend. Also the current GP surgery would be unable to manage any increase in numbers and a new surgery is needed. Both constraints will need to be investigated further.

C) Natural Environment

Landscape: Husbands Bosworth is located within the Laughton Hills Landscape Character Area which overall is assessed as having low-medium capacity to accommodate new development in the Harborough District Landscape Character Assessment. Laughton Hill is one of the most sensitive landscapes in the District. The village is also close to the Welland Valley Landscape Character Area to the east which is identified as having medium capacity.

The more recent Rural Centres Landscape Capacity Assessment 2014 has looked in detail at the capacity of the landscape around Husbands Bosworth to accommodate additional development. The landscape capacity map for Husbands Bosworth is included at Appendix 1. The study found that the variable landform and the relative extent of openness to views affect the capacity of the landscape around Husbands Bosworth. The role of the landscape as a setting for the Conservation Area is also highlighted. The west of the village was identified as having the lowest capacity to accommodate development, with the rest of the surrounding landscape having medium capacity. No areas of high or medium-high capacity were identified around the village due to the moderately high sensitivity of the village and surrounding landscape.

Natural Environment Constraints in and around Husbands Bosworth

Constraint	Present
Area of Separation/Green Wedge	No. No separation issues identified.
Tree Preservation Orders	22 individual trees 1 group

SSSI	None in vicinity
Protected Species	Bats Badgers Great Crested Newt
Local Wildlife Sites	2 (both well to the south west of the village): <ul style="list-style-type: none"> • North Kilworth Grand Union Canal; • Canal Spinney Willow – mature tree
Areas at risk of flooding	None identified in or around the village.
Footpaths and Bridleways	Settlement is served by two main footpaths one to the north east which goes to the canal and beyond and one which leads out into open countryside to the south east. There is a dismantled railway line to the north of the village part of which is identified as having open space due to its wildlife conservation value.
Millennium Wood	Located at the junction of Kilworth Road and Mill Lane, just outside the main village, on the site of a former village claypit and brickyard, the Millennium Wood is becoming established as a haven for wildlife. Managed by the Husbands Bosworth Woodland Trust.

Green House Gas Emissions: Husbands Bosworth has a comparatively low carbon emissions figure at 1.4 Tonnes per person (based on 2011 data) caused by domestic gas and electricity consumption. However, over half of all households are reliant on oil for heating and the contributions are thus not captured in these figures. In addition over 10% of homes have electric heating, which not only leads to higher emissions, but also contributes to a higher risk of householders falling into fuel poverty.

D) Built Environment

Much of the village is included in the designated Conservation Area and extends eastwards south of Theddingworth Road to include the Catholic Church and Bosworth Hall. Relatively recent development to the north and south is not included. The basic form of the village is a strong line along the High Street (A4304 main road) but with two small lanes and the A5199 Welford Road leading to the south and several roads leading off to the north some of which are looped roads and others linked. The A5199 to the north of the High Street consists of two one-way sinuous but roughly parallel roads joining as they leave the village.

Number of Dwellings: In 2011 the number of dwellings in Husbands Bosworth was 484, representing an increase of 19.5% since 2001 when there were 405 dwellings recorded. This is well above the level of growth for the District as a whole which saw an increase of just over 12% over the same period.

The number of properties in the parish liable for council tax is 516 (2014).

Completions, Commencements and Planning Permissions: Between April 2011 and March 2014 the Council has recorded 32 completions. As of March 2014 there were 2 dwellings under construction and 10 dwellings 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 Husbands Bosworth. The full document is available at: http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014

