

Harborough District Council

Settlement Profile: Medbourne



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)

Medbourne Profile

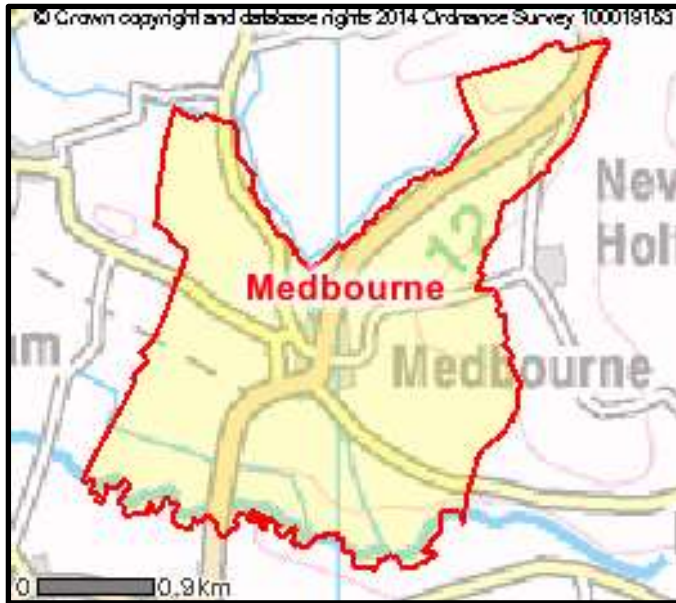
Introduction

General Location: Medbourne is situated in the Welland Valley, occupying an area in the south-east of the Harborough District. The B664 is the main route from Market Harborough to Uppingham and cuts through the village, with Market Harborough being 5 miles south-west and Uppingham 7 miles north-east. Medbourne lies equidistant from the A47 (to the north), A6003 (to the east) and A427/A6 (to the south/south-west), with all roads being approximately 5 miles journey and therefore, providing good access to nearby locations for residents. The parish borders Northamptonshire to the south and is also very close to the District's border with Rutland. Some of its Harborough District neighbours include Slawston to the west, Hallaton and Blaston to the north, with Nevill Holt and Drayton to the east. The name Medbourne is of Anglo-Saxon origin; 'Meadow Stream', with the brook that gives the parish its name flowing south through the area before joining the River Welland – which forms the entire southern boundary of the village.

Medbourne is an ancient village with evidence to suggest it was a market settlement of considerable influence at the time of Roman Britain, despite its name being of Anglo-Saxon origin, due to its positioning along Gartree Road (previously a section of the Via Devana – a Roman road that connected Colchester to Chester). Almost the entire village is now designated as a Conservation Area with many original structures dating as far back as the 16th century, built using local materials excavated from Nevill Holt hill. Medbourne's population has fluctuated over time as is consistent with many agriculture-orientated communities in the District, with the increased industrialization and economic activities taking place in more urbanised areas being the primary explanation. The population peaked in 1861 at 580 and faced a slow decline for a century before picking up in more recent years. Arguably this influx is attributable to Medbourne's reputation as 'the most beautiful village in the Welland Valley'.

Throughout Leicestershire Medbourne is known for its participation in the ancient ritual of Hare Pie Scrambling and Bottle-Kicking, that takes place each Easter Monday and has done so for many hundreds of years (with some claiming that the ritual pre-dates the Christian era). The tradition includes Medbourne and close neighbours Hallaton competing to get the bottle (a wooden cask) back to their respective villages. Not surprisingly, the custom attracts a large influx of visitors that have in the past including numerous celebrities. The event raises funds that are distributed to good causes by the Bottle Kicking Committee and increasingly attracts a global audience in its broadcasting.

