

# Harborough District Council

## Settlement Profile: The Kibworths

---



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)

# The Kibworths Profile

---

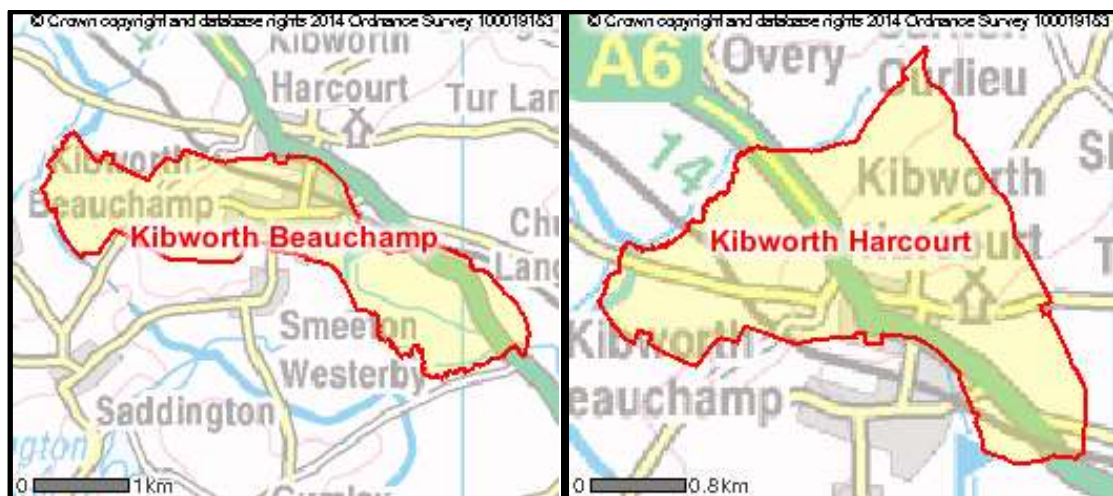
## Introduction

### General Location:

The Kibworths (often referred to as Kibworth) are made up of two separate parishes, Kibworth Beauchamp and Kibworth Harcourt. Kibworth Beauchamp lies predominantly to the west and south of the A6 whilst Kibworth Harcourt covers the eastern and northern part of the settlement. Whilst both Parishes have their own identity, designated Conservation Area and Parish Council, for the purposes of planning the 2 parts of the settlement function as a single settlement and are treated as such. The majority of the shops and services are now located in the Kibworth Beauchamp Conservation Area. However Kibworth Harcourt, with its mediaeval core, was for centuries of greater significance due to it being on the former main Leicester Road.

The Kibworths straddle the A6 lying some 7 miles north west of Market Harborough and 9 miles south east of Leicester city centre. Although the East Midlands Trains railway line passes through the villages, there has been no passenger station in Kibworth Beauchamp since 1968. The village of Smeeton Westerby lies close to the southern edge of the Kibworth Beauchamp.

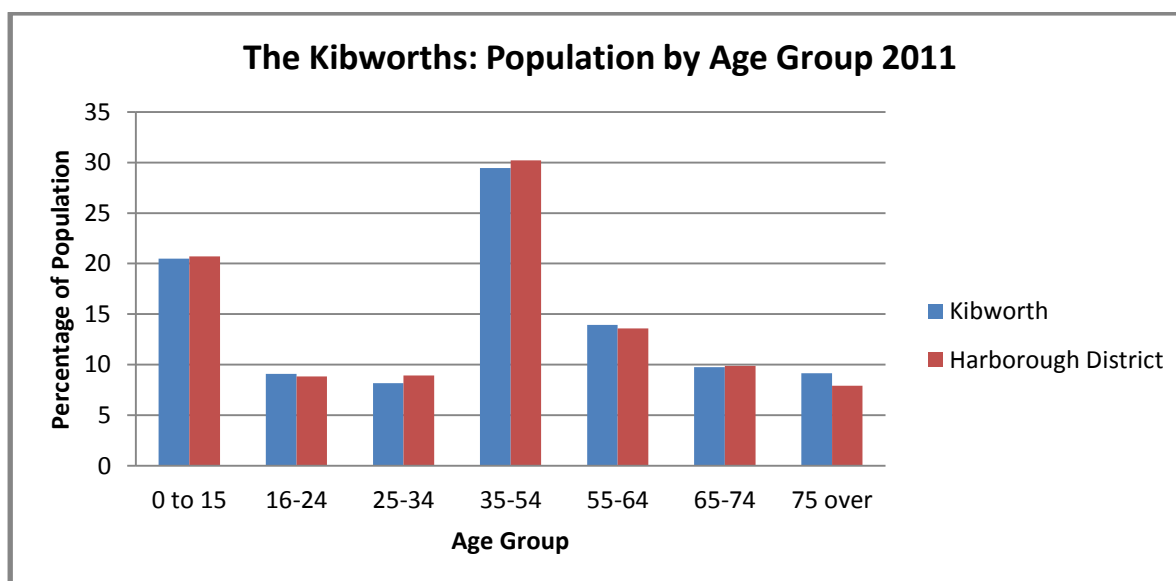
The Kibworths are treated as a single settlement in the Core Strategy and identified as a Rural Centre and as such are a focus for rural housing, employment, retail and service provision. Rural Centres were selected on the basis that they have at least 4 of the 6 key services (general practitioner, library, public house, primary school, food shop, post office). It is therefore important to understand how the settlement functions and any constraints to further development that may exist as well as the local community's aspirations for their villages.



