

Harborough District Council

Settlement Profile: North Kilworth



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)

North Kilworth Profile

Introduction

General Location: North Kilworth lies immediately south of the A4304; Lutterworth is some 5 miles away whilst Market Harborough is 7. The village has good transport links north and south via the M1 with the A14/M6 serving similarly both east and west. The parish occupies a position on Harborough's south-western boundary with Northamptonshire; a boundary which is generally determined by the route of the River Avon. Neighbours of the parish from within the District include Husbands Bosworth (east), Knaptoft (north), South Kilworth (south), and Misterton with Walcote and Kimcote and Walton (east).

The Grand Union Canal traverses the eastern side of the parish. The majority of the village lies to the south of the A4303 with development to the north of the road being more grouped, allowing views to open countryside. Kilworth Springs Golf Club and Kilworth House Hotel are within the parish.

The village, which is a mix of old and new housing, includes a primary school and the Church of St Andrew dating from the 13th century. Almost the entirety of the village is a designated Conservation Area.

The village is located on the edge of a large natural aquifer which accounts for the large number of springs in and around the area. This natural feature is key to the village's Local Nature Reserve, part of the wider North Kilworth Millennium Green, which features a new moat area with boardwalks and open water to improve wildlife habitats. Kilworth Springs Golf Club lies to the south of the village and Kilworth House Hotel (a grade II listed country house with grade II* listed orangery) to the west.

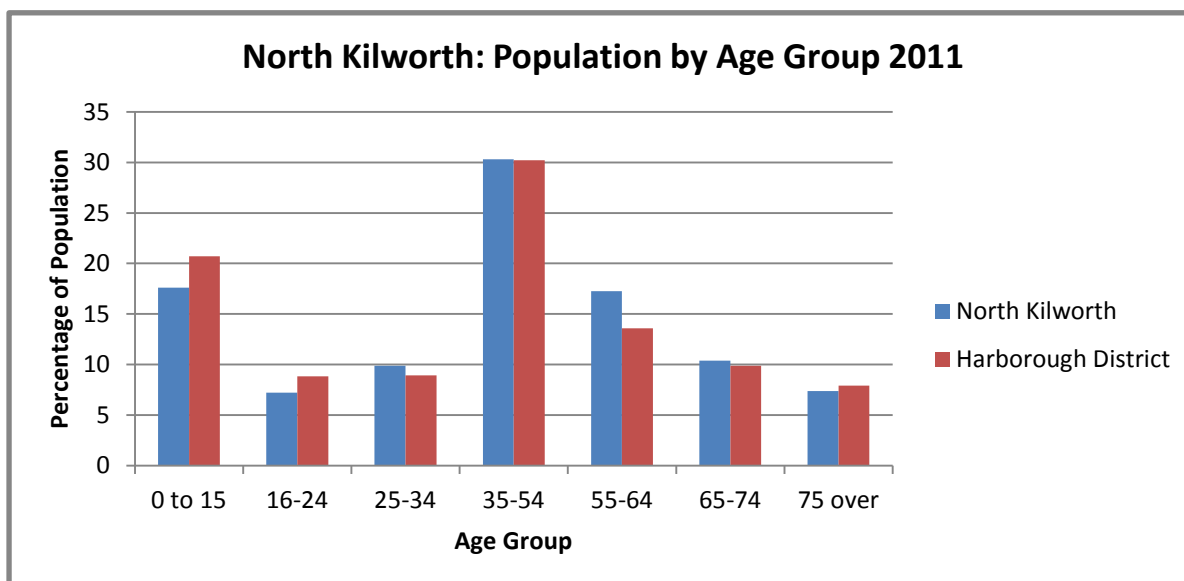
The village is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics,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