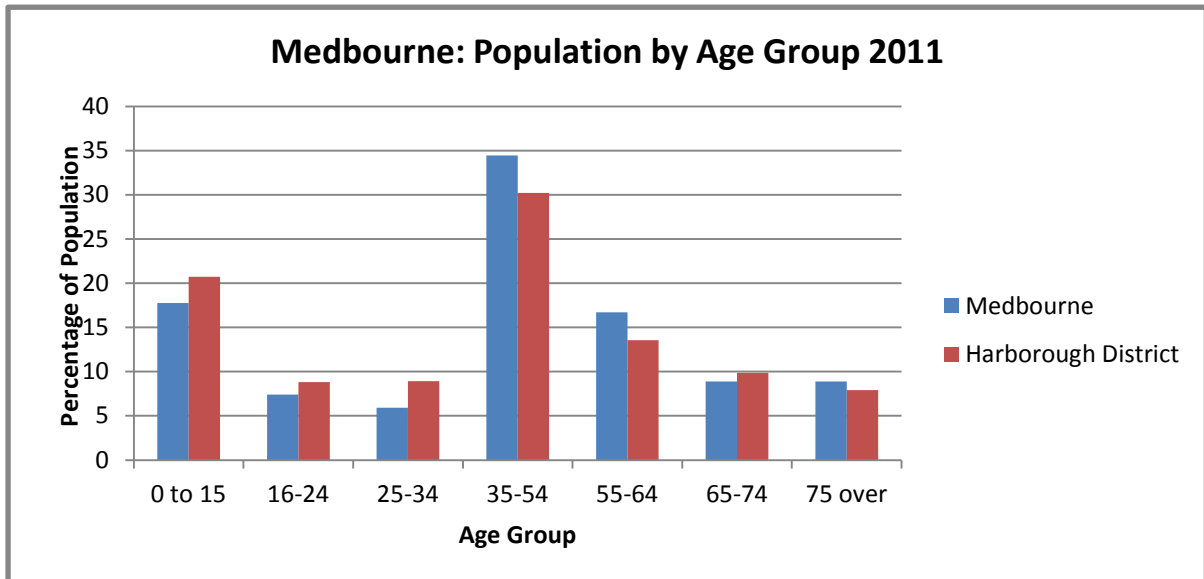
The village is identified as a Selected Rural Village in the Core Strategy for the District and, as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics, role, form, issues, problems and ultimately, sustainability of the settlement, in order to determine the appropriate level of development to be directed towards the settlement and to understand the local community's aspirations for their village.



Key Statistics for Medbourne Parish (2011 Census):

- Population of 473 (increase of 29 or 6.5% since 2001, compared to an increase of 11.5% across the district);
- 18% (84) of the population are aged 0 – 15, whilst 18% (84) are also aged 65 and over.
- Number of dwellings is 205, an increase of 25 or 14% since 2001;
- Number of households is 199, an increase of 25 or 14% since 2001;
- 66% of households have 2 or more cars/vans, whilst 6% of households have no access to a car or van;
- 54% of households are detached dwellings (compared to 48% across the District);
- 77% of dwellings are owner occupied, 11% are social rented/shared ownership and 10% are private rented;
- 2.7% of the population is in bad or very bad health;
- Long-term health or disability: 5.1% of the population said day to day activities are limited a lot and a further 8.7% said day to day activities are limited a little;
- 2.1% of the population is black and minority ethnic (BME);
- 70% of the population is Christian and 1.5% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

Age Structure: The age structure of the population, compared to the District, is set out below. When comparing the data with other similar sized settlements, Medbourne shows certain consistency with other villages, in that there is a distinct absence of those aged 16-34, which may be attributable to a lack of employment opportunities and affordability issues. The 35-64 age groups are particularly well represented in Medbourne.



Source: ONS Census 2011

Medbourne Parish Council

- There are currently five seats on the parish council and all are filled. The council meets on the first Monday of each month.
- Elections take place every four years; the parish has recently had two vacant seats filled through co-option, due to the expenses associated with an election.
- Medbourne parish councillors have all undertaken formal councillor training, and there is a great appetite for further training courses, should they be made available.
- Medbourne parish council have drawn up a Parish Plan for their village, the most recent publication available having been released in 2004. The Parish Plan acts to identify and address local problems and opportunities, through involvement with the community as a whole, in order to represent a vision for how the residents of Medbourne wish their village to develop into the future, certain areas have been highlighted:
 - Crime and Community Safety:
 - Excessive speed in the village, as well as parking locations, are a recurring issue that may be solved by introduction of traffic calming measures
 - Environment:
 - There is a particular appetite among the population for wildlife, heritage, rural character and environmental conservation among the population.
 - Development:
 - The parish considers the community amenities in the village to be preserved at all costs, suggesting that the shop, village hall and post office may be at risk.
 - Design, positioning and building materials of new developments were of a concern to the vast majority of villagers.
 - Public Transport

