

# Harborough District Council

## Settlement Profile: Lubenham

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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)

# Lubenham Profile

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## Introduction

**General Location:** Lubenham sits 2 miles west of Market Harborough and is situated on the A4304 which cuts through the village as it connects Market Harborough with Lutterworth and the M1. The parish is relatively large and populated, comprising 4 settlements; Lubenham village, Gartree Estate, Greenacres Traveller Park, and Bramfield Mobile Home Park. Gartree Prison is also located within the parish. The most notable employers located in the area include Deichmann Shoes, which has its UK head office in the parish, and the prison. Neighbouring villages include Foxton and Gumley (north), Laughton and Theddingworth (west), with Market Harborough town lying east. The parish forms Harborough District's southern boundary with Daventry District, with the border being marked by the course of the River Welland as it flows from its source near Husbands Bosworth towards Market Harborough, marking a long section of Leicestershire's historic southern border with Northamptonshire. The Leicester line of the Grand Union Canal cuts through the parish in the north-west with Foxton Locks being no more than 500 metres further north along the waterway.

Lubenham was a recipient of the prestigious 'Village of the Year' award in 2001, with the village performing considerably above average in the Community Involvement category. Evidence of this can be seen in the village through the range of activities taking place throughout the calendar year. The village is home to a number of well-represented clubs and societies which meet regularly including Lubenham Heritage (a club open to all), Lubenham Raiders (a cycling club) and The Triumph Sports Six Club (a private membership club which is the largest such club in the world). All of these individual groups and more contribute greatly to Lubenham's biggest annual event The Scarecrow Festival, which attracts record numbers each year with thousands being raised for charity. Another fund raising event is the Open Gardens which is also held annually. Funds raised through such events are distributed to independent organisations, trusts and charities that contribute towards improving village life.

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.



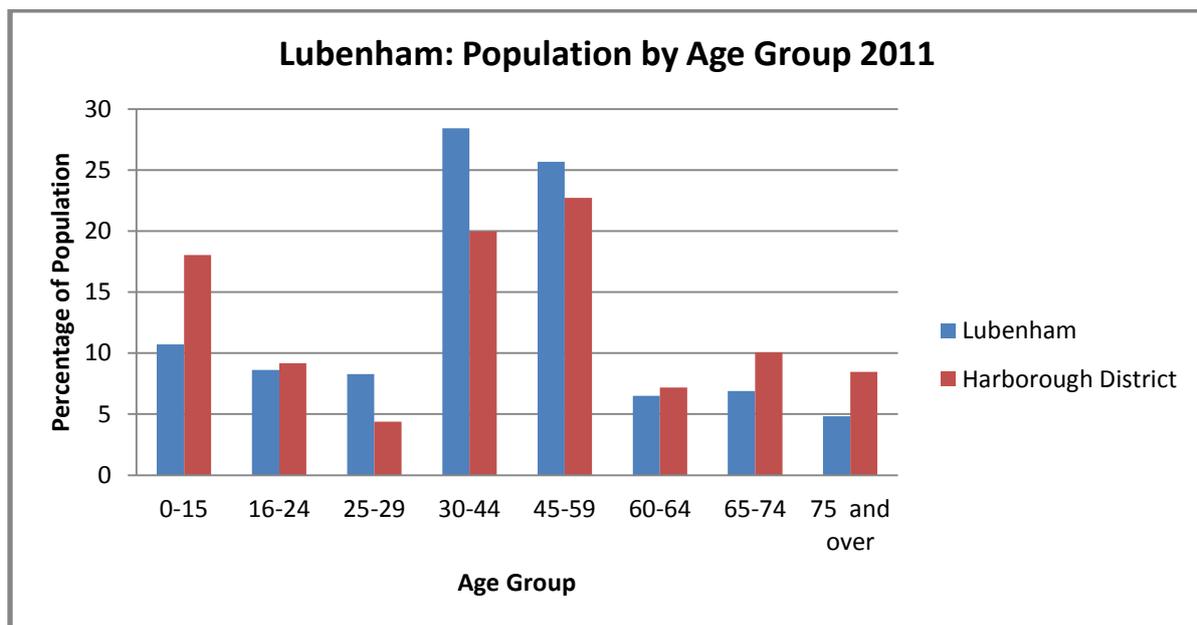
**Note regarding Census data: Whilst this is essentially a profile of the settlement of Lubenham within the context of the wider parish, it uses parish level Census data. It should be noted that population data for Lubenham parish includes the population of communal establishments (i.e. the prison). All data relating to Lubenham parish includes Lubenham village, Gartree Estate, Bramfield Mobile Home Park and Greenacres Traveller Park.**

#### **Key Statistics for Lubenham Parish (Census 2011):**

- The population of the parish is 1737 of which 641 live in communal establishments (i.e. Gartree Prison). Therefore excluding those living in communal establishments the parish population is 1096. This is an increase of 9.3% since 2001, compared to an increase of 11.5% across the District over the same period;
- 11% of population (including the prison population) is in 0-15 age group, whilst 12% of the population is aged 65 or over;
- Number of dwellings is 487, an increase of 12% since 2001;
- Number of households is 476 (an increase of 62 or 15% since 2001);
- 52% of households have 2 or more cars/vans whilst 10% of households have no access to a car nor a van;
- 31% of households live in detached dwellings (compared to 48% across the District);
- 74% of dwellings are owner occupied, 11% are social rented/shared ownership and 12% are private rented;
- 5.6% of the population are in bad or very bad health;

- 6.4% of the population considered their day to day activities limited a lot and 11.5% limited a little through long term health problems or disability;
- 41% of the population (including communal establishments) is Christian and 6.6% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh);
- 9.9% of the population (including communal establishments) is black and minority ethnic (BME).