- Population of 597 (increase of 119 or 25% since 2001 compared to an increase of 11.5% across the District over the same period);
- 18% of the population is in 0 – 15 age group and 18% of the population is 65 or over;
- Number of dwellings is 251, an increase of 30 or 14% since 2001;
- Number of households is 245, an increase of 54 or 28% since 2001;
- 61% of households have 2 or more cars/vans whilst 7% of households have no car/van;
- 58% of households live in detached dwellings (compared to 48% across the District);
- 80% of dwellings are owner occupied, 7% are shared ownership/social rented, and 13% are private rented;
- 3.5% of the population is in bad or very bad health;
- Long term health problems and/or disability: 5.7% of the population say day to day activities are limited a lot and a further 7.5% say day to day activities are limited a little;
- 3% of the population is black and minority ethnic (BME); and
- 73.5% of the population is Christian;

Age Structure: The age structure of the population, compared to the District, is set out below. When making comparisons of North Kilworth's population by age to both the District and other selected rural villages, it is most striking that North Kilworth has below average representation of 0 – 15 ages, and above average for age group 25 – 34. The village has a higher percentage in the 55-64 age group compared to the District.



Source: ONS Census 2011

North Kilworth Parish Council

- There are currently 5 seats on the parish council with meetings taking place monthly in the Village Hall. Elections are in 2015.
- The parish council have released an updated parish plan for 2013 – 2020, it details numerous issues and opportunities in the village, with priorities including:
 - The Natural and Ecological Environment:
 - Conflicts between HDC regarding tree activity
 - Cycle routes from Harborough – Lutterworth unanimously agreed upon, to allow more sustainable transport.
 - Future proposals regarding the aquifer must consider:
 - The long term sustainability of both the exploitable groundwater resource and natural flows to the wetland conservation area.
 - The Built Environment:
 - Future developments to be in-keeping and consistent with North Kilworth's design features
 - Development must balance the importance of critical mass to support existing infrastructure, whilst safeguarding the fundamental character.
 - Green spaces are to be retained
 - The Human and Social Environment:
 - Enhancement of broadband provision for homes and businesses
 - Small commercial development to boost employment, as well as the villages level of self sufficiency
 - Creation of 'social hub centre' at The White Lion
 - The development and continuous expansion of public spaces
- Work is progressing well on the preparation of a Neighbourhood Plan for the village, using the parish plan as a basis.

- There is a ‘Village Power Community Interest Company’, set up in 2010 by members of the local community in order to ensure that the community and local economy are more self-sustaining in the future. Three initial areas have been identified by the team with a timespan for action set at 3 – 5 years:
 - Renewable Energy (solar/photo-voltaic panels)
 - Provision of Local Facilities (village shop and café, market garden and affordable housing)
 - Resource Efficiency (using a small scale anaerobic digestion facility)
- Village Power CIC also oversees a North Kilworth car-sharing scheme, to combat the poor provision of public transport to the village and provide transport for those who struggle to use public services.
- Assets of Community Value: The White Lion Inn is listed as an Asset of Community Value.

For more information - <http://www.northkilworth.com/category/home/>
 (<http://northkilworth.leicestershireparishcouncils.org/> - not adopted)
<http://www.leicestershirevillages.com/northkilworth/>

The next sections consider North Kilworth’s:

A) Transport and Communications

- **Transport:**
 - Rail: Nearest railway stations are Market Harborough (9 miles), Rugby (10 miles), Narborough (11 miles), South Wigston (12 miles), Hinckley (14 miles), Leicester (15 miles) and Kettering (20 miles).
 - Bus Services/Frequency:
 - Arriva service 58: Market Harborough – Lubenham – Theddingworth – Husbands Bosworth – North Kilworth – South Kilworth – Walcote – Lutterworth. Operates Monday – Saturday 08:08 – 18:08, 6 times a day. Lutterworth – Market Harborough, 07:23 – 17:23, 6 times a day. No night, Sunday or Bank Holiday Service. See route at <http://www.arrivabus.co.uk/globalassets/documents/floating-pages/hinckleybus/from-23-august-2014/hinckley-8-58-qp-map-23aug2014.pdf>. Bus stops at Lorry Depot, White Lion and School.
 - Travel to Work: Nearly 75% of people in North Kilworth drive a car or van to work. This is considerably higher than the District average. A further 5% are passengers. Just over 12% of people work from home at the moment, compared to the lower District average of 8%.