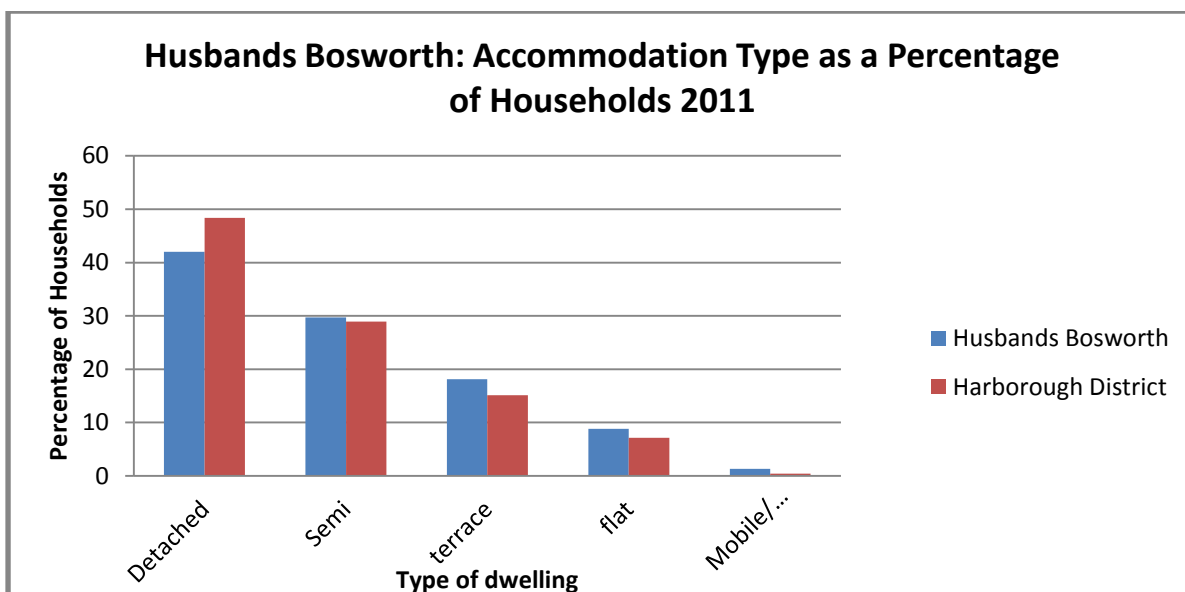
No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for development of developable sites (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
2	2.27ha	51	-	51	-	-

A further 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 Husbands Bosworth to be £274,159 (Nov 2014). The average price paid for a property over the past 5 years is £218,289 representing an increase of 14.59% over the same period.

Tenure: In terms of the housing stock in 2011, 74.1% of the housing stock in 2011 was owner occupied, 11.4% social rented/shared ownership and 13.8% private rented. The owner occupier rate is below the District percentage (78%). Whilst the proportion of owner occupation has fallen since 2001 (from 78%) there has been a rise in the percentage of privately rented dwellings (10% to almost 14%).

Type: In 2011 the number of households living in detached dwellings in Husbands Bosworth was 195 (or 42% compared to 48% across the District). The proportion of households living in semi-detached or terraced houses/bungalows rose from 44% in 2001 to almost 48% in 2011. The type of dwelling as a percentage of the total stock for the village is set out in the table below.



Source: ONS Census 2011

Quality: The 2011 Census found that only 2.4% of households are without central heating which is slightly higher than the District figure. The proportion found to be living in overcrowded conditions (fewer bedrooms than required) is 1.5%, same as the Harborough level. Under occupancy (2 or more bedrooms than needed) stood at 50% and similar to the Harborough figure of 49%.

Households: Of the 464 households in Husbands Bosworth:

- 121 (26%) are one person households (same as in 2001 and as across the District);
- 95 (21%) are pensioner only households (compared to 23% in 2001 and 23% across the District);
- 44 (10%) are single pensioner households (compared to 11% in 2001 and 13% across the District);
- 25 (5%) are lone parent with dependent children households (compared to 2% in 2001);
- 129 (28%) have dependent children (compared to 30% across the District);
- Average household size is 2.47 persons (compared to 2.38 in 2001)

Built Environment Features/Heritage Assets/Designations

Settlement feature:	Occurrence
Conservation Area	<p>The majority of the village is a designated Conservation Area. The boundary was reviewed in 2007. The boundary extends east of the main village to include St Mary's Catholic Church and Bosworth Hall.</p> <p>The Grand Union Canal which is close to the north of the village is also a designated Conservation Area.</p>

Scheduled Monuments	1- Causewayed enclosure 175m west of Wheler Lodge Farm,
Listed Buildings:	
Grade I	None
Grade II*	3 – Bosworth Hall, Chapel of St Mary, Church of All Saints
Grade II	25
Ridge and Furrow	No known
Archaeological sites	None close to main settlement
Recreation/Play Grounds	Playing Fields/Children’s’ Play Area/Pavilion/Skate Board Park South of Kilworth Road
Open Space, Sport and Recreation	See Map at Appendix 1