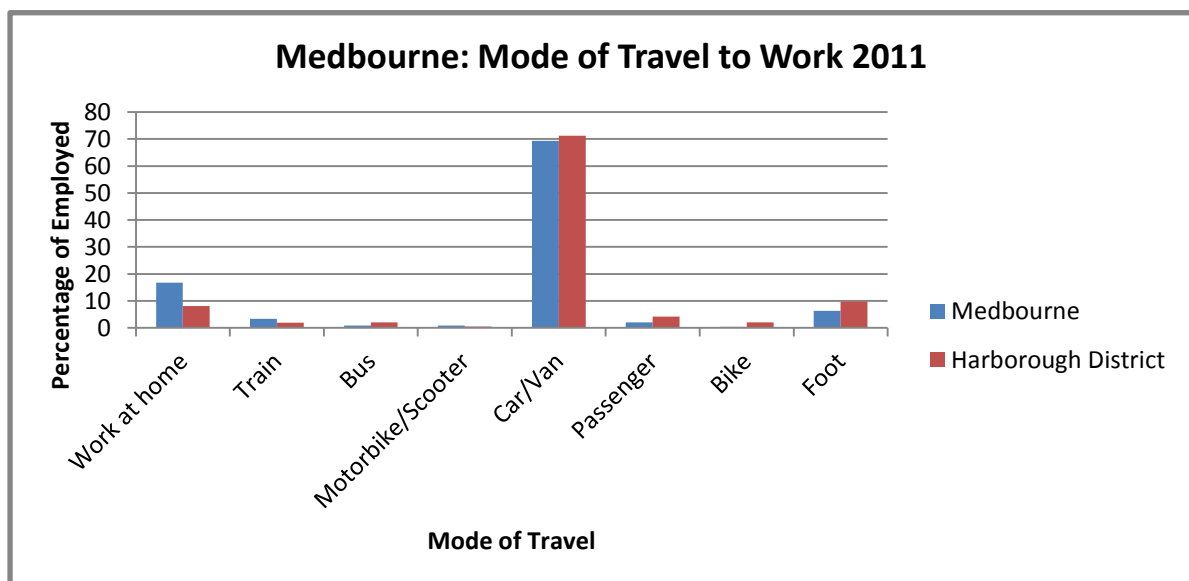
- Improvements to the bus provision in the area would be greatly received; in general the population are increasingly relying upon their own transport.
 - Housing Needs
 - A strong desire among the community for affordable housing has been identified, with a preference for development of redundant buildings receiving strong support.
- The Parish Council is currently looking into the preparation of a neighbourhood plan for the parish.
- There also exists several community funding organisations, such as Medbourne Charities and The Medbourne Educational Foundation Trust, these are managed by the Trustees of the charities, with parish council representation on their committees.

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

The next sections consider Medbourne's:

A) Transport and Communications

- **Transport:**
 - Rail: Medbourne's nearest railway stations are Market Harborough (6 miles), Corby (8 miles), Oakham (12 miles) and Leicester (16 miles).
 - Bus service/frequency: None since withdrawal of Rural Rider services.
 - Travel to Work: 69% of people drive a car or van to get to work, similar to the District figure of 71%. A further 2% are passengers. Currently 17% of people in Medbourne work from home; this is approximately double the District level of 8%.



Source: ONS Census 2011

- Road Connections: A427 to Corby (4 miles), A47 to Leicester and Peterborough (5 miles), A6003 to Corby/Kettering and Uppingham/Oakham (5 miles), Market Harborough (7 miles), A43 to Kettering (7 miles), A14 east/west (15 miles), M1 north/south and M6 west (20 miles).
 - Medbourne is covered by the Voluntary Action South Leicestershire Transport Initiative which can provide transport for shopping, visiting friends and relatives, social activities and health appointments for the elderly, the mobility impaired/disabled, the rurally isolated and those who find it difficult to use public transport.
 - **Car Ownership:** Whilst the majority of households have access to at least one car or van, 11 households (5.5%) have no access to their own transport, slightly down from the previous figure of 15 (then 8.6% of households) in 2001, and comparably lower than the District average (11%). In the last decade, the number of households with 3 or more cars has slightly increased from nearly 18% to nearly 20%. The total number of car/vans in the parish has risen from 304 in 2001 to 374 in 2011, an increase of 23%.
 - **Connectivity: Broadband coverage:**
 - Broadband coverage and internet speeds in Medbourne are currently poor and inconsistent, as the south-eastern area of Harborough District is yet to benefit from public or private investment. However, Gigaclear has announced recently that Medbourne is to be one of several villages to benefit from the installation of ultra fast broadband shortly. See [Gigaclear ready to roll out ultrafast pure fibre broadband to Leicestershire villages](#).
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B) Local Services and Facilities

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

- **Key Services Present:**
 - Village Shop and Post Office (Spring Bank);
 - Pub (The Nevill Arms, Waterfall Way);
- **Other Services/Community Facilities Present:**
 - Old School Village Hall (Main Street);
 - Minor Illness Clinic (Village Hall, Mondays 3-4pm, part of Dr Kilpatrick & Partners Surgery);
 - Church (St Giles', Main Street);
 - Accommodation (Homestead House B&B, Ashley Road; Waterfall Cottage B&B, Waterfall Way);

- Sports Fields and Pavilion – Football Pitches, Cricket Ground and Tennis Courts (Hallaton Road);
- Playgroup/Childcare (Medbourne Pre-school, Village Hall, Main Street – scheduled to move from Medbourne to Great Easton in the next 12 months);
- Clubs and Societies (Women’s Institute, Autumn Club, Youth Club, Bowls, Skittles);
- Children’s Playground (Hallaton Road);
- Mobile Library (currently twice a month but frequency due to be reduced);
- Bowling green (Main Street).