**Age Structure:** The age structure of the population (including those in communal establishments) is set out in the chart below. In view of the figures include the prison population, the proportion of 0-15 year olds is less than expected and the percentages in the middle age groups are inflated.



Source: ONS Census 2011

### Lubenham Parish Council

- Lubenham is served by the Lubenham Parish Council; there are currently 6 seats, with no vacancies. Meetings take place in the Village Hall monthly (every second Monday).
- Much of the Market Harborough Strategic Development Area (approx. 1,500 homes and associated infrastructure and development) lies within Lubenham Parish which runs up to the edge of Market Harborough. There have been widespread local concerns over this proposed development and its impacts on the village and other parts of the parish.
- With the introduction of the Localism Act in 2011, the Parish Council took the opportunity to lead on the preparation of a Neighbourhood Plan and to seek neighbourhood plan 'front runner' status. The application for this funding was successful and in June 2013 the parish was approved as a Neighbourhood Area. The Lubenham Neighbourhood Plan is now well under way and has moved beyond the data collection stage. Some consultation with the parish and stakeholders has taken place and the following issues have been identified:

- Housing and Development:
    - The parish council acknowledges and accepts the need for housing in Lubenham, but developments are expected to enhance the settlement, being proportionate in size and to a high standard. There is particular interest in the need for sustainability and environmental considerations in development;
  - Traffic:
    - Traffic remains a contentious issue in Lubenham, with the A4304 cutting directly through the village, acting as a significant barrier to movement around the village for children and the elderly. There is concern that new developments could increasingly 'split' the village in two.
    - Pedestrian crossings and speed camera requests have continually been refused.
  - Transport:
    - Issues centre around the continuous reduction of the bus service locations and frequency
    - The current school bus provision is unsuitable for the number of users, this may require attention with the arrival of new developments
  - Area of Separation:
    - Given the amount of development set out in the core strategy for Market Harborough in very close proximity to Lubenham, an area of separation must be maintained to protect the village's individual character and physical separateness.
  - Service Provision:
    - Lubenham's sewage removal system is currently over-capacity, and cannot support further development.
    - Neither Gartree Estate nor Bramfield has any facilities and no footways to link them to other parts of the parish.
- Lubenham has seen an increase in its population comparable to the district average. However, locals are concerned that the village is outgrowing its number of services and that this may be compounded by the arrival of Market Harborough's Strategic Development Area.
  - Assets of Community Value: Padget Road Garage site is on the list of Assets of Community Value as it provides for community well being in enabling the community to obtain off street parking and secure garages. This reduces the amount of on street parking.

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

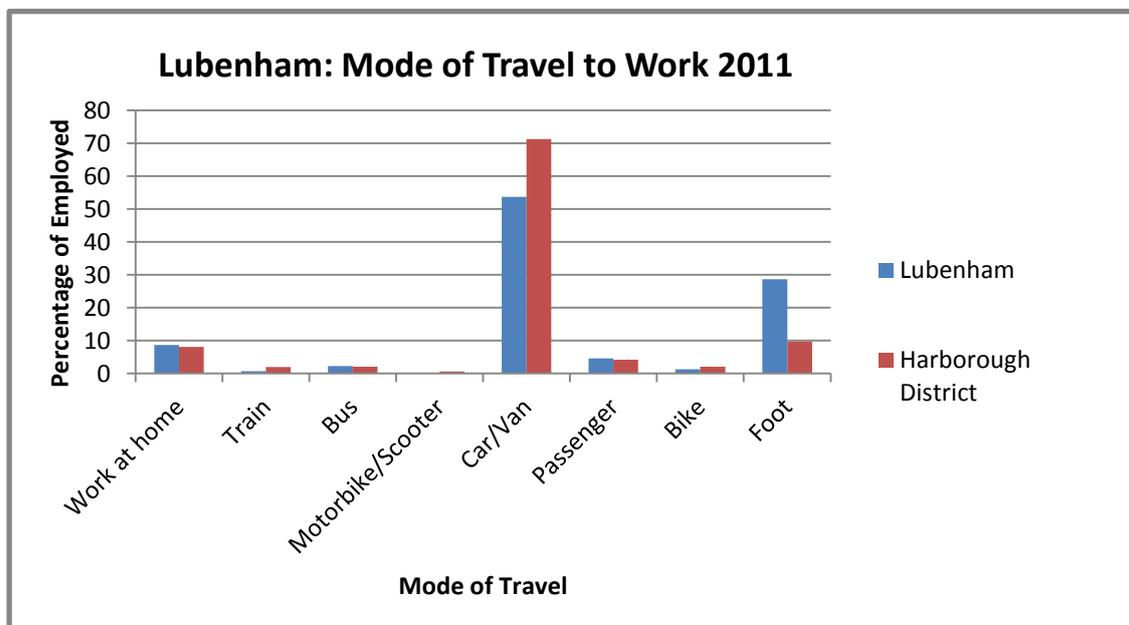
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## The next sections consider Lubenham's:

### A) Transport and Communications

- **Transport:**

- Rail: Lubenham's nearest railway stations are Market Harborough (3 miles), South Wigston (12 miles), Leicester (15 miles) and Kettering (15 miles).
- Bus Services/Frequency:
  - Arriva service 58: Market Harborough – Lubenham – Theddingworth – Husbands Bosworth – North Kilworth – South Kilworth – Walcote – Lutterworth. Operates Monday – Saturday 07:55 – 17:55, 6 times a day (Extra service on schooldays from Lubenham to Market Harborough via Robert Smyth School) No night, Sunday or Bank Holiday Service. Lutterworth – Market Harborough 07:36 – 17:36, 6 times a day. For route see <http://www.arrivabus.co.uk/globalassets/documents/floating-pages/hinckleybus/from-23-august-2014/hinckley-8-58-gp-map-23aug2014.pdf>. Bus stops in village at Padget Road and The Green.
- Travel to work: Just under 54% of those employed drive a car or van to work which is considerably lower than the District average (71%). A further 5% are passengers. Just over 8% work from home at present. Lubenham shows a distinct difference to the District regarding mode of travel to work, with 28% travelling by foot (9% District average). This is due to the inclusion of the communal population.



Source: ONS Census 2011

- Road Connections: Direct access onto A4304 to Lutterworth and Market Harborough, A508 to Northampton (3 miles), A6 to Leicester and Kettering

- (4 miles), A427 to Corby (4 miles), A14 east and west (7 miles), M1 north and south, M6 west (13 miles).
- Lubenham is covered by the Voluntary Action South Leicestershire Community Transport initiative, providing 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. However, in practice there is a reliance on local people providing lifts for Lubenham residents.
- **Car Ownership:** Whilst the majority of households have access to at least one car or van, 10% of households have no access to their own private transport, slightly down on the 2001 figure of 13%, as well as being slightly lower in comparison to the District (12%). The number of households with 3 or more cars has increased from just below 12% to almost 14%. In the past 10 years the total number of cars in the parish has increased from 595 to 773 (an increase of 30%).
  - **Connectivity: Broadband/Mobile Phone coverage**
    - Almost the entirety of Lubenham parish already has high speed broadband, provided by commercial suppliers and benefitting from its close proximity to Market Harborough. However speeds do vary across the village. Gartree estate does not have access to high speed broadband.
    - <http://www.superfastleicestershire.org.uk/when-and-where/>
    - Mobile phone coverage is poor in the village.
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## B) Local Services and Facilities

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

- **Key Services Present:**
  - School (Lubenham All Saints Church of England Primary School, School Lane)
  - Pub (The Coach and Horses Inn, Main Street)
- **Other Services/Community Facilities Present:**
  - Village Hall (Laughton Road – voluntarily run)
  - Church (All Saints, Church Walk)
  - Children’s Recreation Ground (voluntarily run);
  - Village Green and other parcels of land (voluntarily run)
  - Cricket Pitch (Rushes Lane – by kind permission of private landowner)
  - Mobile Library (every third Wednesday 10am – 10:45 (Phone Box) 10:05 – 10:25 (School Lane) 10:30 – 10:50 (Westgate Lane)

- Numerous Clubs/Societies
- Allotments (voluntarily run)
- Annual Fundraising Events (Scarecrow Festival, Lubstock Festival and Open Gardens)
- Playground, Green and Allotments (all in trust)
- War Memorial (voluntarily run)
- Cemetery

**Infrastructure Capacity Issues:**

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Market Harborough GP practices. There is insufficient capacity to manage increased growth. S106 contributions towards the potential establishment of an Integrated Primary Care Hub in Market Harborough to provide additional GP accommodation would be sought;
- Capacity of primary school, 11-16 and post 16 educational establishments. S106 contributions towards a primary school extension and other school extensions would be sought. It is noted that the primary school site is constrained with limited space to extend;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

The parish council has highlighted the following issues:

- Lubenham Primary School experiences considerable parking problems;
- Open space is voluntarily run and contributions would be sought from proposed new development.

Lubenham has 2 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 Lubenham supports its continued designation as a Selected Rural Village. Market Harborough GP capacity issues have been identified and increased accommodation would be sought. S106 contributions would be sought towards improved GP surgery capacity and extensions to schools. It is noted that the primary school site is constrained with limited space to expand. Both issues need to be investigated further.

**C) Natural Environment**

**Natural Environment Constraints in and around Lubenham**

Issue/Constraint	Commentary
<p><b>Landscape:</b></p> <p><b>District Landscape Character Assessment (2007)</b></p>	<p>Located within the Welland Valley Landscape Character Area which has medium landscape capacity to accommodate development (in general terms it is an area able to accommodate development or change with some degradation of the existing landscape character – mitigation measures would be needed to address adverse</p>