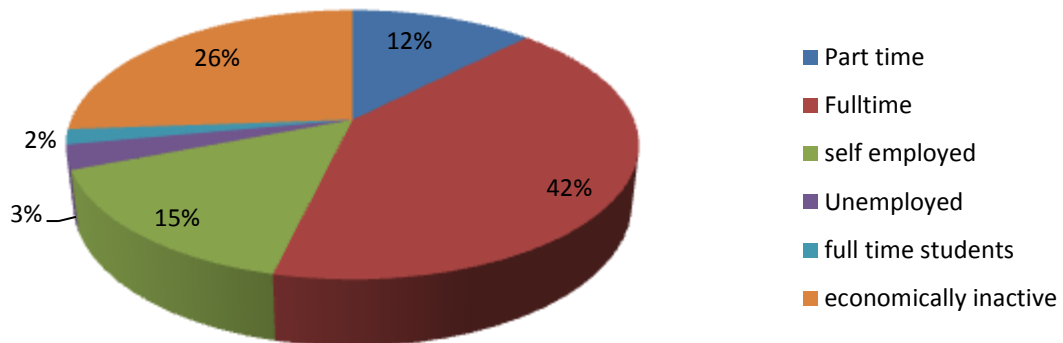
E) Local Employment and Economic Activity

Employment sites: There are a number of small businesses, shops and services currently operating in Husbands Bosworth which offer a limited number of employment opportunities. The Census reported that almost 9% of people walk to work and 12% work from home (or mainly from home). However, there are no purpose built employment premises in the village. The village is well located in relation to the road network to access Market Harborough, Lutterworth, Magna Park, M1, Rugby, Northampton, A14 and Leicester. With access public transport limited, it is not surprising that the car usage dominates as the preferred method of travel to work.

The Council’s Existing Employment Areas Review (2012) carried out an assessment of whether the main existing employment areas in the District are ‘fit for purpose’. No existing employment areas were identified in Husbands Bosworth. However, as a Rural Centre, Husbands Bosworth is identified as a focus for additional employment to serve the settlement and its surrounding area (Policy CS17). As part of the Employment Land Availability Assessment, the Council invited the submission of potential employment sites for Rural Centres for assessment. No sites were submitted or assessed for Husbands Bosworth.

Economic Activity: In 2011, 74% of the population aged 16 – 74 in the Parish of Husbands Bosworth was economically active, same as the District figure but higher than the national level of 70% and the regional level at 69%. The Census found that 3% were unemployed in Husbands Bosworth compared to 2.5% across the District. The chart below gives a breakdown of economic activity. Of the economically inactive, 60.1% were retired, similar to the District level of 59.4%. The level of self employment is slightly above the District rate of 13%.

Husbands Bosworth: 2011 Economic Activity as percentage of residents 16-74



Source: ONS Census 2011

Qualifications: The proportion of residents without any qualifications in the 16+ age group was 18.8% (174 persons), slightly above the District level of 18% but below the England figure (22.5%) and the regional figure (24.7%). The percentage of residents (16 and over) with a degree or higher degree was 22% above the District figure of 19.3%.

Occupation: The proportion in the managerial/professional/associate professional occupations is similar to District. There are relatively high proportions of those employed in skilled and caring occupations (26.5%) compared to the District figure of 19.7%, and could reflect the range of housing types in Husbands Bosworth (i.e. relatively low proportion of detached dwellings). The percentage employed in the sales/process/elementary occupations is much lower than the District. This is probably a reflection of the relatively high house prices. The table below sets out the full range of occupation groupings.

Husbands Bosworth - Occupation as a Percentage of Residents in Employment 2011



Source: ONS Census 2011

Emerging Findings

Opportunities

Husbands Bosworth has a reasonable bus service to Market Harborough/Lutterworth (although this has recently been reduced) and good access to the road network via the A4304. Broadband speeds are currently slow but an upgrade to fibre optic broadband is due by summer 2015. The village has all 4 key services, with the Post Office and convenience store being a joint service. A new food store is in development. The village is equidistant between Market Harborough and Lutterworth/Magna Park, both of which provide a more extensive range of services and facilities, as well as employment opportunities.

Husbands Bosworth has an ageing population but a healthy 0-15 population. It has a more varied mix of housing types than the District and other Rural Centres. House prices although high are not as high as in most of the other Rural Centres.