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 to the potential establishment of an Integrated Primary Care Hub in Market Harborough to provide additional GP accommodation would be sought;
- Capacity of Brighthurst primary school, 11-16 and post 16 educational establishments. S106 contributions towards a primary school extension and other school extensions 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.

The parish council has raised issues around the following village infrastructure:

- Public Transport: services are very limited. Increased housing development would increase the demand for public transport significantly and current services would need to be increased;
- With the scheduled relocation of the of the playgroup to Great Easton, childcare will become an increasing issue within the community, particularly if the number of households increases;
- The education infrastructure will not be able to cope with increased development both in terms of pre-school and school age children.

Medbourne has 3 out of the 6 key services identified in the Core Strategy. Based on the current Core Strategy definition, the range of services and facilities in Medbourne supports its continued designation as a Selected Rural Village. Additional GP capacity in Market Harborough will be needed to manage increased growth and needs further investigation. S106 contributions would be sought towards extensions to schools. Lack of public transport provision is a concern locally as is the imminent loss of the pre-school facility.

C) Natural Environment

Natural Environment Constraints in and around Medbourne

Issue/Constraint	Commentary
Landscape: District Landscape Character Assessment (2007)	Located within the Welland Valley 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 required to address adverse landscape impacts).
Area of Separation	No separation or potential coalescence issues identified
Tree Preservation Orders	Group TPOs: <ul style="list-style-type: none"> • Area to north of Rectory Lane • Area to south of Rectory Lane (The Old Hall) • Land off Ashley Road adjacent to brook • Linear grouping along brook at brook Cottage • Willowbrook House/Towpath House • Adjacent to The Old House
SSSI	None in vicinity
Local Wildlife Sites	1 – Nevill Holt Quarry – mesotrophic grassland - part of LWS is in Medbourne Parish
Protected Species and Wildlife Corridors	Bats Badgers Dismantled railway line Brook
Areas at risk of flooding	Area around brook running north south through the village is in Flood Zones 2 and 3
Footpaths and Bridleways	RoW leading out of village to east but none in other directions. Several exist within the village.
Grade 1 and 2 Agricultural Land	Area of Grade 2 agricultural land is located adjacent to west of village and further areas close to north and east of village.
Other settlement/local features	

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 205 dwellings in Medbourne, representing an increase of 8% since the 2001 Census, compared to an increase of 12% across the District.

The number of properties in the parish liable for council tax is 206 (2014).

Completions, Commencements and Planning Permissions: From April 2011 to September 2014 the Council has recorded 2 house completions. As of September 2014 there was 1 dwelling under construction and 2 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.

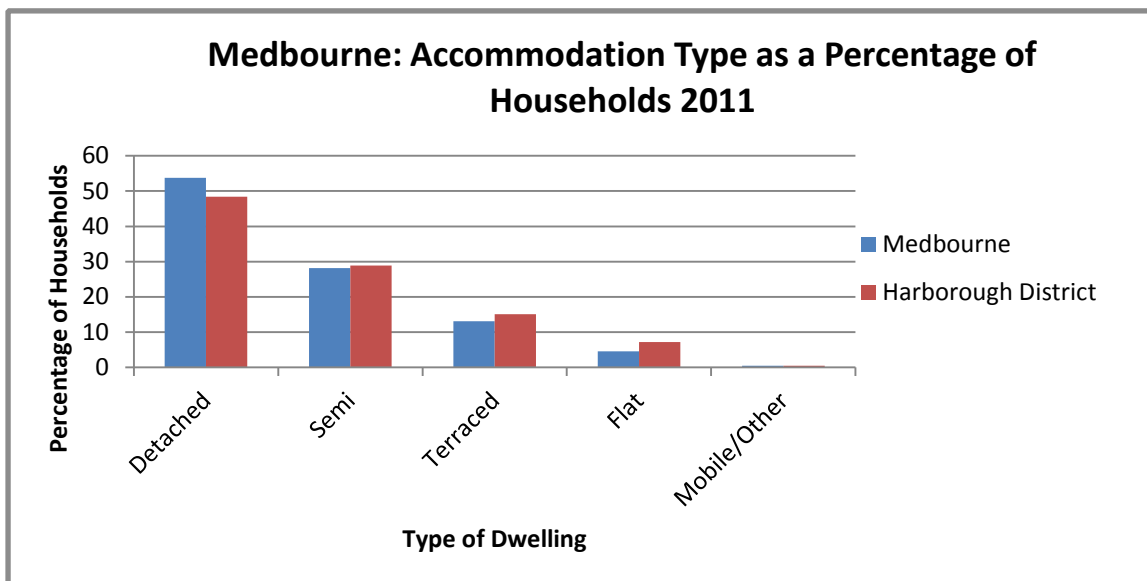
The following table summarises the SHLAA findings in relation to developable sites in Medbourne. The full document is available at:
http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014.