Source: ONS Census 2011

- Road Connections: A4304 to Market Harborough and Lutterworth (<0.5 miles), A5199 to Leicester (2 miles), A426 to Rugby (3 miles), A5 north/south (5 miles), A14 east (5 miles), A508 to Northampton (9 miles), M1 north/south (3 miles), M6 west (7 miles).
- North Kilworth is covered by the Lutterworth Community Transport initiative that provides 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, 17 households (7%) have no access to their own private transport, compared to the higher District figure of 12%. From 2001 – 2011, the number of residents with 3 or more cars per household has decreased from 21% to 17%, which goes against the general trend experienced within other selected rural villages, where an increase has generally taken place. However, the total number of cars/vans in the parish has risen from 329 to 433 in the past 10 years, an increase of almost 32%.
- **Traffic/Movement Issues:** Speed of traffic on the main road is an issue. On street parking is also of concern to the community and is affecting pedestrian safety and vehicular movement around the village.
- **Connectivity/Broadband Coverage:** Broadband coverage and internet speeds in North Kilworth are generally poor and where available, the speed tends to be unreliable and varied. However, as part of the Leicestershire County Council's 'Superfast Leicestershire' initiative, North Kilworth is due to be upgraded to fibre broadband by the end of summer 2015, with work beginning summer 2014. <http://www.superfastleicestershire.org.uk/when-and-where/>

B) Local Services and Facilities

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

- **Key Services Present:**

- School (St Andrews Church of England Primary School, Dag Lane);
- Post Office (Lutterworth Road);
- Fuel Station/Basic Convenience Store (F Howkins and Son Esso Service Station, Station Road).

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

- Church (St Andrew, Church Lane);
- Village Hall (Belgrave Memorial Hall, Church Street);
- Allotments;
- Floodlit Sports and Tennis Area (North Kilworth Sports and Football Club, South Kilworth Road);
- Children's Playground (Dag Lane);
- 18 – Hole Championship Golf Course with Bars and Restaurants (South Kilworth Road);
- Entertainment (Theatre), Residential and Dining Facilities at The Kilworth House Estate and Hotel (Lutterworth Road);
- Numerous Clubs and Societies (Outdoor Bowls, Tennis, Football, Cricket, Netball and Rounders);
- Mobile Library – Twice Monthly at the School (1:30 to 2:15), the Pre-School (2:20 – 2:40) and The White Lion (2:45 to 3:10).
- Overnight Accommodation (The Old Rectory B&B, Church Street).]
- Bowling Green (Church Street);
- Numerous Recreational Conservation Areas (Millennium Green, The Bogs, Wetland Conservation Area);
- North Kilworth Wharf (Grand Union Canal).

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Husbands Bosworth GP practice. There is insufficient capacity to manage any increase in patient numbers and a new surgery is required. S106 contributions towards the provision of a new GP surgery would be sought;
- Capacity of primary school. S106 contributions towards a primary school extension 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.

North Kilworth 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 North Kilworth supports its continued designation as a Selected Rural Village. Additional GP capacity in Husbands Bosworth is needed to manage increased growth and needs further investigation. S106 contributions would be sought towards an extension to the primary school.

C) Natural Environment

Natural Environment Constraints in and around North Kilworth

Issue/Constraint	Commentary
Landscape: District Landscape Character Assessment (2007)	Located within the Laughton Hills Landscape Character Area which has low-medium capacity to accommodate development (in general terms it is an area which is unlikely to be able to accommodate development or change without some degradation of the existing landscape character – mitigation measures would be unlikely to be able to address adverse landscape impacts). Laughton Hills is one of the most sensitive landscapes in the District.
Area of Separation	No separation or potential coalescence issues identified.
Tree Preservation Orders	Group TPO: <ul style="list-style-type: none"> • Corner of Dag Lane and South Kilworth Road Individual TPO: <ul style="list-style-type: none"> • Rear of 3 High Street • Several on field off Lutterworth Road/South Kilworth Road. Parish Plan emphasises the contribution trees make to village character.
SSSI	None in vicinity
Local Wildlife Sites	None identified although stretch of Canal to east of parish boundary is a Local Wildlife Site (North Kilworth Grand Union Canal, 2006)
Protected Species and Wildlife Corridors	Bats Badgers The Bogs (wetland) and Millennium Green with its unique wetland ecology. Dismantled railway line.
Areas at risk of flooding	None identified on Environment Agency maps affecting the village.
Footpaths and Bridleways	RoWs running north and south into open countryside. None leading east or west though.
Local Nature Reserve	Millennium Green created in 1999 and The Bogs and Millennium Green was designated as a Local Nature Reserve in 2006. It is part of the North Kilworth Historic Village Trail.
Other settlement/local features	Aquifer – below much of North Kilworth lies a sand and gravel aquifer which rests on glacial clays and Lias deposits (for more see Parish Plan)