<b>Market Harborough SDA Landscape and Visual Assessment</b>	landscape impacts).  A landscape focussed assessment of the extent of existing features and the detailed landscape sensitivity/capacity assessment of the SDA was carried. This study covers part of Lubenham parish and shows that the land to the east of the village, incorporating the slope, has low/medium low capacity to accommodate development. The map showing the capacity of land parcels within the SDA area of search is included at Appendix A.
<b>Area of Separation</b>	The Core Strategy supports the continued separation of Lubenham and Market Harborough in policy
<b>Tree Preservation Orders</b>	Group TPOs: <ul style="list-style-type: none"> <li>• Lime Tree house/Marton House/Meridian/The Chestnuts/Beech House/Ashtree House</li> <li>• Hideaway</li> </ul> There are 8 individual TPOs elsewhere in the village.
<b>SSSI</b>	None in vicinity
<b>Local Wildlife Sites</b>	2 close to village: Orchard House Ash 1 (mature tree) and Orchard House Ash 2 (mature tree) lie on northern edge of village.  2 in north west of parish: Bunkers Hill Covert (woodland); Spring Hollow (woodland)
<b>Protected Species and Wildlife Corridors</b>	Great crested newts Badgers Bats  River Welland and dismantled railway line.
<b>Areas at risk of flooding</b>	Area around River Welland and brook to west of village are in Flood Zones 2 and 3.
<b>Footpaths and Bridleways</b>	Villagers have access to a number of RoWs and they are well used. The parish council has commented that there are no footways to Bramfield or Gartree estate and the footway to Market Harborough requires a degree of protection both as a route for pedestrians, cycles and motorised vehicles for the disabled. The parish council feels the need for protection of existing footpaths having had some extinguished in the past to make way for development.
<b>Other settlement/local features</b>	Dismantled railway line to south of village

## D) Built Environment

**Number of Dwellings:** The Census 2011 found that there were 487 dwellings in Lubenham, representing an increase of 12% since the 2001 Census, same as the increase across the District.

The number of properties in the parish liable for council tax is 515 (2014).

Households in Lubenham Village: The parish council has provided a figure of 340 households in the village as at 2011. This excludes Gartree Estate, Bramfield and Greeacres.

**Completions, Commencements and Planning Permissions:** From 2011 to March 2014 the Council has recorded 2 house completions. As of March 2014 there were no dwellings under construction and 6 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 Lubenham. The full document is available at:

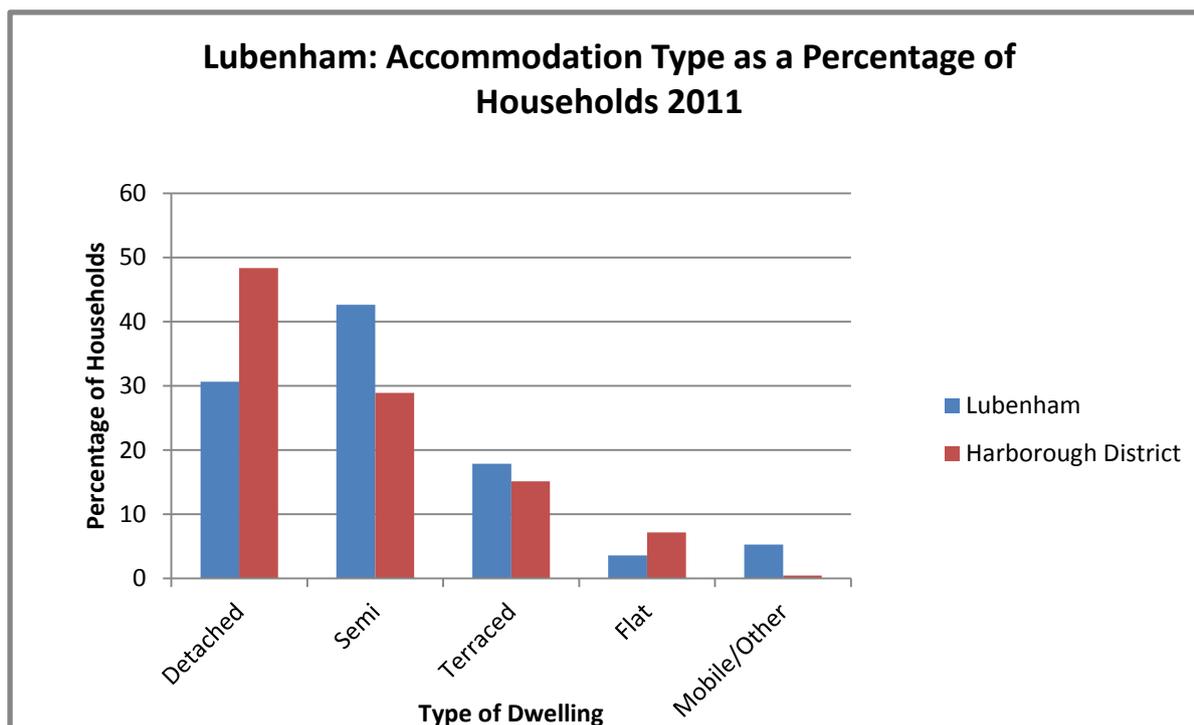
[http://www.harborough.gov.uk/directory\\_record/571/strategic\\_housing\\_land\\_availability\\_assessment\\_20132014](http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014).

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
2	2.09ha	47	-	47	-	-

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

**Tenure:** In 2011, 74% of dwellings were owner occupied, a little below the District figure of 78% and down from 2001 when 77% of dwellings were owner occupied. 11% were social rented/shared ownership and 12% are private rented (up from 7% in 2001).

**Accommodation Type:** In terms of housing type, the percentage of households living in detached dwellings (31% in 2011) was well below the District level of 48%. The proportion of semi detached properties in Lubenham is particularly high in comparison to the District (almost 43% compared to 29%), however this includes Gartree Estate which is predominantly semi-detached homes. The stock of mobile/other accommodation probably reflects the existence of Bramfield Park (Mobile Home Park) and Greenacres (Traveller's site) in the parish.