There are some employment opportunities in the village and walking to work is almost at the same level as the District average. The working from home rate is also relatively high and self employment is above the District level. No potential employment sites have been identified to date.

Developable housing land across 2 sites has been identified through the SHLAA.

Constraints

The village is located in the Laughton Hills landscape character area, one of the District's most sensitive landscapes. The east of the village has least capacity to accommodate development, however the whole village and surrounding landscape has moderately high sensitivity. No areas of high or medium high landscape capacity were identified.

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

Husbands Bosworth is located on a major crossroads which causes speed and congestion issues for the village's residents.

The school has no current capacity and does not have room to extend. The village's GP surgery would be unable to manage any increase in numbers and a new surgery is needed.

Overall Summary

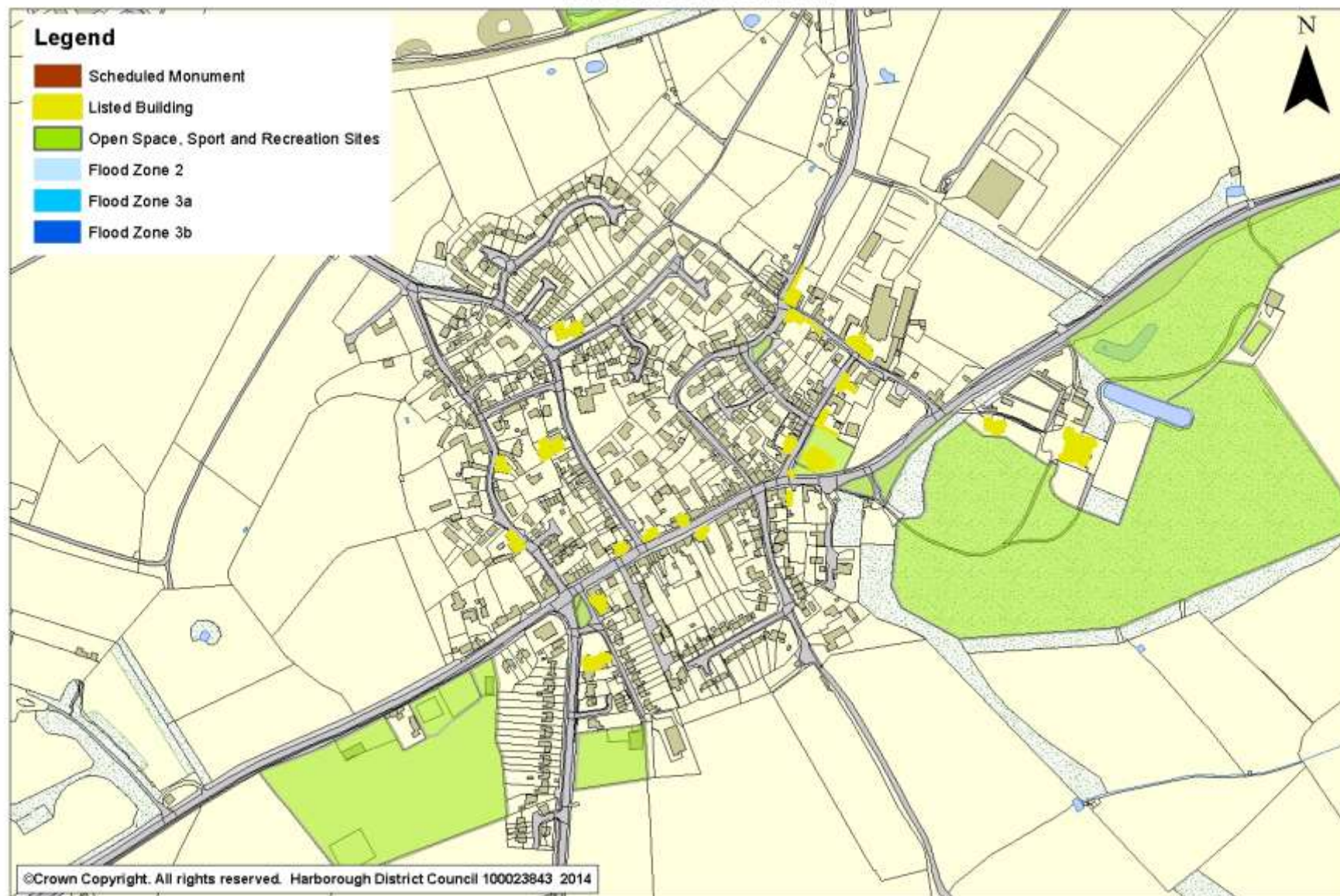
Husbands Bosworth has the services to support its continued designation as a Rural Centre providing issues around the capacity of the GP surgery and the primary school can be addressed to the satisfaction of infrastructure providers. It has limited housing land availability and the capacity to accommodate a moderate amount of growth so long as service provision issues are resolved and development is

