

Harborough District Council

Settlement Profile: Lutterworth



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)

Lutterworth Profile

Introduction

General Location: Lutterworth is located just of Junction 20 of the M1 west of Harborough District, 7 miles north of Rugby and 15 miles south of Leicester City Centre. The motorway forms the eastern boundary of the settlement, although the parish extends beyond. Much of the southern parish boundary follows the River Swift which skims the southern edge of the town. The south western boundary follows the line of the A5. Whilst Magna Park Distribution Centre is partially within the parish, the majority lies in neighbouring Bitteswell with Bittesby parish. The Lutterworth southern bypass links Magna Park directly to the M1, effectively forming the southern limit of the town.

Lutterworth is one of two market towns in the District, the other being Market Harborough some 12 miles to the east. Due to its position in between Rugby and Leicester, Lutterworth was important in the days of coaches and horses and the survival of a number of coaching inns that bear witness to this. The town also contains some historic half-timbered buildings, some of which date back to the 16th century. The town expanded rapidly with the introduction of the railway in 1899. Lutterworth station on the Great Central Railway closed along with the railway in 1969. Some of the dismantled railway line still survives between the town and the M1.

Lutterworth is identified as a Key Centre in the Core Strategy, along with Broughton Astley. As a Key Centre its role is to provide additional housing, employment, retail, leisure and community facilities to serve its own community and those in its catchment area, in a manner which seeks to create a more attractive environment for businesses and visitors to the town centre. The Core Strategy sets a minimum housing requirement for Lutterworth of 700 dwellings between 2006 and 2028 and alongside this Core Strategy Policy CS14 emphasises the need to:

- Ensure that transport interventions focus on improving air quality and reduce the adverse effects of traffic flow in the town centre;
- Support improvements to the retail/leisure/entertainment offering in Lutterworth;
- Protect and support employment development where appropriate; and
- Maintain the principle of the separation area between Magna Park, Lutterworth and Bitteswell.

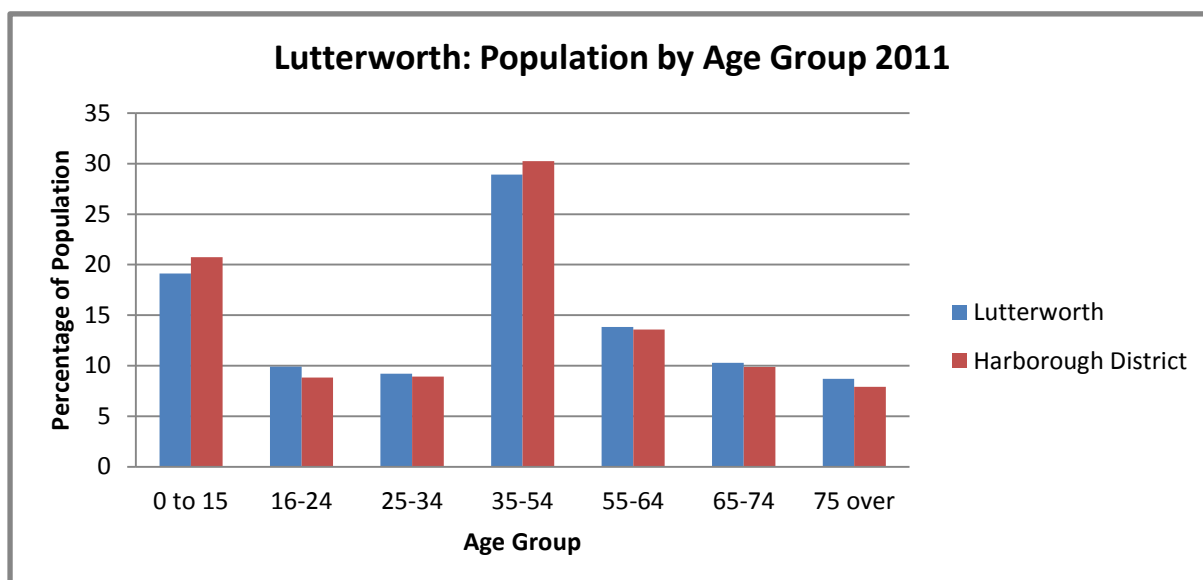
It is therefore important to understand how the settlement functions and any constraints to further development that may exist as well as the local community's aspirations for their town.



Key Statistics for Lutterworth Parish (Census 2011):

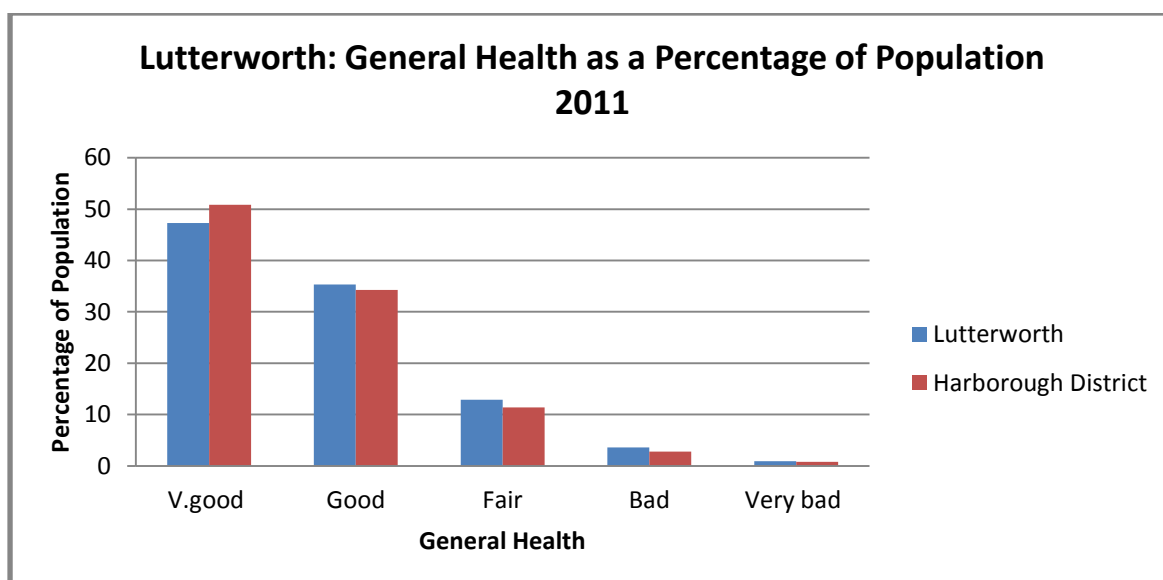
- Population of 9353 (increase of 1060 or 12.8% since 2001 compared to an increase of 11.5% across the District over same period);
- 19.1% of population is in 0–15 age group whilst 19% of population is 65 or over;
- Number of dwellings is 4045 an increase of 6.8% since 2001;
- Number of households is 3940 (increase of 13.9% since 2001);
- 44.5% of households have 2 or more cars/vans whilst 15.6% of households have no car/van;
- 47.9% of dwellings are detached (compared to 48.4% detached across the District);
- 73.1% of dwellings are owner occupied, 15.3% are social rented/shared ownership and 10.4% are private rented;
- 2.8% of the population is black and minority ethnic (BME) compared to 1.3% in 2001;
- 67.2% of the population is Christian and 1.4% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

Age Structure: The age structure of Lutterworth's population is set out below and is broadly comparable to that of the District as a whole and in proportional terms has changed little since 2001.