Greenhouse Gas Emissions	In 2010 the Community Interest Group was formed in response to Government and external drivers promoting the need for sustainability, low carbon emissions actions and resource efficiency. The aim of the community is to reduce carbon emissions by a further 20% by 2020. Actions and priorities are set out in the Parish Plan. The CIC promotes the objectives of the 'Slow Movement'.
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D) Built Environment

Number of Dwellings: The Census 2011 found that there were 251 dwellings in North Kilworth, representing an increase of 14% (30 dwellings) 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 271 (2014).

Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded 1 house completion. As of March 2014 there were 5 dwellings under construction and 12 outstanding planning permissions for residential development and there is planning permission for a further 10 residential moorings for employees as part of the marina development scheme.

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 North Kilworth. The full document is available at:

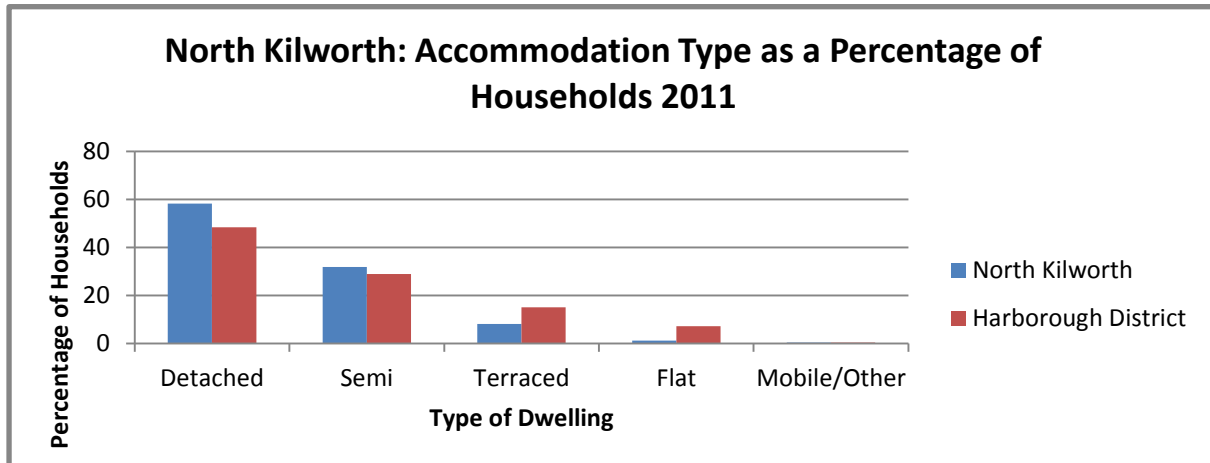
http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014.

No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for development on developable sites (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
1	0.9ha	20	-	20	-	-

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

Tenure: In 2011, 80% of dwellings were owner occupied, same as the 2001 figure and a little above the District figure of 78%. 7% are social rented/ shared ownership (9% in 2001) and 13% are private rented (up from 8% in 2001).

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings was 58% in 2011 and well above the District level of 48%. There is a low proportion of terraced accommodation compared to some other villages and the District as a whole. In line with other villages flatted accommodation is rare.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that almost 59% of households had at least 2 more bedrooms than required well above the District figure of 49%.

Households: Of the 245 households in North Kilworth:

- 18% are one person households (compared to 26% across the District);
- 18% are pensioner only households (compared to 23% across the District);
- 7% are single pensioner households (compared to 13% across the District)
- 27% have dependent children (compared to 30% across the District).