sympathetic to the landscape setting, existing heritage assets, local traffic concerns and any specific housing needs of the local population.

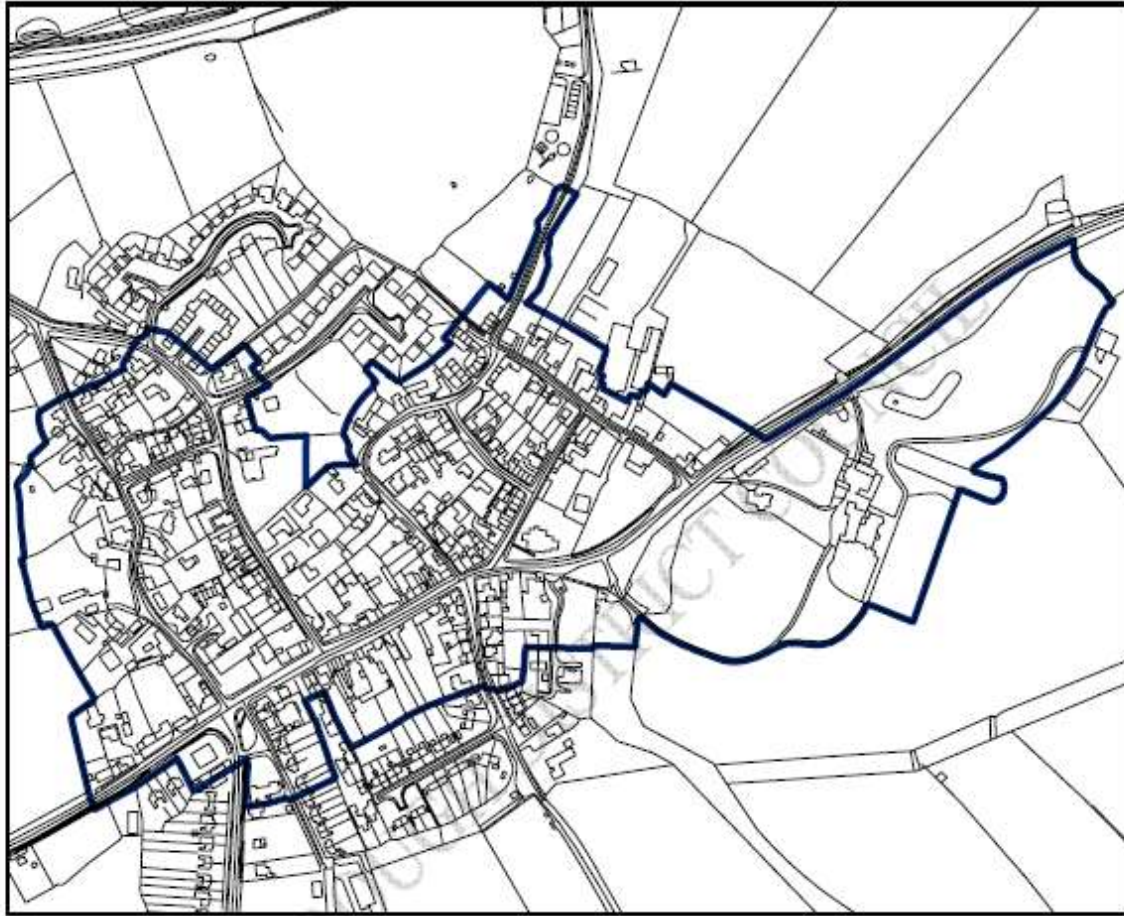
Appendix 1: Maps showing

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

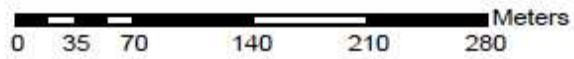
Husbands Bosworth



Husbands Bosworth Conservation Area



— Conservation Area Boundary