Source: ONS Census 2011

General Health: The Census 2011 found that 4.5% of the resident population was in bad or very bad health, higher than the Harborough figure (3.5%), but below regional (5.5%) and national (5.4%) percentages. 7% of residents considered that their day-to-day activities were limited a lot through health or disability with a further 9.8% of the opinion that their activities were limited a little. Some 966 (10.3%) residents provided unpaid care according to the 2011 Census, with 307 of these providing 20 or more hours of unpaid care per week.



Source: Census 2011

Lutterworth Town Council:

The Town Council comprises of 16 Town Councillors, 4 for each of Lutterworth's Wards (Brookfield, Orchard, Springs and Swift). Elections are due in 2015. The

Town Mayor is selected by the Town Council each year. The Town Council meets on generally meets on a monthly basis and the following committees are in place:

- Planning and Grants (meets monthly);
- Administration, Finance and Development (meets quarterly);
- Staffing (meets quarterly).
- There are no plans at present to prepare a Neighbourhood Plan for Lutterworth.
- 'The Lutterworth Town Plan (2013)' articulates the Town Council's aspirations for Lutterworth, setting out a range of projects, some of which are on-going, which the Town Council is driving forward in order to improve the town and benefit the local community. These include:
 - Built environment: Retain/enhance character of the town, improve the quality of the streetscape; improve town's facilities; seek to achieve the optimum population size to sustain a diverse economic prosperity and ensure that infrastructure keeps pace with the carefully planned development;
 - Business/Economy: Encourage new investment into the Town Centre and encourage more shops (including quality specialist and independent stores), services and affordable business property; maintain the existing markets and further occasional themed markets; encourage more jobs for young people, a greater variety of employment opportunities and the provision of infrastructure needed by businesses; promote a rural market town brand identity and diverse evening uses;
 - Community: safeguard and develop recreational opportunities and leisure facilities, including a 'Youth Strategy'; have effective police presence/CCTV; safeguard health services; maintain good quality schools and ensure adequate primary school provision for residents; provide additional cemetery land.
 - Natural Environment: Improve town's cleanliness; promote recreational use of surrounding countryside/provision of RoW; improve 'green' environment; increase tree/floral planting in town.
 - Transport and Traffic: Seek more direct bus service to Leicester; reduce speed of HGV's on High Street; promote eastern bypass; make town centre more pedestrian focussed and linked up; improve accessibility for disabled; improve car park quality; extend cycle tracks and improve walking and cycling links.
- Lutterworth Carnival held annually.
- Assets of Community Value Listed: The Sherrier Centre and De Verdon Road Allotments are listed as Assets of Community Value.

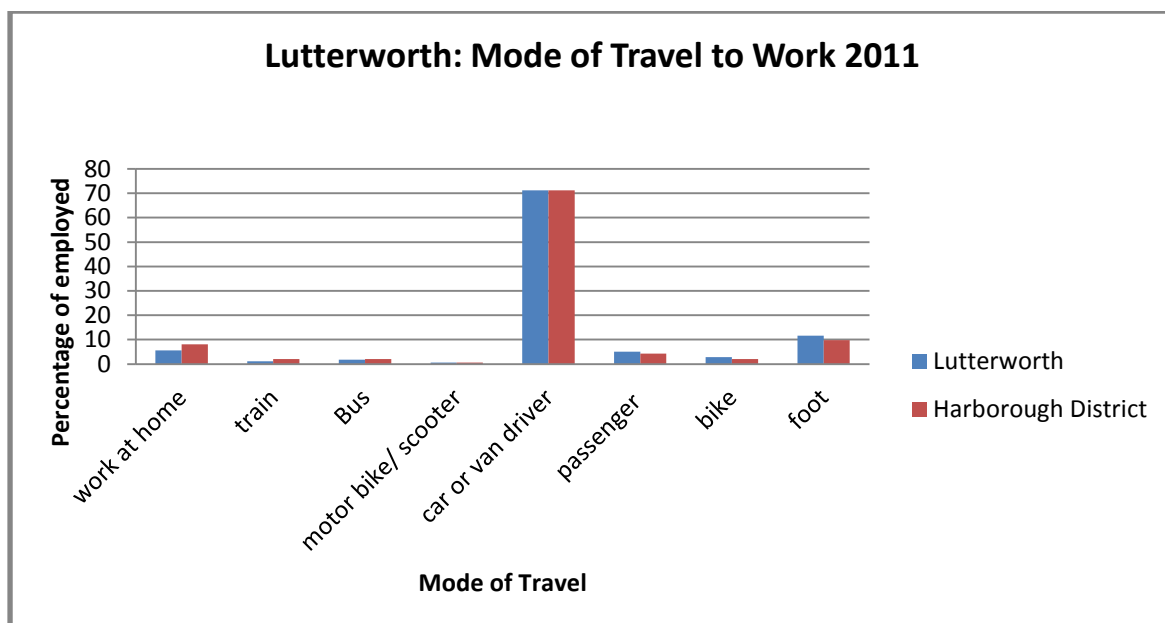
For more information see: <http://lutterworth.leicestershireparishcouncils.org/>
<http://www.leicestershirevillages.com/lutterworth/>

The next sections consider Lutterworth's:

A) Transport and Communications

Transport

- Rail: Nearest railway stations are Rugby (6 miles), Narborough 8 (miles), and Hinckley (9 miles);
- Bus services/frequency:
 - 8 Hinckley Bus, Hinckley – Lutterworth, hourly service Monday – Saturday daytime (no evening, Sunday and Bank Holiday service).
 - 58 Hinckley Bus, Market Harborough - Lutterworth, 6 times a day Monday – Saturday daytime (no evening, Sunday and Bank Holiday service); see route map for 8 and 58 services at <http://www.arrivabus.co.uk/globalassets/documents/floating-pages/hinckleybus/from-23-august-2014/hinckley-8-58-qp-map-23aug2014.pdf> and timetables at <http://www.arrivabus.co.uk/hinckleybus/>
 - X44 Hinckley Bus, Leicester – Fosse Park – Broughton Astley – Lutterworth – Rugby, Monday – Saturday 4 times a day (no evening, Sunday and Bank Holiday service); See route at <http://www.arrivabus.co.uk/globalassets/documents/floating-pages/hinckleybus/from-23-august-2014/hinckleybus-x44-map-.pdf>
 - 84/84A Arriva, Leicester – Blaby – Whetstone – Cosby – Broughton Astley – Dunton Bassett – Lutterworth, 20/40 min service, Monday to Saturday daytime (no evening, Sunday and Bank Holiday service). See route and timetable at <http://www.arrivabus.co.uk/Midlands/84-84a-85---leicester-to-lutterworth/>
- Travel to work: Just over 71% of people use a car or van to get to work which is the same as the District figure. Only 5.6% work from home (or mainly at home) at present which is below the District level and 11.7% walk to work. This is higher than the District figure and is reflective of the employment opportunities in the town.



Source: ONS Census 2011

- Road connections: Lutterworth is well connected to the motorway network with direct access on to the M1 at Junction 20. The M6 (Junction 1) is 4.5 miles to south west. There is easy access onto the A5 via the town's southern bypass which also provides access to the M69 (Junction 1) 10 miles away. Access to the A14 is via the M1 Junction 19 some 4 miles to the south.

Broadband Connectivity/Coverage: Lutterworth benefits from full fibre optic broadband coverage which was installed in 2011-12.