No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for Development (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
3	3.12ha	57	-	57	-	-

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

Tenure: In 2011, 77% of dwellings were owner occupied similar to the level of owner occupation across the District and down from 2001 when 85% of dwellings were owner occupied. 11% are social rented/ shared ownership and 10.0% are private rented (up from 3.5% in 2001).

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings (54%) in 2011 was well above the District level of 48%.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that 62.3% of households had 2 or more bedrooms than required well above the District figure of 49%.

Households: Of the 199 households in Medbourne:

- 25% are one person households (compared to 26% across the District);
- 20% are pensioner only households (compared to 23% across the District);
- 10% are single pensioner households (compared to 13% across the District);
- 28% have dependent children (compared to 30% across the District).

Built Environment Features/Heritage Assets/Designations

Issue/Constraint	Commentary
Conservation Area	Medbourne Conservation Area was first designated in 1973. The boundary was revised in 2005. The designation incorporates the majority of the village.
Scheduled Monuments	1 - Bridge at Medbourne
Listed Buildings:	
Grade I	None
Grade II*	4 - Bridge Dale Farmhouse, 8 Brook Terrace; Manor House, Manor Road; Dale Farmhouse, Manor Road; Old Hall, 3 Rectory Lane; Church of St Giles
Grade II	25
Registered Parks and Gardens	1 - Nevill Holt (0.9k to east of Medbourne within Nevill Holt parish) - Remains of an early or mid C17 garden surrounding the medieval hall of Nevill Holt, which was partly improved in the early C19 following proposals given by the architect J B Papworth, and subsequently in the late C19 under the ownership of Sir Bache Cunard.

Ridge and Furrow	Not known
Archaeological Sites	Large expanse of land to west of village (incorporating course of Roman Road), linear areas to south of village and many smaller areas identified elsewhere in and around the village may have archaeological value.
Recreation Grounds/Play Areas	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"> • Springbank Medbourne • Tow Path and Gardens Medbourne (1) • Tow Path and Gardens Medbourne (2)

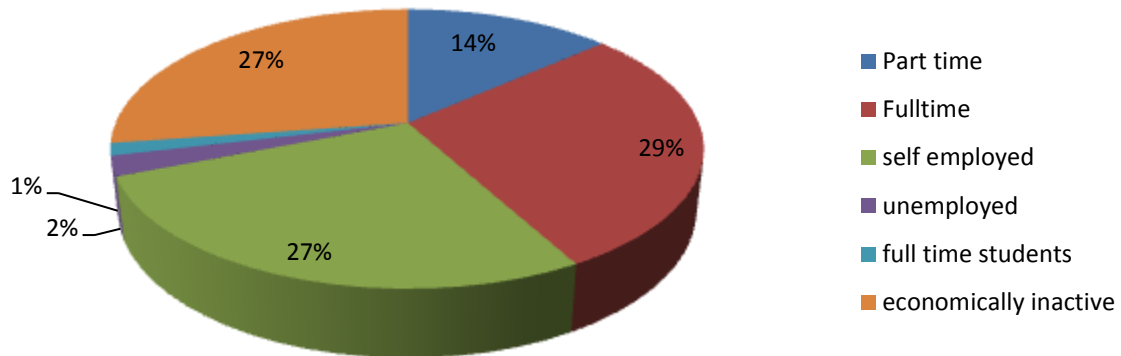
E) Local Employment and Economic Activity

Local Employment:

Not surprisingly given its rural location and character, local employment opportunities are limited in Medbourne. Fewer than 7% of those employed either walk or cycle to work. However, almost 17% of those in employment work from home or mainly from home, much higher than the District figure of 8%.

Economic Activity: In 2011, 77% of the Medbourne population aged 16-74 (348 persons) was economically active, higher than the District figure of 74% and much higher than the regional and national levels of 69% and 70% respectively. The unemployment rate of 2.3% was similar to the District figure of 2.5%. The rate of self employment (27%) was well above the District level of almost 13%. Of the economically inactive, 53% were retired.

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



Source: ONS Census 2011

Qualifications (16 and over population): In 2011 the percentage without any qualifications was 15%, lower than the comparable District figure of 18% and well below the regional and national levels of 23% and 25% respectively. The percentage with a degree or higher degree was 27%, well above the above the District figure of 19%.

Occupation: The percentage employed in managerial, professional and associate professional occupations was 57%, well above District figure of 48%. Skilled occupations are also above the District level. All the other occupation groupings are under-represented compared to the District.