Source: ONS Census 2011

**Under Occupancy:** The 2011 Census found that almost 49% of households had at least 2 more bedrooms than required, same as the District figure.

**Households:** Of the 487 households in Lubenham:

- 26% were one person households (same as across the District);
- 21% are pensioner only households (compared to 23% across the District);
- 11% were single pensioner households (compared to 13% across the District);
- 28% have dependent children (compared to 30% across the District);
- 3% had no central heating.

### Built Environment Features/Heritage Assets/Designations

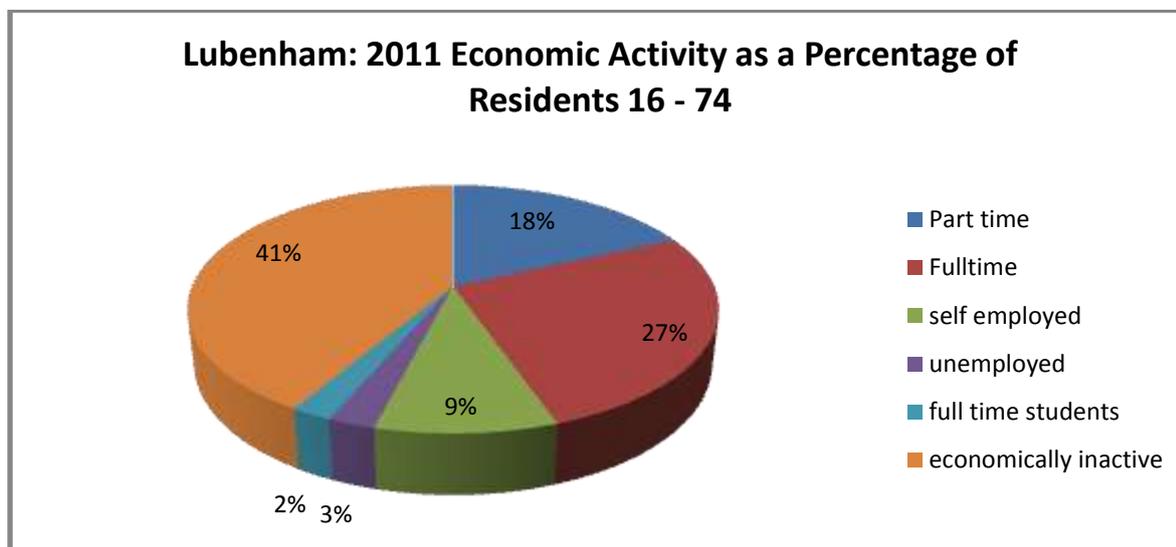
Issue/Constraint	Commentary
<b>Conservation Area</b>	Lubenham Conservation Area was first designated in 1975. The boundary was revised in 2006. The designation incorporates much of the eastern part of the village.
<b>Scheduled Monuments</b>	1 – Old Hall moated site
<b>Listed Buildings:</b>	
<b>Grade I</b>	Church of All Saints
<b>Grade II*</b>	None
<b>Grade II</b>	16
<b>Ridge and Furrow</b>	Not known

<b>Archaeological Sites</b>	Area around Moat House/The Old Hall/Summer House/Moat
<b>Recreation Grounds/Play Areas</b>	Recreation ground and play area
<b>Open Space, Sport and Recreation</b>	See map
<b>Other</b>	HSE and National Grid Gas Buffer Consultation Zone runs to the north of the village

## E) Local Employment and Economic Activity

**Local Employment:** Alongside Deichmann Shoes and the prison, there are a number of small businesses in Lubenham which provided limited employment opportunities. Market Harborough with its much wider range of employers is close by. The Census found that, of the 816 people in employment in the parish, almost 30% either walk or cycle to work. This includes Gartree estate where a number of residents will be employed at the prison. Over 8% of those in employment work from home or mainly from home, similar to the District figure.

**Economic Activity:** In 2011, 59% of Lubenham's population aged 16-74 was economically active, lower than the District figure of 74%. The unemployment rate of was similar to the District figure of 2.5%. 137 people classed themselves as self employed. Of the economically inactive, 23% were retired.