Movement around village/parking issues: Lutterworth town centre has long been impacted by heavy traffic, particularly HGVs, using High Street. This impedes the movement of pedestrians (particularly where pavements are narrow) and cyclists and has noise and vibration implications. In 2001 Harborough District Council designated an Air Quality Management Area (AQMA) around the junction of George Street and Market Street for failing to meet the annual mean National Air Quality objective for NO₂. The AQMA has since been extended southwards to include much of High Street. The latest Air Quality Progress Report is available at: <http://www.harborough.gov.uk/air-pollution>.

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 for use, same as the 2001 percentage but well above the comparable District percentage of 11.8%. During this same period the percentage of households with 3 or more cars has risen from 7.8% to 9.8%. The total number of cars/vans in the parish has risen from 4676 in 2001 to 5599 in 2011, an increase of 19.7%.

B) Local Services and Facilities

Lutterworth currently has Key Centre status in the Harborough District Core Strategy (2011). This means that it is identified as a sustainable location to provide additional housing, employment, retail, leisure and community facilities to serve its community and its catchment area. Providing a good range of services and facilities is therefore important if a Key Centre is going to fulfil its role. Policy CS6 (Improving Town Centres and Retailing) sets out the District's retail hierarchy. This recognises Lutterworth as one of two 'Town Centres' in the District alongside Market Harborough. However the introduction to the policy acknowledges that Lutterworth is significantly less healthy than Market Harborough, with a relatively weak comparison retail offering and few national multiples represented or seeking premises. Longstanding environmental issues, mainly related to the impact of heavy traffic through the town centre, continue to hold back the potential of this historic market town. Core Strategy policy aims to support development opportunities in Lutterworth so that it can realise its potential.

This section looks at the range of services and facilities available currently in the town centre to see if it is still serving its local community and those in its catchment area as a Key Centre:

- **Key services present:**

- GP surgeries (The Masharani Practice, Lutterworth Medical Centre; The Wycliffe Medical Practice, Gilmorton Road);
- Feilding Palmer Hospital (one ward providing general rehabilitation and palliative and end of life care);
- Library (George Street, permanent);
- Post Office (15 George Street);
- Food/convenience store (Morrisons, Bitteswell Road; Waitrose, Lower Leicester Road; Co-op, Linden Drive; Londis, 26 New Street; Linden Stores, 13-15 Linden Drive; Spar, Leicester Road; Central Stores UK, Central Avenue);
- Primary schools (Sherrier C of E Primary School, John Wycliffe Primary School); and Secondary Schools (Lutterworth High School 11 -16 ; Lutterworth College 11-19; Sir Frank Whittle Studio School 14-19);
- Pubs (Several including The Greyhound Coaching Inn, The Unicorn Inn; The Shambles Inn; The Red Arrow; Koggys Bar; Fox Inn; The Elms).

- **Other services/community facilities present:**

- Lutterworth One Stop Shop including the museum and art gallery;
- Lutterworth Sports Centre (including swimming pool);
- Coventry Road Recreation Area/Pavilion/Bowling Green and Crescent Road Recreation Ground plus additional small facilities;
- Lutterworth Country Park (in Bitteswell parish);
- Lutterworth Town Hall;
- Lutterworth Golf Course;
- Lutterworth Rugby and Football Club grounds – with tennis and bowls facilities (Ashby Lane and Hall Lane);
- Pharmacies (2);
- Lutterworth Chiropody Centre;

- Restaurants/cafes (several);
- Churches (several);
- Allotments (Crescent Road and Deverdon Road);
- Pre-school/day nurseries;
- Cemetery;
- Care home/extra care housing;
- Range of shops, mostly independent stores in town centre;
- Sure Start Centre;
- Lutterworth Cricket Club and grounds;
- The Wycliffe Rooms
- Lutterworth Town Estates.

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Impact on Lutterworth GP practices in terms of equipment required. Current surgeries have capacity to support additional growth but S106 contributions would be sought towards the provision of additional equipment required to meet growth;
- Additional resources required to meet expectant demand to be delivered through school extensions. S106 contributions would be sought. Shortfall in most types of open space provision (including allotment provision). Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified;

Lutterworth's extensive range of services and facilities supports its continued designation as a Key Centre. No insurmountable infrastructure constraints have been identified to date. Section 106 contributions will be sought to improve equipment for the current health provision and possible school extensions.

C) Natural Environment

Landscape: Lutterworth is located within the Lutterworth Lowlands Landscape Character Area which the Harborough District Landscape Character Assessment concludes has medium – high landscape capacity to accommodate development (this means that in general terms it is an area that is able to accommodate development or change with only minor compromise or degradation of the existing landscape).

A more detailed Landscape Character Assessment and Capacity Study was carried out for Lutterworth in 2011. This assessed the capacity of the land on the edge of the existing settlement to accommodate development whilst respecting the landscape's character. The study found that the area least suitable for development in landscape terms was the land between Bitteswell and Lutterworth. The Lutterworth landscape capacity map is included at Appendix 1.

The area between Lutterworth and the neighbouring village of Bitteswell is particularly sensitive as the two settlements are very close to total coalescence. Planning policy over the years has sought to prevent complete coalescence between the settlements and maintain their separation from Magna Park through the designation of an Area of Separation. The boundaries are defined in Local Plan 'saved' policy EV/3. Core Strategy policy supports the continuation of such a designation in principle with the boundaries being defined in the new Local Plan.

Biodiversity: The 2008 Phase 1 Habitat Survey found a rich variety of habitats along the Bitteswell Brook including species-rich hedgerows, mature trees, marshy grassland and other neutral grassland. As well as providing a distinctive and sizeable wildlife corridor through the area, these features function as part of the wider floodplain of the Brook. Additional habitat for protected species and dispersal corridors are provided by the River Swift and a disused railway to the east of the town. The River Swift supports known populations of protected species, some of which are also likely to be present on the Bitteswell Brook. The report found that the Bitteswell Brook corridor contains habitats likely to qualify for Local Wildlife Site designation, including species rich hedgerows, mature trees and marshy grassland. Protected species records exist around the town for badgers, freshwater crayfish, bullhead and common redstart.

Natural Environment Constraints in and around Lutterworth

Constraint	Present
Area of Separation	Bitteswell, Magna Park and Lutterworth Area of Separation is defined in 'saved' Local Plan EV/3 and the principle is supported in Core Strategy.
Tree Preservation Orders	Group TPOs centred on: <ul style="list-style-type: none"> • St Mary's House/The Rectory/Church Close. • Track at eastern end of Station Road; • The Terrace; • Rear of properties Hill Drive/Rugby Road • Lutterworth Hall 9inc. some individual TPOs)
SSSI	Misterton Marshes SSSI straddles the Lutterworth and Misterton with Walcote parish boundaries to the east of the M1 motorway. It comprises of 3 units: <ul style="list-style-type: none"> • Unit 1 – 2 ha (fen, marsh and swamp – lowland); • Unit 6 – 2 ha (neutral grassland - lowland); and • Unit 7 – 2 ha (neutral grassland – lowland). All are identified as in 'unfavourable recovering' condition.
Protected and Notable Species recorded in the Area	Badgers, freshwater crayfish, bullhead and common redstart. A notable species is the Hungarian brome, a grass with restricted distribution nationally and very few county records though it is not considered to be a native species.
Wildlife Corridors	River Swift Bitteswell Brook

	Dismantled railway Mature hedgerows (Bitteswell)
Local Wildlife Sites	None identified
Areas at risk of flooding	Flood Risk Zones 2 and 3 are identified to south of Lutterworth around the River Swift and to a lesser extent around the brook to west of Lutterworth built up area.
Grade 1 and 2 Agricultural Land	Land to south east of Lutterworth is grade 2 agricultural land
Footpaths and Bridleways	Settlement is served by a number of RoWs leading into surrounding countryside.
Country Park	Lutterworth Country Park lies to the West of the built up area adjacent to the brook. It is in Bitteswell parish but is a Lutterworth facility.
Other settlement/local features	

Green House Gas Emissions: Lutterworth wards have a carbon emissions contribution from domestic gas and electricity use of 1.7, 1.8, 1.9 and 2.1 tonnes per head (based on 2011 data). This is a reflection of house type and Age. Lutterworth Springs ward has 10% of homes on electric heating, which not only causes higher emissions, but also leaves householders at greater risk of fuel poverty.