Medbourne: Occupation as a Percentage of Residents in Employment 2011



Source: ONS Census 2011

Emerging Findings

Opportunities

Medbourne has poor bus services, with only Rural Rider provision. Broadband speeds are also generally poor and sporadic but an upgrade to fibre optic broadband is planned for 2015. The village has 3 key services with the village shop and post office being a joint service. It is within 7 miles of Market Harborough and 10 miles of Corby, both of which have an extensive range of services, facilities and employment opportunities.

The 0-15, 16 -24 and 25-34 age groups are all under represented when compared to the District whilst the 35-64 age groups in particular are above District levels. The relatively high economic activity rate among 16-75 year olds reflects the population structure. There are high levels of self employment, working from home and employment in managerial/ professional occupations. In common with most villages there is a high rate of under occupancy of dwellings.

Developable housing land has been identified through the SHLAA across 3 sites, although all the sites are at the extremities of the village.

Medbourne Parish Council is currently looking into potential support for the preparation of a neighbourhood plan for the parish.

Constraints

Bringhurst primary school has limited capacity and an extension may be required. Development would also be expected to contribute to improved GP service capacity in Market Harborough.

There is an extensive area of flood risk running north south through the centre of the village. There are also areas of high grade agricultural land around the village and a disused railway corridor. 3 potential Local Green Space designations are being progressed through the new Local Plan.

Development would need to respect the village's scheduled monument, the Conservation Area and the high number of listed buildings (including their setting) through sensitive siting and design. The location of new development would also need to be sensitive to the Nevill Holt and its setting, a registered park and garden.

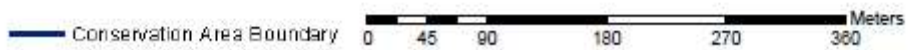
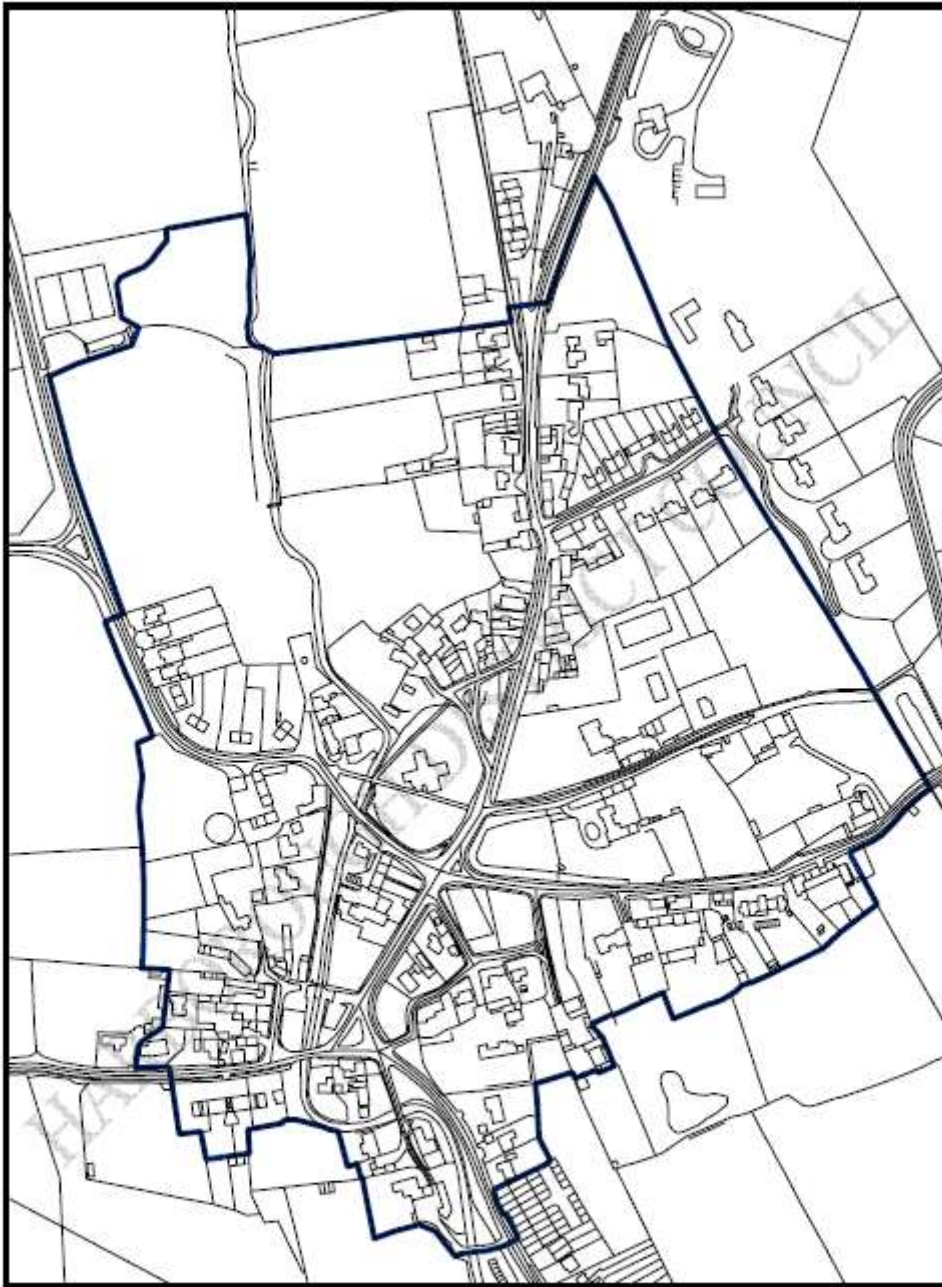
Overall Summary