## Key Statistics for the Kibworths (Kibworth Beauchamp and Kibworth Harcourt) (Census 2011):

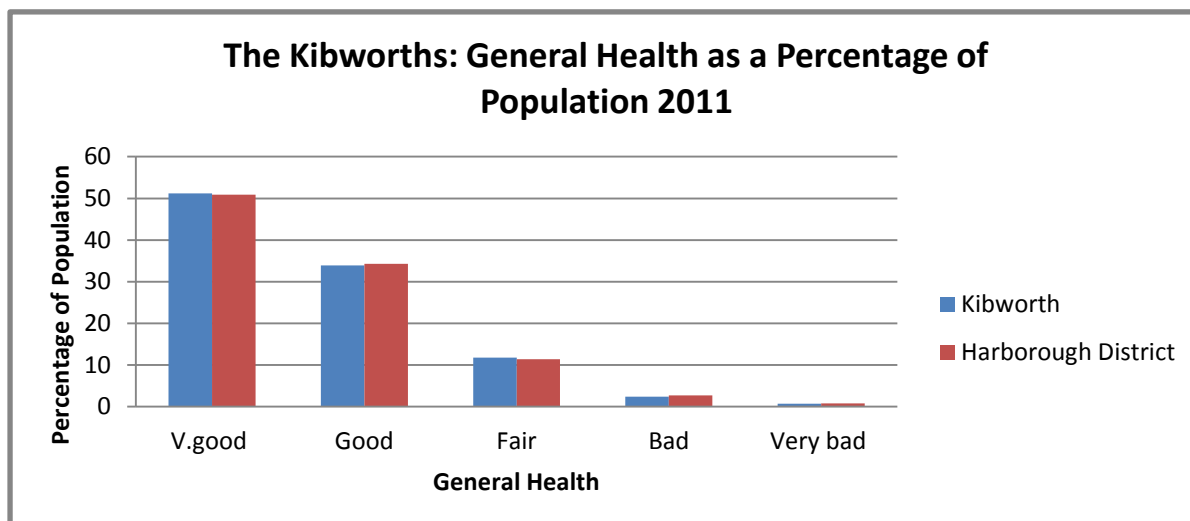
- Population of 5433 (increase of 645 or 13.5% since 2001 compared to an increase of 11.5% across the District over same period);
- 20.5% of population is in 0–15 age group whilst 18.9% of population is 65 or over;
- Number of dwellings is 2382 an increase of 18.5% since 2001;
- Number of households 2284 (increase of 17.3% since 2001);
- 49.8% of households have 2 or more cars/vans whilst 12% of households have no car/van;
- 49.3% of dwellings are detached (compared to 48.4% detached across the District);
- 76.3% of dwellings are owner occupied, 12% are social rented/shared ownership and 10.7% are private rented;
- 2.9% of population are black and minority ethnic (BME); and
- 67.3% of the population is Christian and 1.6% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

**Age Structure:** The age structure of the population is set out below and broadly reflects the age structure of the wider District.



Source: ONS Census 2011

**General Health:** The Census 2011 found that 3.1% of the resident population was in bad or very bad health, slightly lower than the District figure of 3.5% and well below the regional (5.5%) and national (5.4%) percentages. 6.5% of residents considered that their day-to-day activities were limited a lot through health or disability with a further 8.7% of the opinion that their activities were limited a little. Some 555 (10.2%) residents provided unpaid care according to the 2011 Census, with 143 of these providing more than 20 hours of unpaid care per week.