D) Built Environment

Lutterworth is a small market town which evolved in mediaeval times and developed in subsequent centuries. It experienced considerable public and private building and resurfacing in the Georgian and Regency period. It is notable that there are almost no significant developments or buildings for the Railway Age period 1840 - 1900; the railway did not come to Lutterworth until 1899.

In the 20th century there has been residential and industrial expansion, but this is mainly outside the Conservation Area, which incorporates the mediaeval core, and extends south to the River Swift, north to include the Police Station complex and westwards to include the significant open space of the cricket ground beyond the extensive churchyard. The town core is dominated by the A426 road rising from the river northwards towards Leicester.

More recent residential development has taken place to the north (extending to Bill Crane Way) and west (extending to Brookfield Way) of the town centre whilst the majority of employment uses lie between Leicester Road and the M1. Further development to the north of Bill Crane Way has been approved, extending the town further north.

Number of Dwellings: In 2011 the number of dwellings in Lutterworth was 4045, representing an increase of 6.8% since 2001 when there were 3786 dwellings

recorded. This is below 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 4067 (2014).

Completions, Commencements and Planning Permissions: Between April 2011 and March 2014 the Council has recorded 4 completions. As of March 2014 there were 2 dwellings under construction and planning permission for a further 294 dwellings (primarily land north of Bill Crane Way (149 units) and Leaders Farm (130 units)). 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 Lutterworth. 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 deliverable sites (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
13	31.84ha	582	42	422	-	118

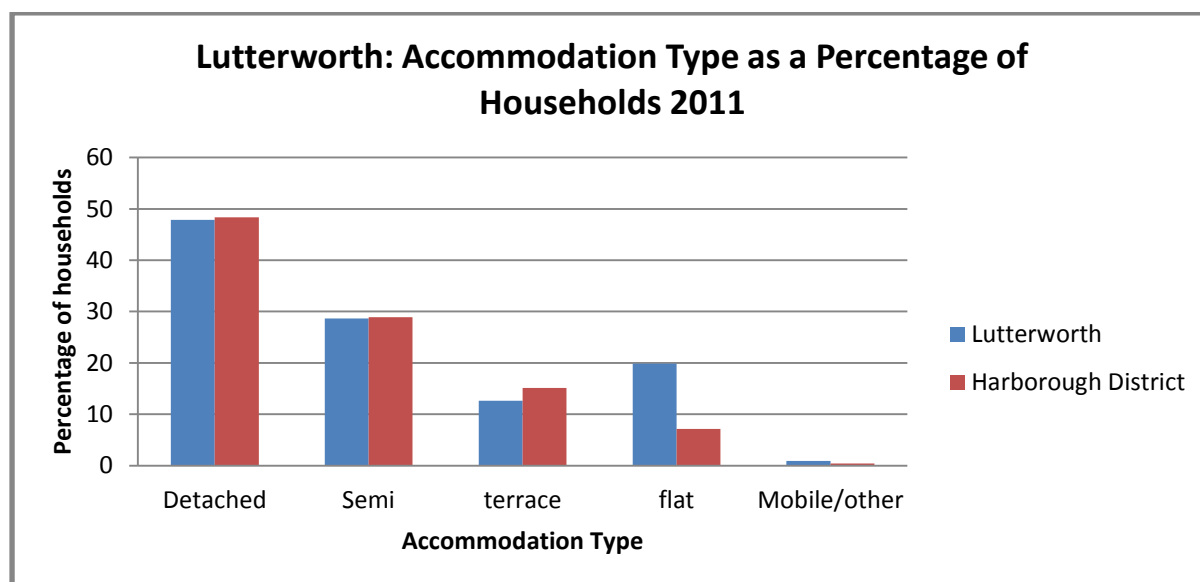
A new call for sites for potential development took place early in 2015 and a SHLAA update is underway.

House Prices: Zoopla.co.uk estimates the average value of a property in Lutterworth to be £291,665 (Nov 2014). The average price paid for a property over the past 5 years is £242,512 representing an increase of 14.59% over the same period.

Tenure: In terms of the housing stock in 2011, 73.1% was owner occupied, 15.3% social rented/shared ownership and 10.4% private rented. The owner occupier rate is below the District percentage (78%). The proportion of private rented properties has risen since 2001 when it was 5.8%.

Type: In 2011 the number of households living in detached dwellings in Lutterworth was 1886. This represents 47.9% similar to the District level and lower than the 2001

figure of almost 51%. The proportion of households living in semi-detached or terraced houses/bungalows fell slightly from 42.7% in 2001 to 41.2% in 2011. The proportion of households in flats/mobile homes is 20.8% compared to 6.4% in 2001. 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 1.4% of households are without central heating, same as the District figure. The proportion found to be living in overcrowded conditions (fewer bedrooms than required) is 1.7%, just above the Harborough level (1.5%). Under occupancy (2 or more bedrooms than needed) stood at 45% and lower than the Harborough figure of 49%.

Households: Of the 3940 households in Lutterworth:

- 1067 (27%) are one person households (compared to 26% in 2001 and 26% across the District);
- 988 (25%) are pensioner only households (compared to 26% in 2001 and 23% across the District);
- 564 (14%) are single pensioner households (compared to 15% in 2001 and 13% across the District);
- 215 (6%) are lone parent with dependent children households (same as in 2001);
- Average household size is 2.37 persons (compared to 2.38 in 2001);
- Average number of rooms per household is 6.0;
- 1140 (29%) have dependent children (compared to 30% across the District);
- Average number of bedrooms per household is 3.0.

Built Environment Features/Heritage Assets/Designations

Settlement feature:	Occurrence
Conservation Area	Lutterworth Conservation Area covers an extensive part of the town centre. It was designated originally in 1972 but the boundary was amended in 2005. The Bitteswell Conservation Area is also in relatively close proximity to the built up part of Lutterworth and needs to be considered as a potential constraint.
Scheduled Monuments Listed Buildings: Grade I Grade II* Grade II	Number and name 1 - Church of St Mary; 2 - The Manor House; Ladywood Works (The offices and that part known as B3 Unit B adjacent to the north, once occupied by Sir Frank Whittle and Power Jets Ltd) 47
Ridge and Furrow	Unknown
Archaeological sites	Numerous areas of potential archaeological are identified within and surrounding the settlement. The County Archaeologist is notified of any planning applications affecting these areas. The weekly list of applications is also sent through too.
Recreation/Play Grounds	Coventry Road Recreation Ground/Play Area Coventry Road Bowling Green Crescent Road Recreation Ground/Play Area Dunley Way Sports Facility/Recreation Ground/Pavilion Lutterworth Cricket Ground Brookfield Way Play Area
Open Space, Sport and Recreation	See map
Proposed Local Green Space	The following are proposed Local Green Space designations which will be taken forward as part of the New Local Plan: <ul style="list-style-type: none"> Memorial Gardens Lutterworth