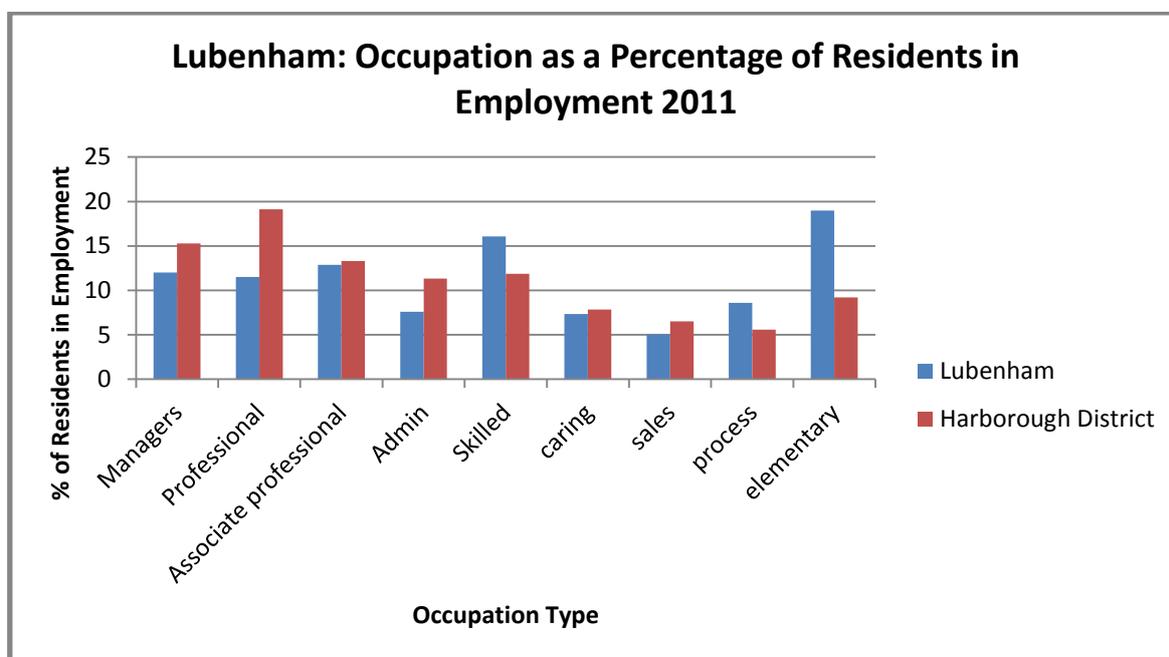


Source: ONS Census 2011

### **Qualifications (16 and over population including communal establishments):**

In 2011 the percentage of the 16 and over population without any qualifications was 21%, a little above the comparable District figure of 18% but below the regional and national levels of 23% and 25% respectively. 165 people (11%) had a degree or higher degree. Whilst this is below the District figure of 19%, it is skewed by the inclusion of the communal establishment population.

**Occupation:** The percentages in the managerial and professional occupations are below the corresponding levels for the District whilst the levels in the process and elementary occupations are well above the District figures. This reflects the range of communities and the varied housing accommodation types which are included in the parish of Lubenham.



Source: ONS Census 2011

## Emerging Findings

### Opportunities

Lubenham benefits from a reasonable bus service between Market Harborough and Lutterworth, although this has been reduced recently. It has good access to Market Harborough and the motorway network via the A4304 and has high speed broadband. The village is relatively close to the train station, although there is no direct bus service. The village has 2 key services but is close to Market Harborough with its extensive range of services and facilities. Whilst the village provides some employment, there is a wide range of employment opportunities in Market Harborough.

Developable housing land has been identified through the SHLAA across 2 sites. A Neighbourhood Plan is being prepared for Lubenham and other sites may be identified as part of this process.

### Constraints

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 be expected to contribute to improved GP service capacity in Market Harborough. The capacity of the sewerage system is identified locally as an issue.

Maintaining Lubenham's separation from Market Harborough, particularly in light of the SDA development, is a local priority. There are also areas of low landscape capacity between the two settlements identified in landscape evidence where development could not be accommodated without impacting on the landscape.

There is an extensive area of flood risk to the south of the village around the Welland. There are 2 Local Wildlife Sites close to northern edge of the village and a dismantled railway line to the south of the village.

The A4304 cuts through the village and is a significant barrier to movement and causes safety concerns. On street parking also causes issues around the village and will need to be addressed in development proposals. A safe cycle route to Market Harborough is being promoted.