Medbourne has the services to support its continued designation as a Selected Rural Village and the capacity to accommodate limited growth providing development is sympathetic to the existing village form, its heritage assets, characteristic open areas, the risk of flooding and any specific housing needs of the population.


Appendix 1: Maps showing

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

Medbourne Conservation Area

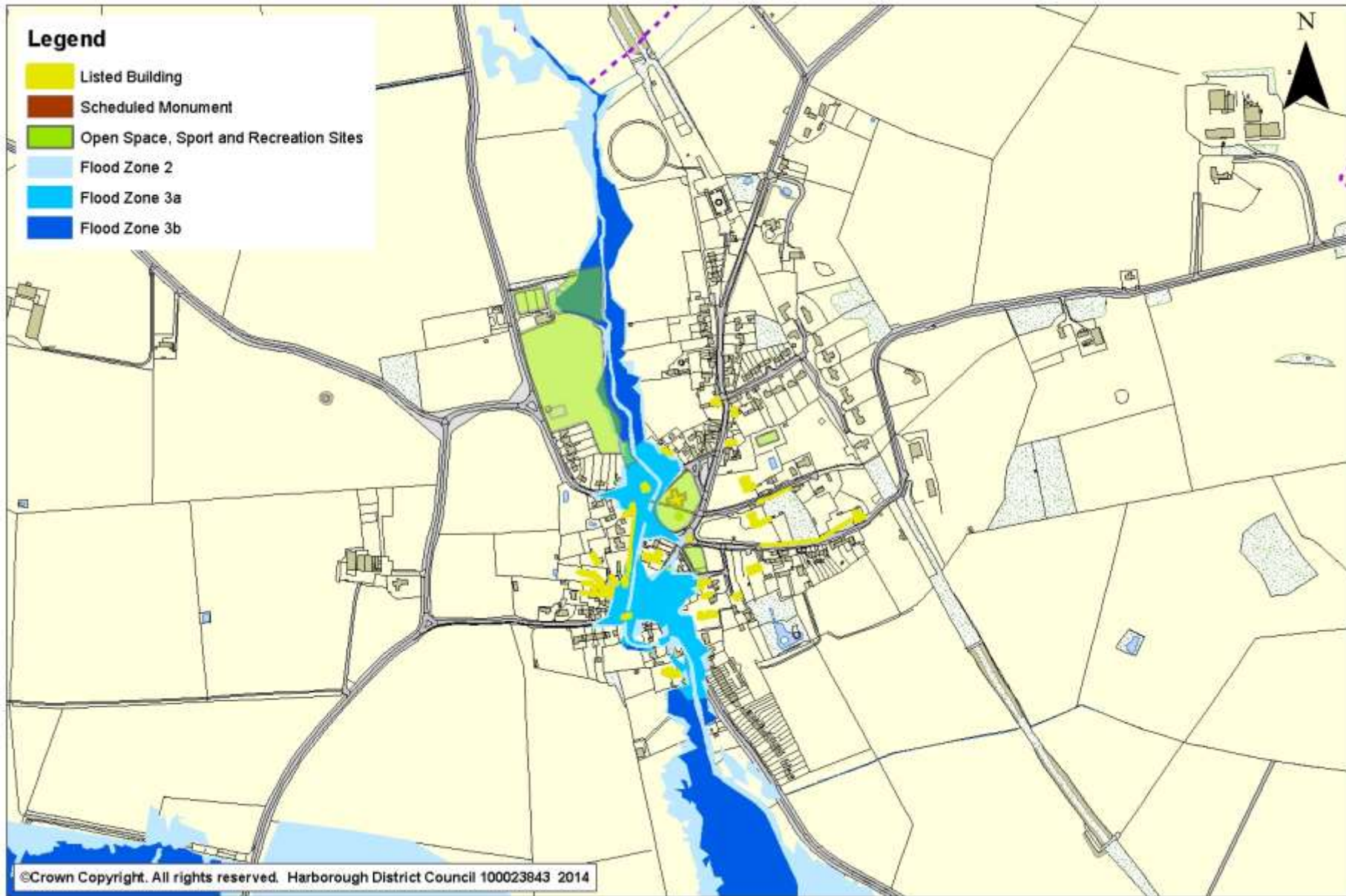