E) Local Employment and Economic Activity

Retail Health: Along with Market Harborough, Lutterworth is identified as a ‘town centre’ in the Harborough District retail hierarchy (see Core Strategy Table 8), due to its role in providing important services and facilities for its rural catchment area. It is also designated a Key Centre in the Core Strategy to provide additional housing, employment, retail, leisure and community facilities for the settlement and its catchment area. The 2013 Retail Study looked at the health of Lutterworth town centre. The main findings are summarised as:

- Lutterworth retail rents are less than half those of Market Harborough at £175 to £200 per sq m.;
- Lutterworth has 89 Class A shop units (compared to Market Harborough with 271 and Broughton Astley with 48);
- The designation of Lutterworth as a 'town centre' is appropriate;
- The shop vacancy rate in Lutterworth is significantly below the national average;
- Demand from multiple retailers within in Lutterworth (and Broughton Astley) is likely to be weaker going forward which will affect the appropriate strategies for these centres;
- Lutterworth has over 23% of the District's food and grocery sales floorspace but only 10% of non-food/durable goods sales floorspace;
- Retention of convenience (food) goods expenditure is much higher than for comparison goods;
- Lutterworth also has a reasonable choice of food stores for a town of its size, with Morrison's, Co-op and Waitrose supermarkets;
- Lutterworth has a reasonable range of comparison shops, but most of these are small independent traders. There is a limited range and choice of comparison shops in Lutterworth (39 in total), with very limited choice within each goods category. Lutterworth only has 3 clothing and footwear shops, and the comparison retail offer is dominated by shops selling lower order comparison goods. Customers in the Lutterworth area will tend to look to Leicester or Rugby for higher order comparison goods.

The study suggests that Lutterworth will need the following additional town centre floorspace to 2031:

Convenience	1,509 sq. m gross
Comparison	895 sq. m gross
Service Uses	361 sq. m gross

The study identified two potential development sites within Lutterworth town centre, i.e. back land to the west of Bank Street and land adjacent to the Waitrose store.

Employment sites: In terms of access to employment opportunities, Lutterworth is relatively well provided for. Not only is Magna Park within close proximity, but the settlement itself has a number of employers, many of which are located to the east of Leicester Road and to the west of the M1. Despite this only 14.5% of those employed either walk or cycle to work. The percentage working from home/mainly from home is 5.6%, lower than the District figure of 8%. The number of 16-74 year olds in self employment is 574 or 8.5% (below the District level of 13%).

Lutterworth is also well located in terms of road access to alternative centres of employment, being adjacent to the M1 and near the M6, A5 and A14. Rugby, Leicester, Market Harborough, Hinckley and Coventry are all within reasonable travelling distance

As a Key Centre, Lutterworth is identified as a location for the provision of additional employment to serve the settlement and its catchment area. Policy CS14: Lutterworth supports the identification of Key Employment Areas in the town which should be protected from changes of use and other employment sites which would benefit from policies aimed at renewal or upgrade. As part of this process the

Council carried out an Existing Employment Areas Review (2012). This study assesses whether the main existing employment areas in the District are 'fit for purpose' and forms part of the new Local Plan evidence base. The sites were assessed and recommended for inclusion in one of the following categories:

- A – Key Employment Area (a site of significance for existing and future business development in the District which should be allocated for employment use in the new Local Plan)
- B – General Employment Area (an area which is generally fit for purpose but which should have policies to support upgrade/renewal of employment uses (in some cases for mixed uses); or
- C – Lower Quality Employment Area (a site that does not warrant specific allocation for employment uses and can be considered for release to other non-employment uses as appropriate.

The following employment areas were assessed in and around Lutterworth:

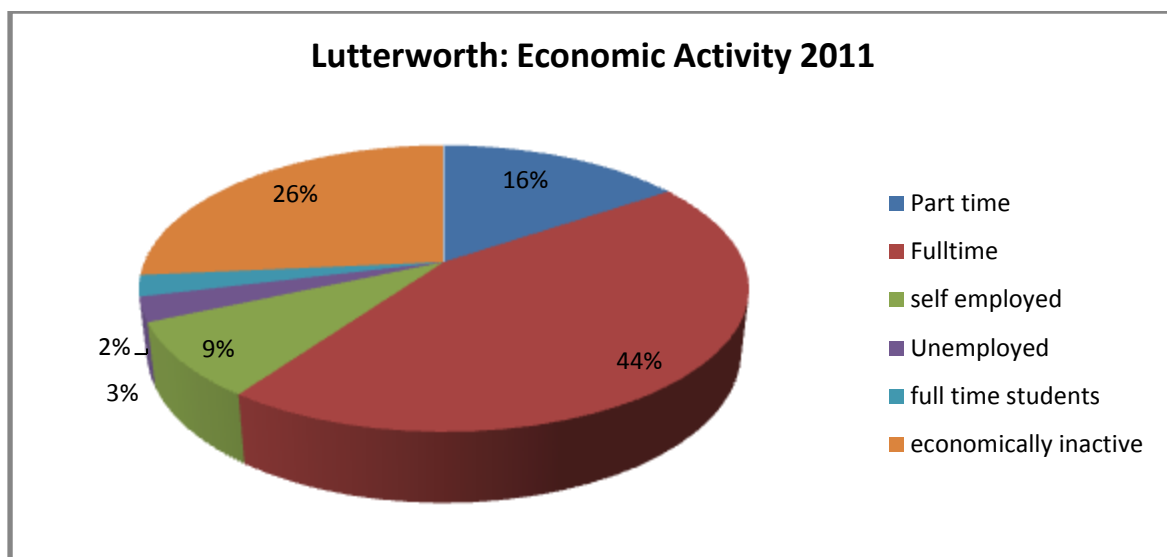
- St John's Business Park (1ha) – Recommended A site;
- Bilton Way Industrial Estate, Leicester Road (9.5ha) – Recommended A site;
- Wycliffe Industrial Estate, Leicester Road (1.7ha) – Recommended B site;
- Semelab, Coventry Road (2.5ha) – Recommended B site;
- Midland Court, off Leicester Road (2.5ha) – Recommended A site;
- Elizabeth Way, off Leicester Road (1ha) – Recommended B site;
- Magna Park (200ha) – Recommended A site;
- Oaks Industrial Estate (3.5ha) – Recommended B site;
- Cosford Business Park, off Central Way (0.5ha) – Recommended A site;
- Ladywood Works, off Leicester Road (3.3ha) – Recommended B site;
- Off Leicester Road (1.1ha) – Recommended B site;
- Land at Gilmorton Road (1.4ha) – Recommended B site;
- Works (Pretty Legs Hosiery), Crescent Road (0.6ha) – Recommended C site;
- CV Business Park off Leicester Road (3.4ha) – Recommended B site; and
- Vedonis Works, lower Leicester Road (2ha) – Recommended C site.

Alongside this assessment of existing employment areas, the Council invited the submission of potential new employment sites. As part of this Employment Land Availability Assessment the following Lutterworth sites were assessed as having potential for employment development:

- Land south of Lutterworth Rd / Coventry Rd); and
- Vedonis Works, Leicester Road.

Potential allocations for employment will be considered as part of the new Local Plan.