Built Environment Features/Heritage Assets/Designations

Issue/Constraint	Commentary
Conservation Area	North Kilworth Conservation Area was first designated in 1972. The boundary was revised in 2005. The designation covers most of the village.
Scheduled Monuments	None
Listed Buildings/ Features:	
Grade I	None
Grade II*	2 - Conservatory attached to North Kilworth House; Church of St Andrew
Grade II	9
Ridge and Furrow	Present

Archaeological Sites	Millennium Green (site of Norman wooden stockade and sub subsequently a manor house on moated mound)
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"> • The Stoney North Kilworth • The Village Green North Kilworth
Other	HSE and National Grid Gas Buffer Consultation Zone runs to north and west of village

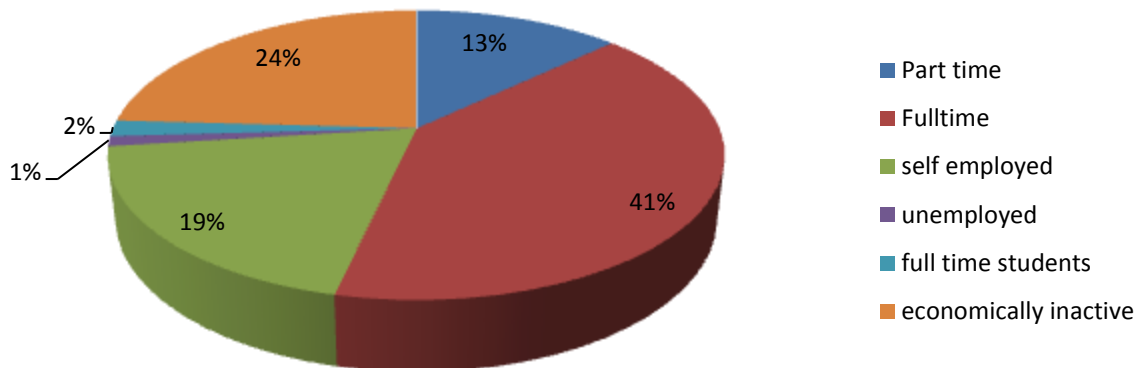
E) Local Employment and Economic Activity

Local Employment: Given its size, there is a surprising number of employment opportunities in North Kilworth. The Parish Plan identified 13 companies within the parish employing more than 5 people. In addition there are other small companies and self employed businesses that operate from home. The 2011 Census information showed that fewer than 6% of those employed either walked or cycled to work. However, just over 12% of those in employment worked from home or mainly from home, higher than the District figure of 8%.

The development of a marina on the Grand Union Canal is currently underway and this may provide some local employment opportunities.

Economic Activity: In 2011, 76% of North Kilworth's population aged 16-74 (448 persons) was economically active, slightly 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 1.1% was lower than the District figure of 2.5%. The rate of self employment was 19%, well above the District level of just under 13%. Of the economically inactive, 63% were retired.