Designated 1973
Boundary Revised 9th March 2005

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Medbourne

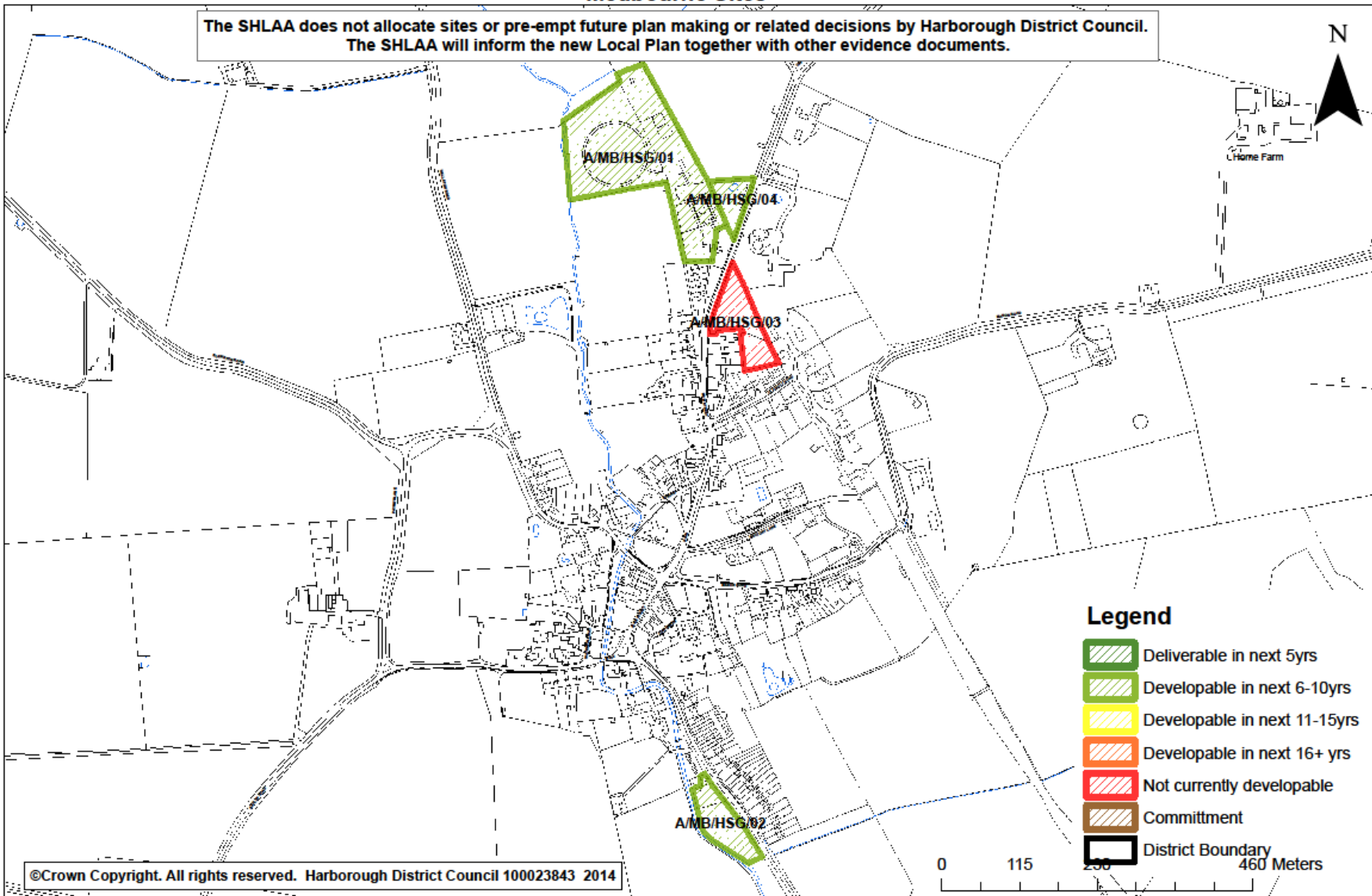


SHLAA 2014 Medbourne Sites

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.



Home Farm



Legend

- Deliverable in next 5yrs
- Developable in next 6-10yrs
- Developable in next 11-15yrs
- Developable in next 16+ yrs
- Not currently developable
- Commitment
- District Boundary

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