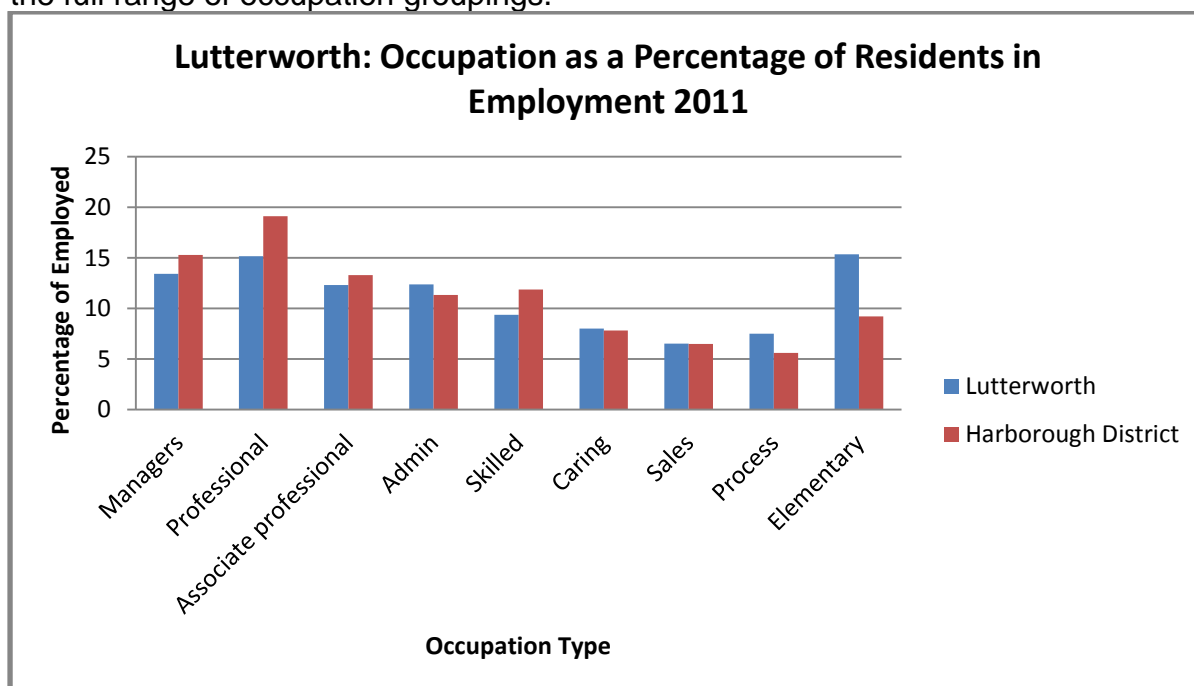
Economic Activity: In 2011, 74% of the population aged 16 – 74 in Lutterworth was economically active, same as the District figure, but higher than the national level of 69.6% and the regional level at 69.3%. The Census found that 2.8% were unemployed in Lutterworth, slightly higher than the District figure of 2.5%. The chart below gives a breakdown of economic activity. Of the economically inactive, 63% were retired, higher than the District level of 59.4%. The level of self employment was well below the District rate of almost 13%.



Source: ONS Census 2011

Qualifications: The proportion of residents without any qualifications in the 16+ age group was 21.3% (1622 persons), higher than the comparable District figure of 18% but below the national figure of 22.5% and the regional figure 24.7%. The percentage of residents (16 and over) with a degree or higher degree was 15.0%, below the District figure of 19.3%.

Occupation: The proportion of those employed in managerial/professional/associate professional occupations is 40.9%, this is well below the District figure of almost 48%. Those employed in the process/elementary occupations is 22.8% well above the comparable District figure of 14.8% and this probably reflective of the employment available in Lutterworth and at Magna Park. The table below sets out the full range of occupation groupings.



Source: ONS Census 2011

Emerging Findings

Opportunities

Lutterworth benefits from good bus services, with links to Leicester, Market Harborough and Hinckley. However, a more direct route to Leicester would be welcomed. It has excellent links to the major road network and has fibre optic broadband. The town has an extensive range of service, facilities and shops as well as a range of employers. Magna Park is close by providing further employment opportunities.

Lutterworth's population age structure broadly reflects that of the District as a whole with numbers in the 16-34 age groups holding up well. The growth in the number of dwellings in recent years has been well below the District. However there is currently a relatively high number of outstanding planning permissions for residential development.

While the economic activity rate is the same as the District, the rate of self employment is relatively low as is the working from home rate. The walking to work level is higher than the District level but despite the availability of bus services their use in travelling to work is low.

A reasonable amount of developable housing land across 13 sites relatively small sites, including some regeneration sites, has been identified through the SHLAA. However, some of this capacity is on land currently identified as Separation Area.

Constraints

In terms of landscape, there are some significant constraints to the north west of the town where much of the area between Lutterworth and Bitteswell is identified as having low capacity to accommodate development. Maintaining separation with Bitteswell and Magna Park has been a long standing policy and remains a local priority. The M1 forms a barrier to growth to the east of the town and the southern bypass forms a barrier to the south of the town.

There are areas in Flood Zone 2 and 3 to the west and south of the town. There is an area of grade 2 agricultural land to the south east of the town.

The quality of the environment in the town centre is impacted by traffic, particularly HGV movements. The effect of traffic has led to the declaration of an Air Quality Management Area (AQMA) around the junction of George Street, Market Street and extending southwards to include High Street. Development would need to avoid worsening this situation and aid improvements.

Development would need to respect the Conservation Area and very high number of listed buildings (and their setting) through sensitive siting and design. Regard would also need to be had to the setting of Bitteswell Conservation Area.

Misterton Marshes SSSI lies to the east of the M1 on the border with Misterton parish.

Lutterworth Country Park is located on the western edge of the town in the Separation Area. One potential Local Green Space is being taken forward as part of the new Local Plan.

S106 contributions towards appropriate school extensions may be required.