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

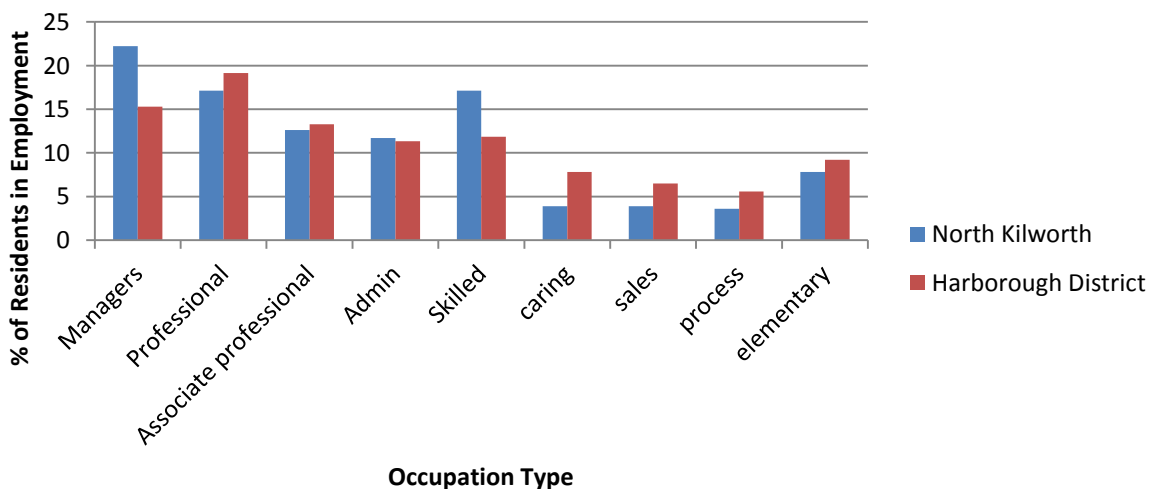


Source: ONS Census 2011

Qualifications (16 and over population): In 2011 the percentage of the 16 and above population (492 persons) without any qualifications was 16%, 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 24%, above the District figure of 19%.

Occupation: 22% of residents in employment are in managerial occupations, well above the District level of 15%. Skilled occupations are also well in excess of District levels (17% compared to 12%). The full range of occupations is shown in the chart below.

North Kilworth: Occupation as a Percentage of Residents in Employment 2011



Source: ONS Census 2011

Emerging Findings

Opportunities

North Kilworth has a reasonable bus service although this has recently been reduced. Broadband speeds are generally poor and sporadic but an upgrade to fibre optic broadband is planned for 2015. The village has 3 key services, the convenience store being located within the local fuel station. The village is located on the A4304 directly linking to Lutterworth and Market Harborough, both of which have an extensive range of services, facilities and employment opportunities. Locally the A4304 is a barrier to pedestrian movement as there is no crossing provision. The disused railway line to the east of the village has the potential to provide a cycle/pedestrian link to Market Harborough.

Unusually for a selected rural village, the proportion in the 25-34 age group is higher than the District. However the percentage of households with dependent children is relatively low as is the number of pensioner only households. The percentage in the 55 – 64 age group is particularly high and will feed through into the older age groups eventually. There are high percentages of detached dwellings and under occupancy of homes. The economic activity rate among residents is slightly above the District level with working from home and self employment enjoying high rates.

Developable housing land has been identified through the SHLAA on 1 site. The Parish Council is leading on the preparation of a neighbourhood plan and further sites may be identified through this process.

The village has a Community Interest Group promoting sustainability objectives.

Constraints

North Kilworth is located in the Laughton Hills landscape character area, one of the most sensitive landscapes in the District.

Whilst there are no flood risk issues in North Kilworth, the local aquifer needs to be preserved and protected as a natural resource. There is a designated Local Nature Reserve in the village and the Millennium Green is of archaeological value. The disused railway line runs to the east of the village. An HSE/National Grid Gas Buffer Zone runs to the north and west of the village.

Development would need to respect the village's Conservation Area and several listed buildings (including their setting) through sensitive siting and design. The Grand Union Canal is also a Conservation Area.

There is no capacity to accommodate further growth within the Husbands Bosworth GP surgery and a new surgery is required. The village primary school has limited capacity and an extension may be required.

Overall Summary

North Kilworth has the services to support its continued designation as a Selected Rural Village. Limited housing land capacity has been identified through the SHLAA but additional sites may be identified through the neighbourhood planning process. Development should be sympathetic to the existing village form, providing a pedestrian crossing across the A4304, the village's heritage assets, the protection of the aquifer and the Local Nature Reserve and reflect the specific housing needs of the local population.