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

### **Overall Summary**

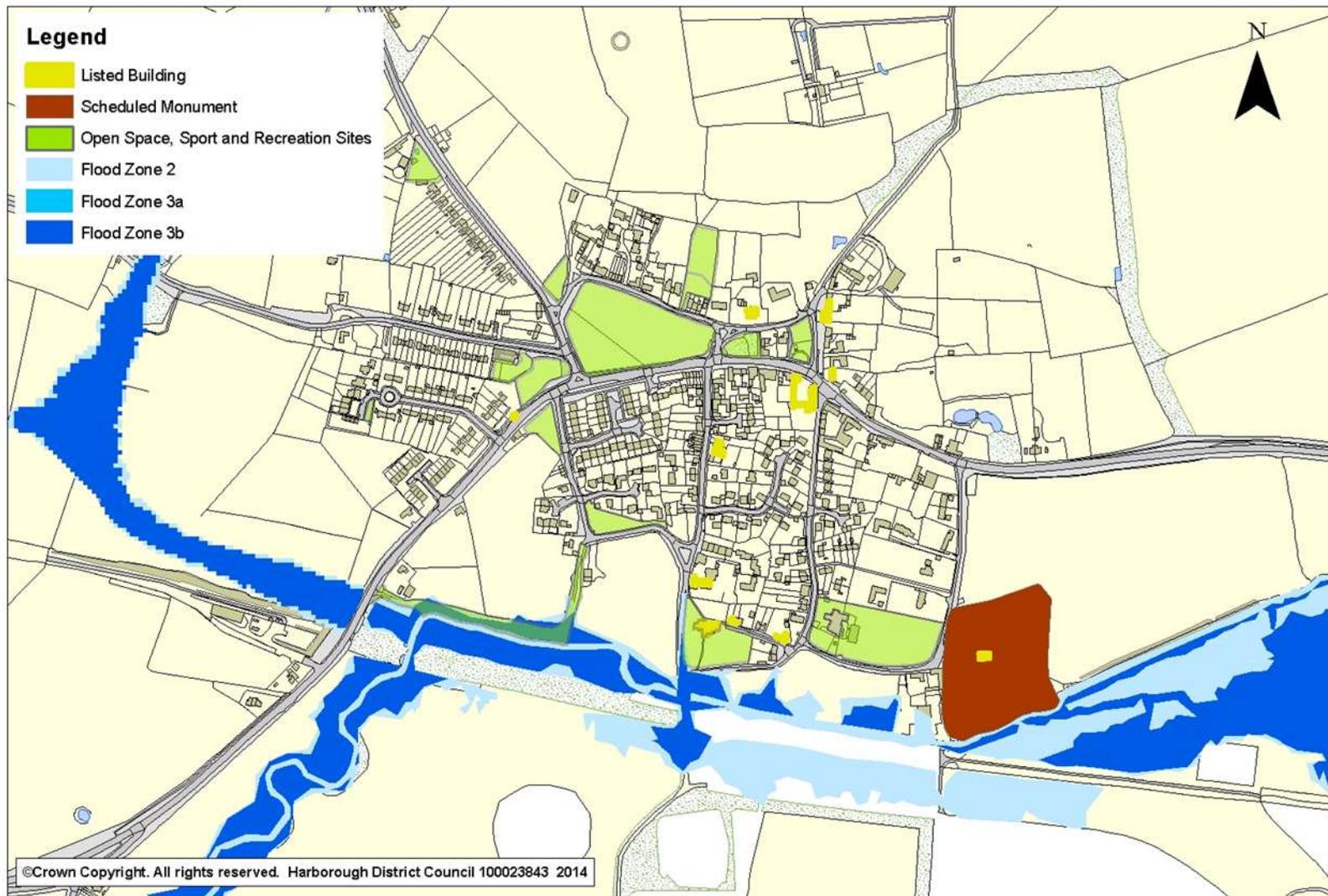
Lubenham has the services to support its continued designation as a Selected Rural Village and it is relatively close to Market Harborough with its extended range of services, facilities and employment opportunities. It has the capacity to accommodate limited growth providing development is sympathetic to the existing village form, its heritage assets, existing open spaces, the need to maintain separation from Market Harborough and the proposed SDA and any specific housing needs in the village.

## **Appendix 1: Maps showing**

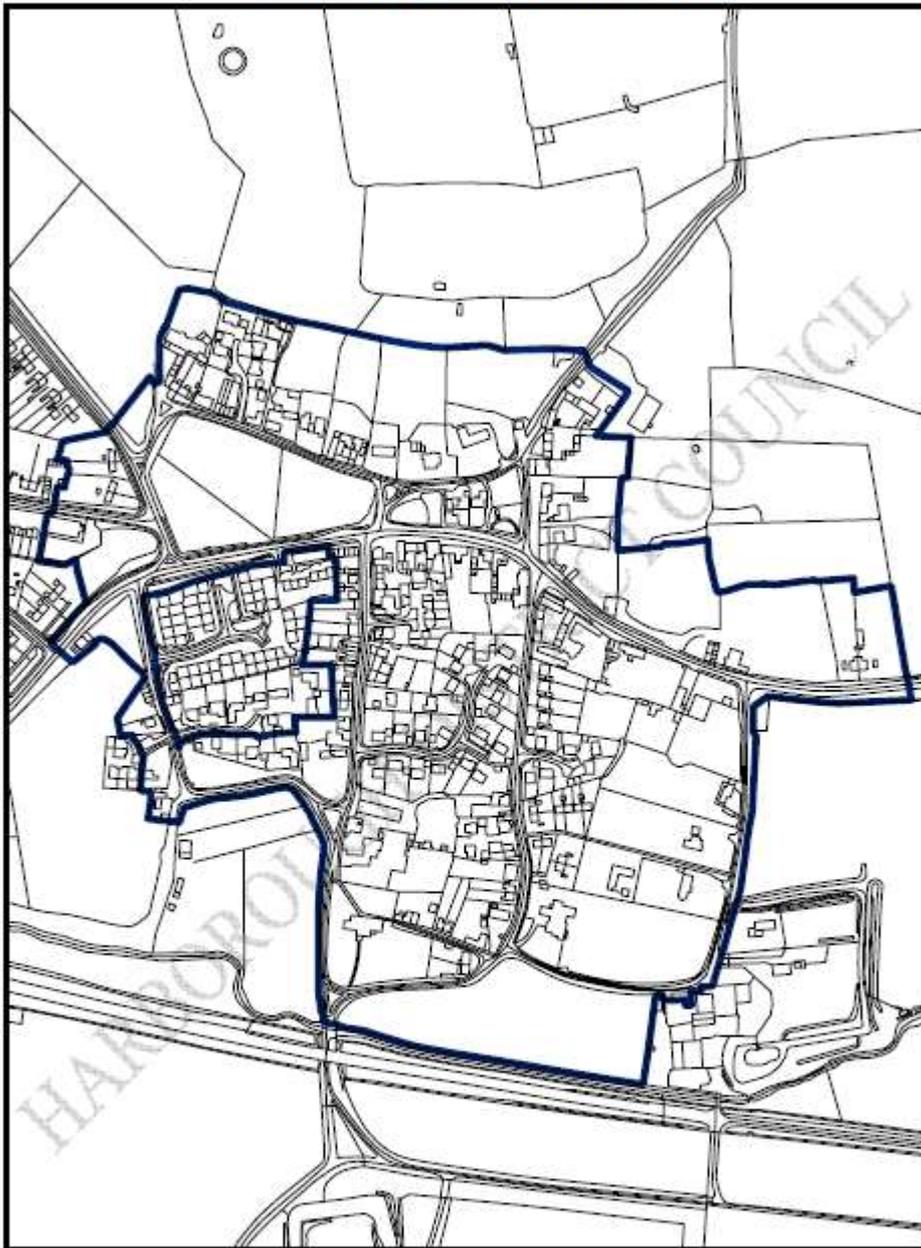
- **Lubenham - Listed buildings/scheduled monuments/open space, sport and recreation sites/flood zones**
- **Lubenham Conservation Area**
- **SHLAA 2014 Lubenham Sites (please note that the map does not show all commitments – only those on sites submitted for consideration as part of the SHLAA)**