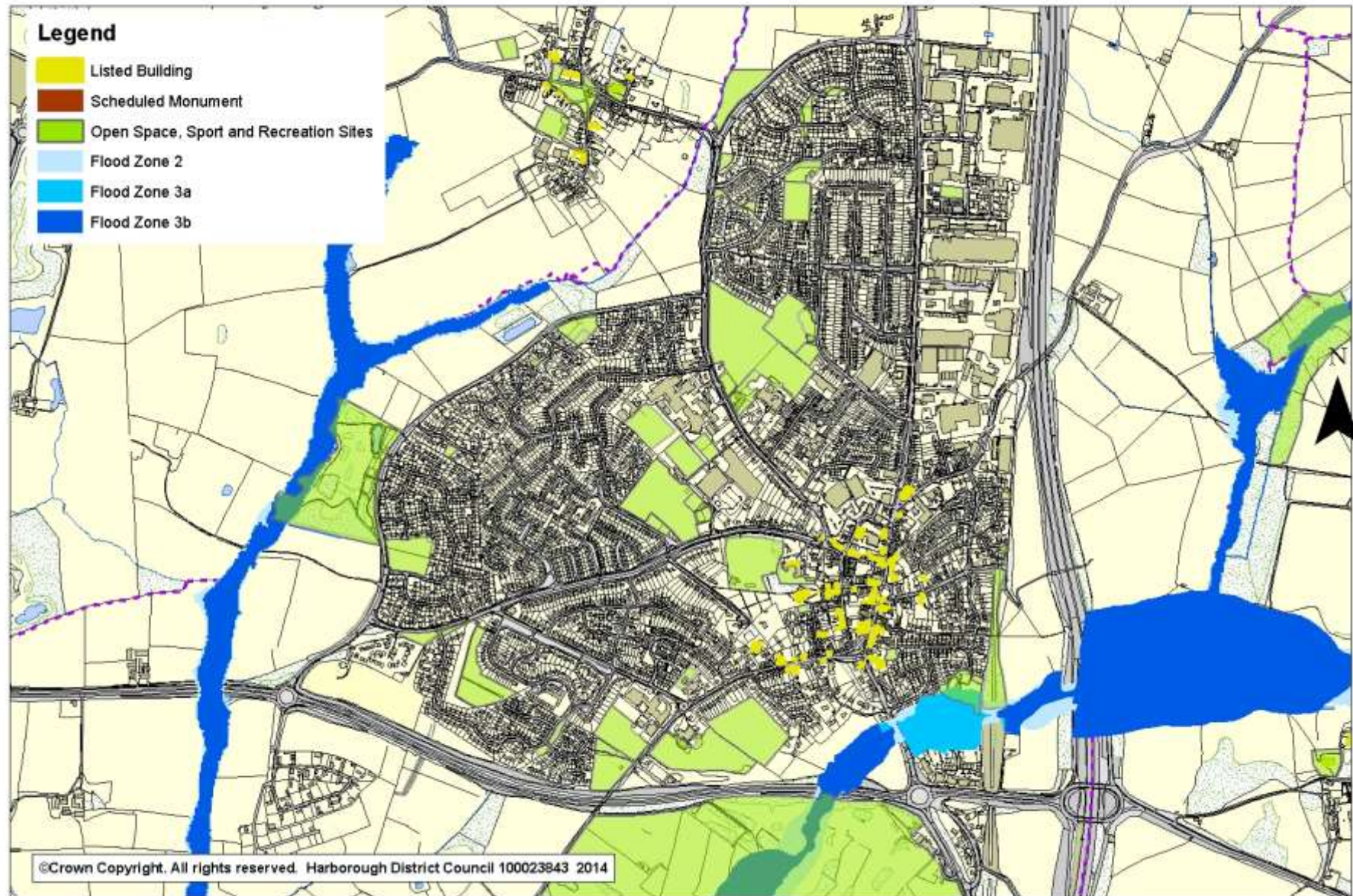
Overall Summary

Lutterworth has the extended range of services, facilities, shops and employment opportunities to support its continued designation as a Key Centre. However, the town is physically constrained by the M1 to the east, the need to maintain some separation with Magna Park and Bitteswell to the west and by the southern bypass to the south. Whilst a reasonably good amount of developable land has been identified, this is across a number of relatively small sites. Therefore although Lutterworth is a sustainable location as regards services, facilities and accessibility, its limited developable land capacity identified to date and local traffic issues may impact on its ability to realise significant strategic housing growth.

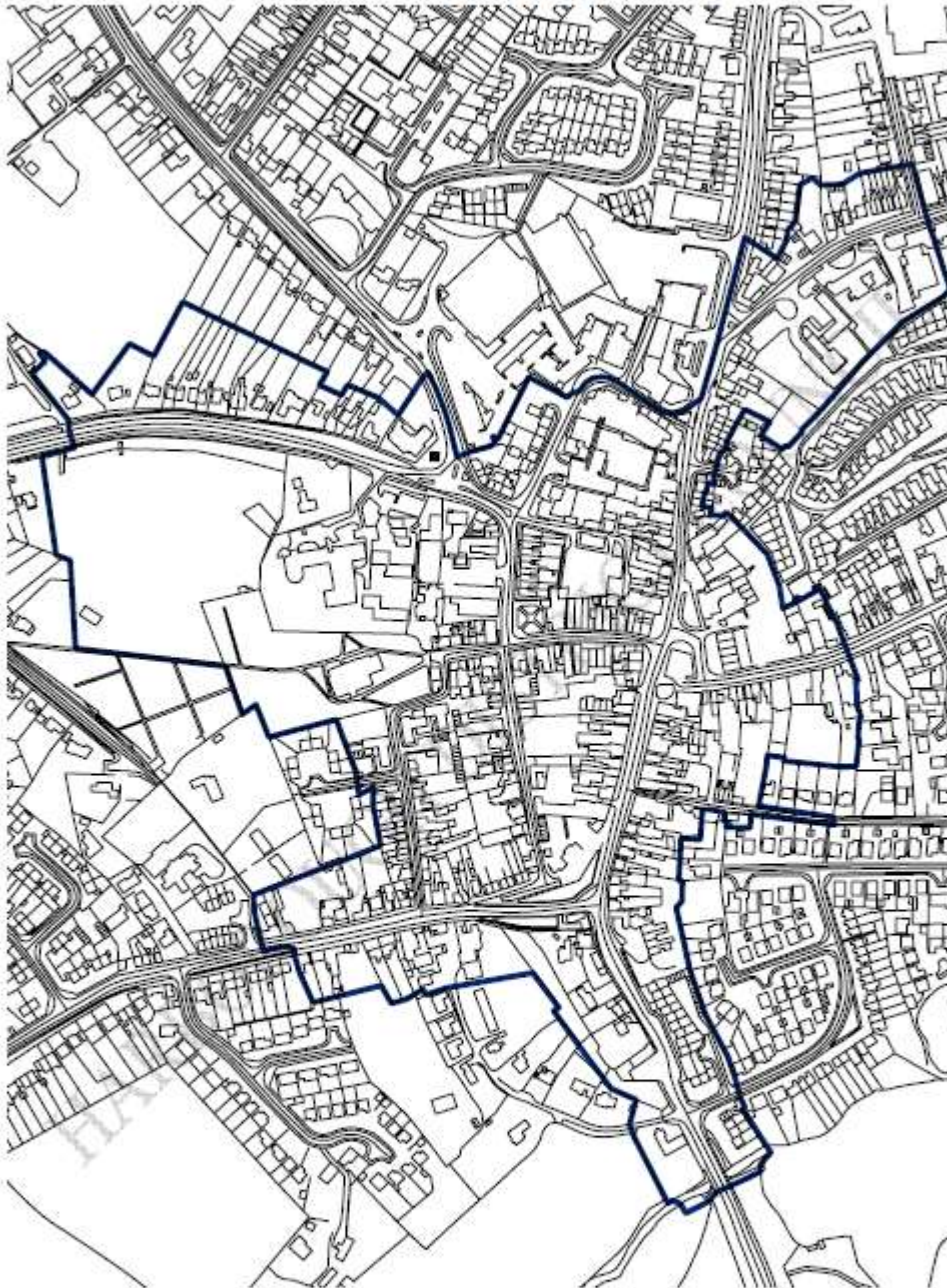
Appendix 1: Maps showing

- **Lutterworth - Listed buildings/scheduled monuments/open space, sport and recreation sites/flood zones**
- **Lutterworth Conservation Area**
- **Lutterworth Landscape Capacity**
- **SHLAA 2014 Lutterworth Sites (2 maps) (please note that the map does not show all commitments – only those on sites submitted for consideration as part of the SHLAA)**