Source: ONS Census 2011

### Kibworth Beauchamp and Kibworth Harcourt Parish Councils:

- Kibworth Beauchamp Parish Council has 9 serving councillors (13 seats to be reduced to 12 in May 2015).
- Kibworth Harcourt Parish Council has 5 serving councillors (6 seats).
- Elections are due in 2015.
- There is a Joint Recreation Committee which looks after the recreation areas on Smeeton Road and Warwick Road and is made up of Councillors from both Parish Councils. The committee also looks after 2 small areas of green space in Larkwood and Rookery Close and, since December 2014, the Warwick Road Recreation Area, when it was jointly purchased by the two councils. Additionally there is a Kibworth Joint Burial Committee looking after the cemetery on Harborough Road (A6). Kibworth Beauchamp also has a planning sub committee.
- Both Parish Councils meet monthly.
- A Joint Parish Plan for Kibworth Beauchamp and Kibworth Harcourt was produced in 2004. Kibworth Beauchamp and Kibworth Harcourt have recently resolved to prepare a joint Neighbourhood Plan for The Kibworths.
- The Kibworth Improvement Team (KiT) was set up in 2010 in the wake of the BBC Television series 'Story of England' which presented the social history of the historic Kibworth parish. KiT secured Heritage Lottery Funding in 2011 for a range of projects within the Kibworth Beauchamp, Kibworth Harcourt and Smeeton Westerby villages which are designed to create a legacy of heritage and conservation.
- The acquisition of land for allotments has recently been negotiated by the Joint Recreation Committee and these will be managed by the Kibworth Allotment Society.
- Both Parish Councils are working with LCC Highways to review the business plan and traffic volumes for a bypass.

Kibworth Beauchamp:<http://kibworthbeauchamp.leicestershireparishcouncils.org/>  
and  
<http://www.leicestershirevillages.com/kibworthbeauchamp/>

Kibworth Harcourt:<http://kibworthharcourt.leicestershireparishcouncils.org/> and  
<http://www.leicestershirevillages.com/kibworthharcourt/>