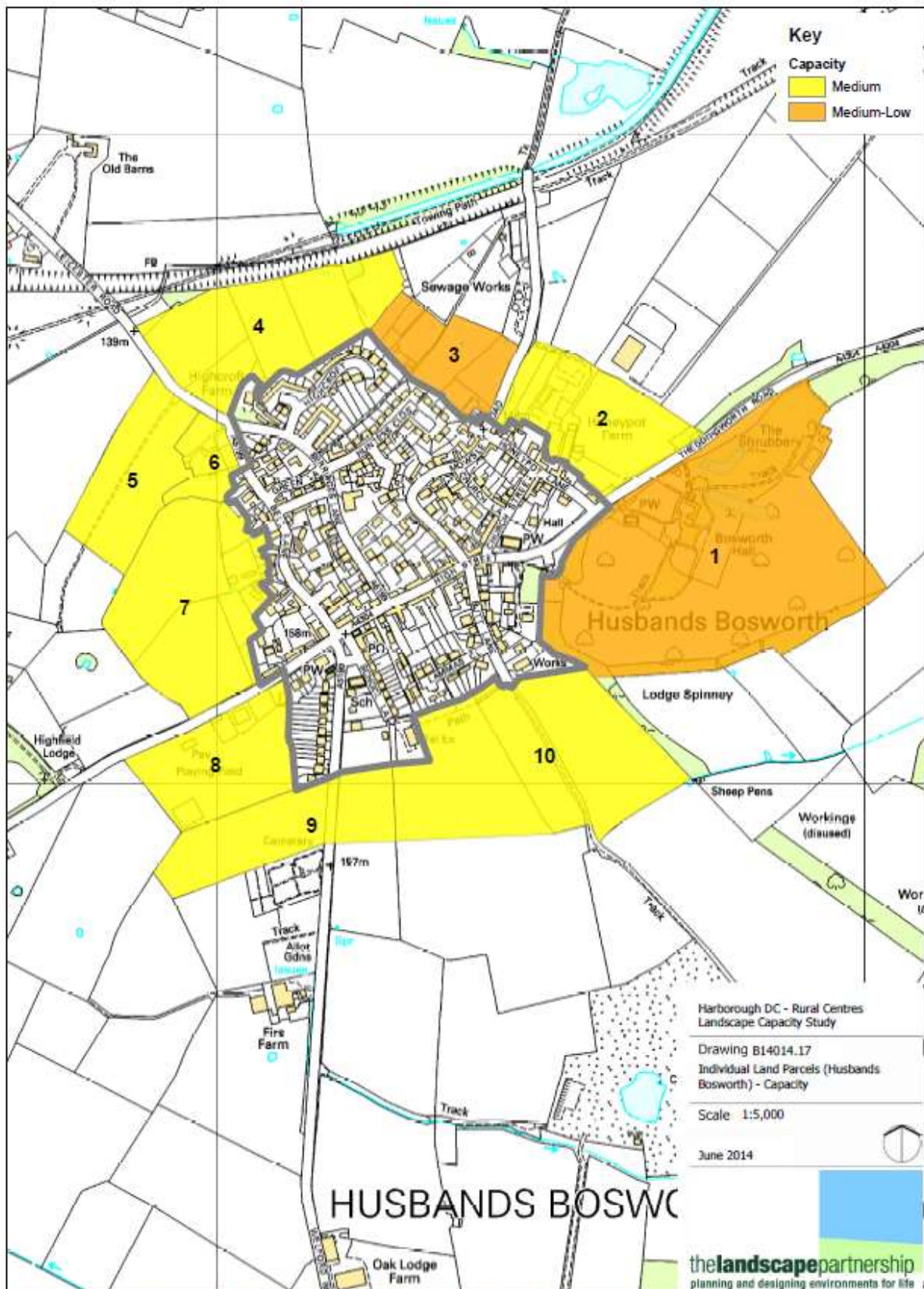
Designated: 1987
Boundary Revised: 16th July 2007

1:4,198



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Husbands Bosworth Landscape Capacity Map (taken from Rural Centres LCA)



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SHLAA 2014 Husbands Bosworth 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.