Lutterworth



Lutterworth Conservation Area



— Conservation Area Boundary 0 45 90 180 270 360 Meters

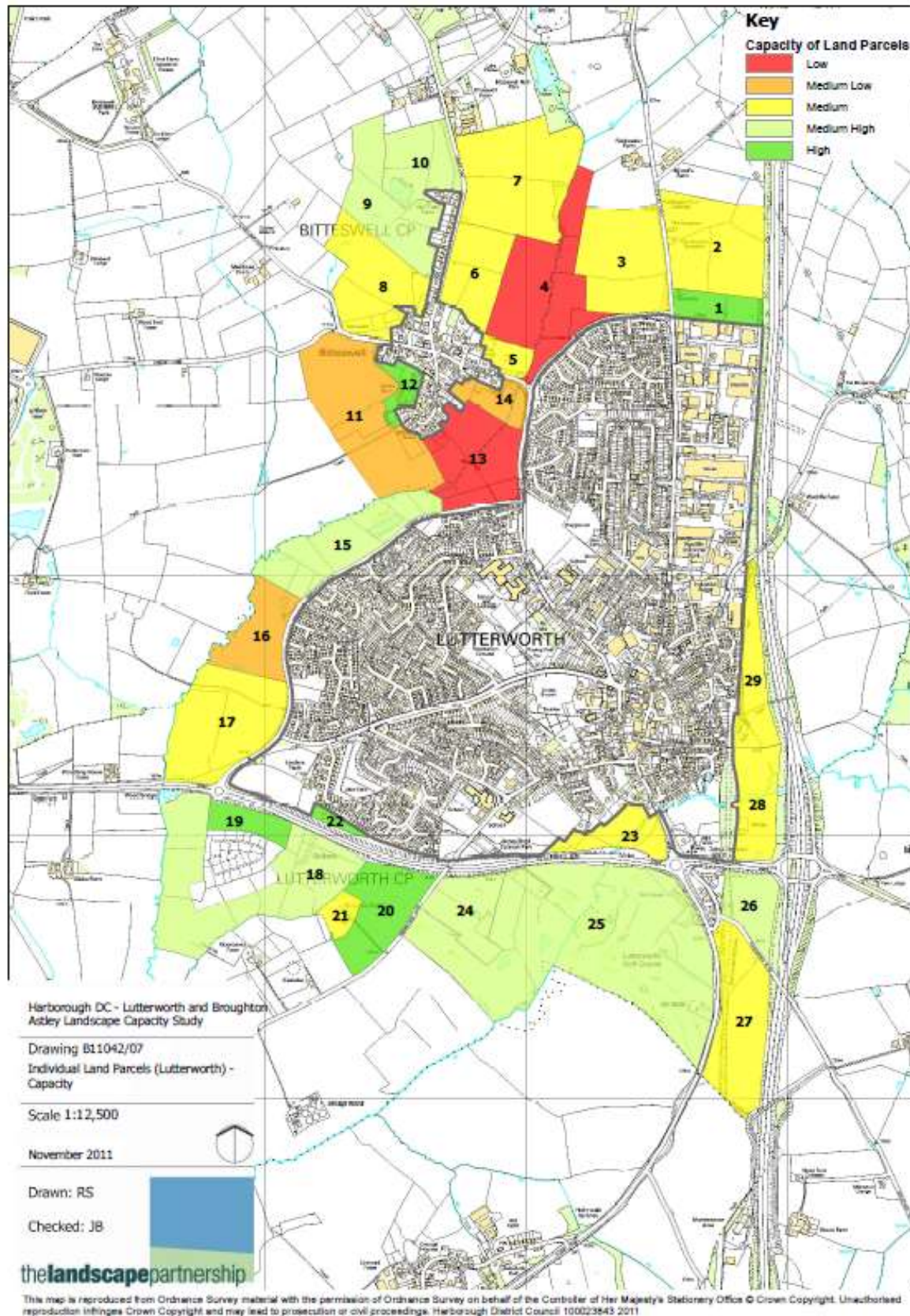
Designated 1972
Boundary Revised 9th March 2005

1:3,825

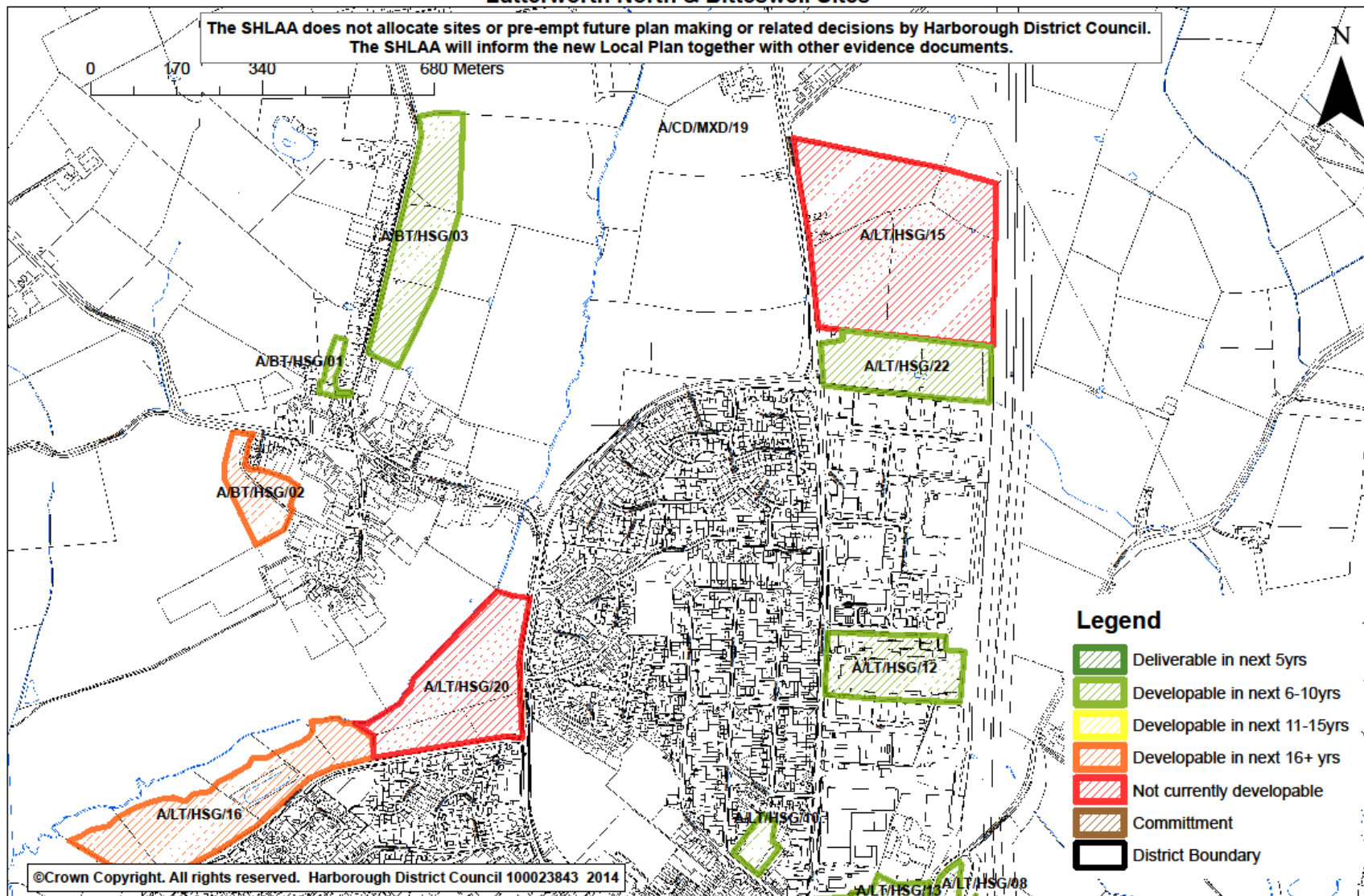


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Lutterworth Capacity Map (taken from Broughton Astley and Lutterworth Landscape Character Assessment and Landscape Capacity Assessment (2011))



SHLAA 2014 Lutterworth North & Bitteswell Sites



SHLAA 2014 Lutterworth South Sites