Appendix 1: Maps showing

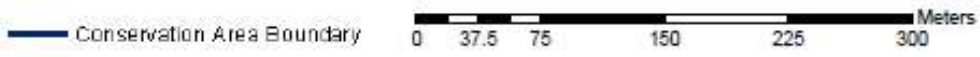
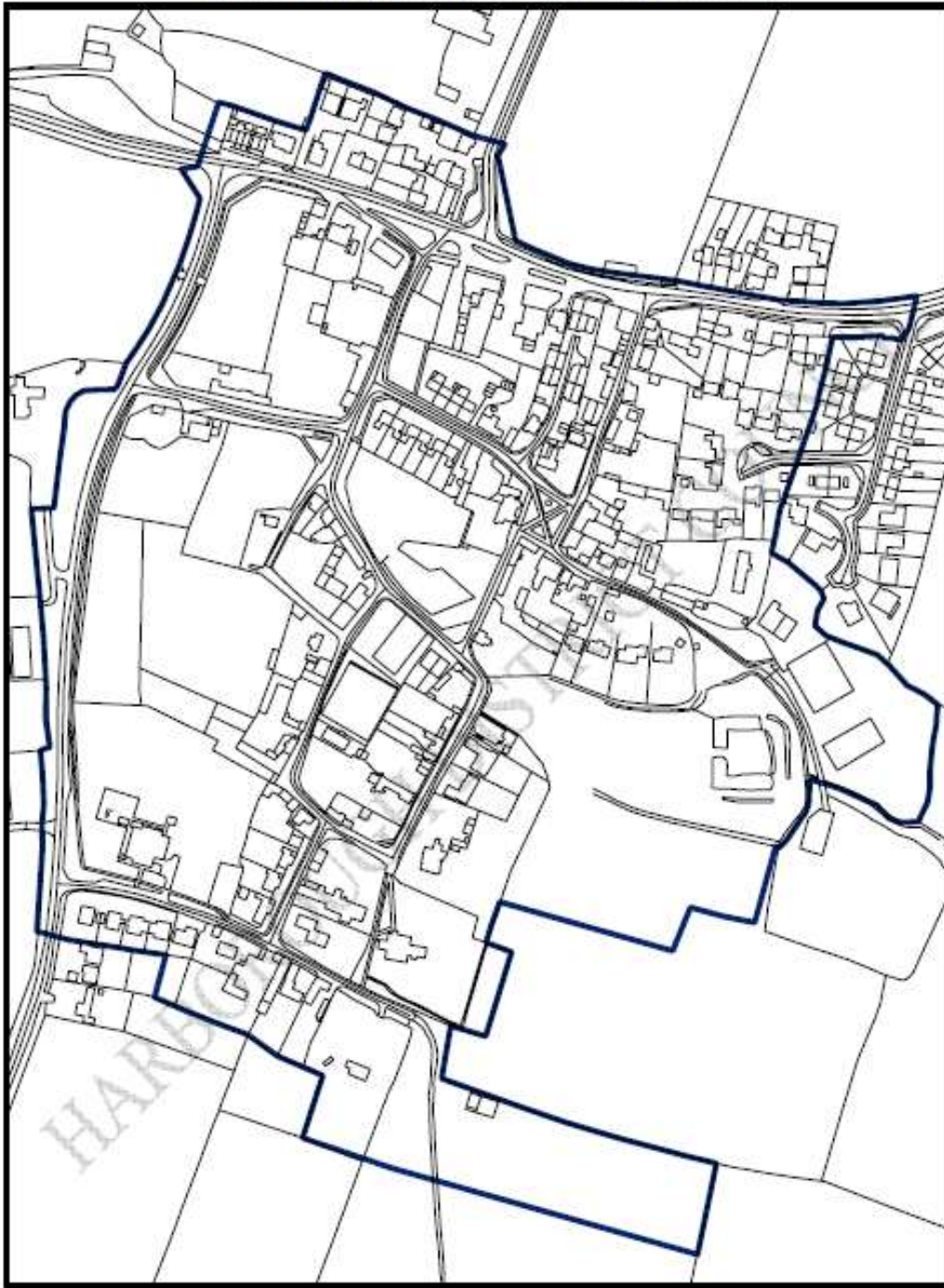
- **North Kilworth - Listed buildings/scheduled monuments/open space, sport and recreation sites/flood zones**
- **North Kilworth Conservation Area**
- **SHLAA 2014 North Kilworth Sites (please note that the map does not show all commitments – only those on sites submitted for consideration as part of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

Appendix 1

North Kilworth



North Kilworth Conservation Area



Designated 1972
Boundary Revised 9th March and 18th May 2005

1:3,325



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SHLAA 2014 North Kilworth 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.