Appendix 1

Lubenham



## Lubenham Conservation Area



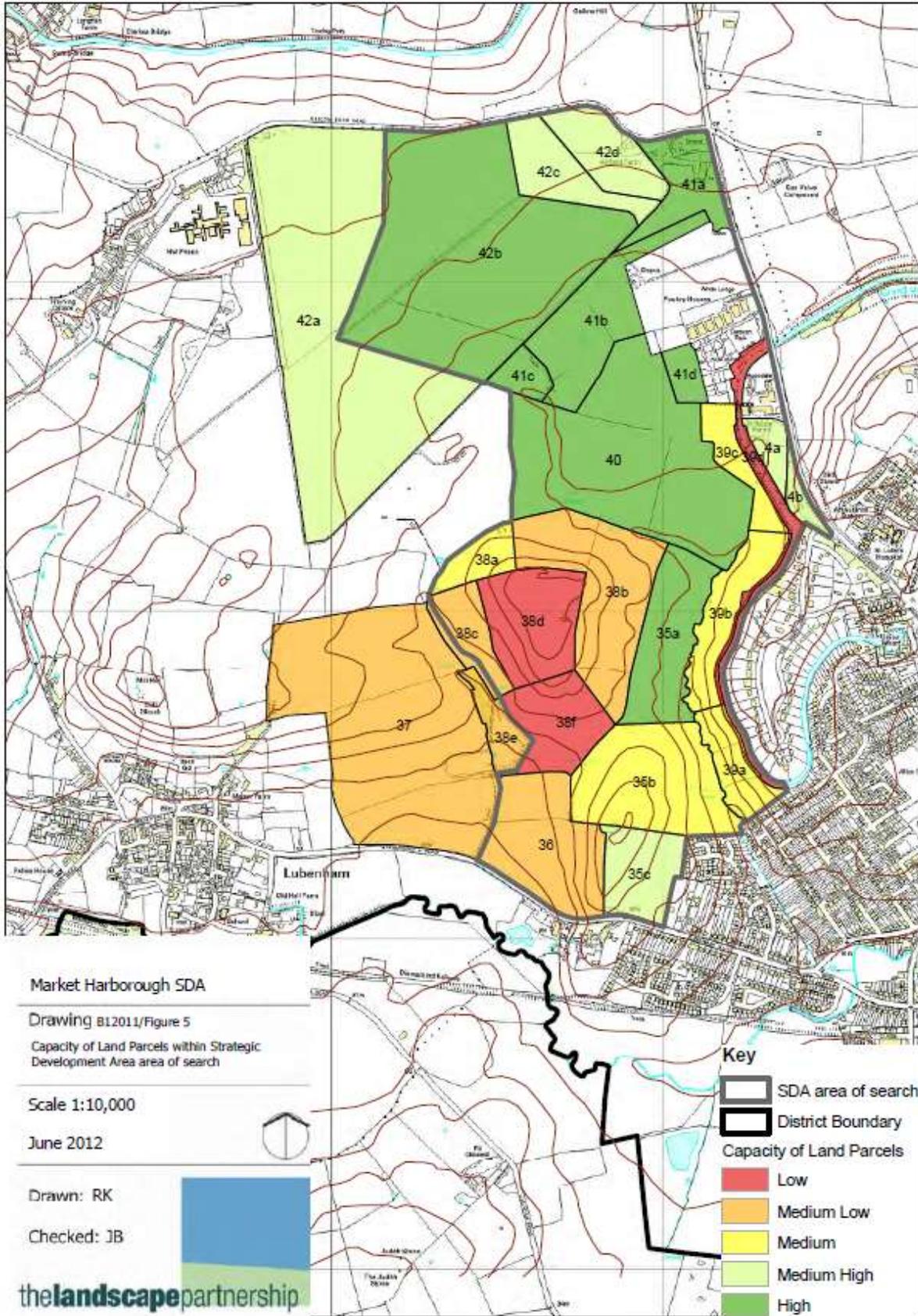
— Conservation Area Boundary 0 50 100 200 300 400 Meters

Designated 1975  
Boundary Revised: 10<sup>th</sup> July 2006

1:4,006 

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**Capacity of Land Parcels within the SDA Area of Search (2012) – Taken from MH SDA Landscape and Visual Assessment**



## SHLAA 2014 Lubeham Sites