---

## The next sections consider The Kibworths’:

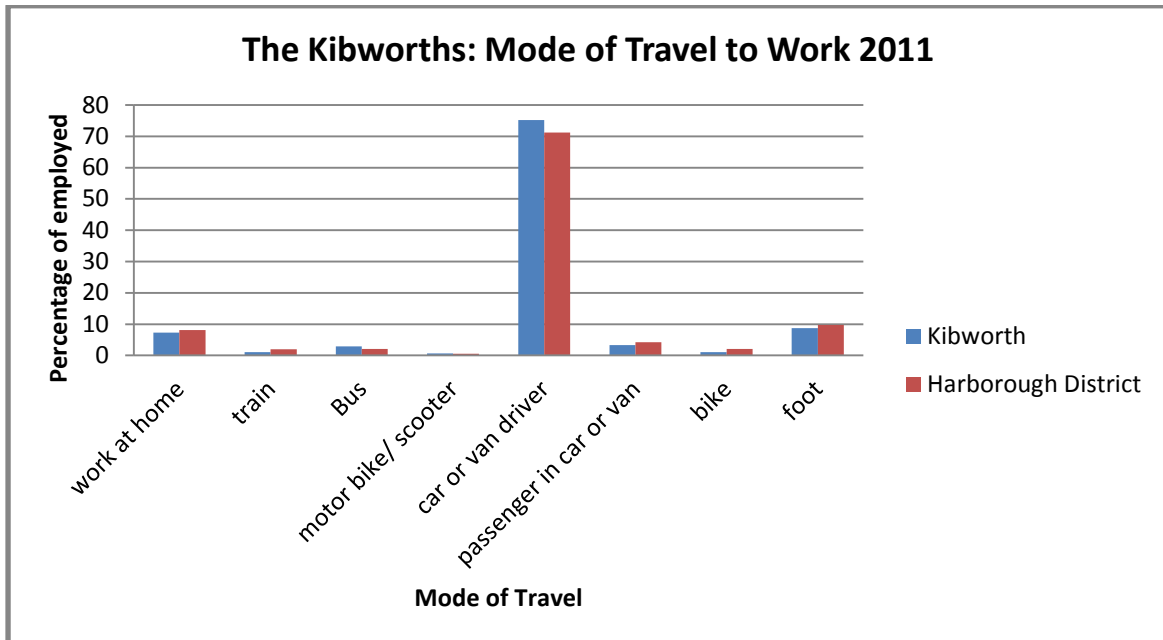
### A) Transport and Communications

#### • Transport

- Rail: Nearest railway stations are Market Harborough (7 miles) and Leicester (9 miles).
- Bus services/frequency:
  - Centrebus service 44 Fleckney – the Kibworths - Market Harborough – Foxton, Monday to Saturday daytime hourly. No evening, Sunday or Bank Holiday service. For route and times see [http://www.leics.gov.uk/m0588\\_bustmtbl\\_44\\_aw03.pdf](http://www.leics.gov.uk/m0588_bustmtbl_44_aw03.pdf). Bus stops at High Street (The Square) and Barnards Way (Millday Close), Main Street and Langton Road;
  - Arriva service 49B Leicester – Wigston – Kilby – Fleckney – the Kibworths, Monday to Saturday daytime hourly. No evening, Sunday or Bank Holiday service. For route see <http://www.arrivabus.co.uk/Midlands/services/49---leicester-to-wigston-harcourt/>. Bus stops at The Square.
  - Stagecoach service X7 Leicester – Oadby – the Kibworths – Market Harborough – Northampton – Milton Keynes, Monday to Saturday daytime hourly. Infrequent evening service. Hourly Sunday and Bank Holiday service Leicester to Northampton. See timetable at [http://www.stagecoachbus.com/PdfUploads/Timetable\\_46123\\_X7.pdf](http://www.stagecoachbus.com/PdfUploads/Timetable_46123_X7.pdf). Bus stops at The Square, New Road, Church Road, London Road (A6).
  - Stagecoach service X17 Leicester – Oadby – the Kibworths – Kettering, 2 journeys on Saturdays only. Bus stops at The Square. See <http://www.stagecoachbus.com/getTimetable.ashx?code=XLBX017&dir=OUTBOUND&date=10%2f04%2f2014>.
  - Arriva service X3 Leicester – Oadby – the Kibworths – Market Harborough, Monday to Saturday daytime every 30 minutes. Sunday and Bank Holiday daytime hourly. See route at <http://www.arrivabus.co.uk/Midlands/x3---leicester-to-market-harborough/>. Bus stops at The Square, Church Road, London Road (A6).
- The Kibworths are covered by the Community Transport Initiative which can provide transport for shopping, visiting friends & relatives, social

activities and health appointments for the elderly, the mobility impaired/disabled, the rurally isolated and those who find it difficult to use public transport.

- Travel to work (see chart below): 75% of people use a car or van to get to work with a further 3.2% passengers. 7.3% work from home (or mainly at home) at present and 8.7% walk to work.



Source: ONS Census 2011

- Road connections: Direct access to A6 (Leicester, Market Harborough). A14 is 13 miles to south east via A6. Access to M69 and M1 is 11 miles away.
- **Broadband connectivity/coverage:** Broadband coverage is poor and where available the speed is sporadic, but there are plans to improve that in 2014/15. The proposed rollout of fibre broadband across the district is set out at: <http://www.superfastleicestershire.org.uk/when-and-where/>
- **Movement around village/parking issues:** The busy A6 which cuts through the villages acts as a barrier between the two parts of the Kibworths. There are no plans at present to bypass the village. Similarly the railway line acts as a barrier to movement around Kibworth Beauchamp. The location of the High School on Smeeton Road also means that the roads around the village centre are very busy at dropping off/picking up times (school buses and private cars). Traffic calming measures were introduced some years along with redesign of the carriageway/on street parking in the centre of the village.
- **Car Ownership:** Whilst the majority of households have access to at least one car or van, 12% of households do not have a car or van available for use, slightly lower than the 2001 percentage (13%) and similar to the comparable District percentage of 11.8%. During this same period the percentage of households with 3 or more cars has risen from 9.6% to 11.4%. These figures emphasize the reliance on private transport. The total number of cars in the Kibworths rose from 2926 in 2001 to 3524 in 2011, representing an increase of 20.4%.

## B) Local Services and Facilities

The Kibworths are treated as a single settlement in the Harborough District Core Strategy (2011) and have Rural Centre status. This means that the two villages are identified as a sustainable location for rural housing and additional employment, retail and community uses to serve the settlement and the surrounding area. Rural Centres were selected on the basis of the presence of least four of six relevant services (food shop, GP surgery, Library, post office, primary school and pub). This section looks at the range of services and facilities available in the village to see if the Kibworths, when treated as a single settlement, can function as a Rural Centre going forward.

- **Key services all present in Kibworth Beauchamp (unless specified):**
  - GP surgery (2 - Kibworth Health Centre, Smeeton Road; The Old School Surgery, 2A Station Street);
  - Library (Paget Street);
  - Post Office (40-42 High Street);
  - Food store (Co-op 65 High Street and Spar 31 Fleckney Road);
  - Primary school (Kibworth Church of England Primary School) and High School;
  - Pubs (The Railway Arms, The Old Swan, Coach and Horses plus Rose & Crown in Kibworth Harcourt – currently closed).
  
- **Other services/community facilities present:**
  - Pharmacy;
  - ATM x2
  - Smeeton Road recreation ground/Warwick Road recreation area;
  - Jubilee Green play area (Kibworth Harcourt);
  - Barnards Way Play area (Kibworth Harcourt);
  - Cricket club;
  - Bowling Club;
  - Golf Club;
  - Tennis Club;
  - Scouts Hut;
  - Village Hall;
  - Kibworth Grammar School Hall;
  - Churches (St Wilfrid's Church, Methodist Church );
  - Allotments (under development) (Kibworth Harcourt);
  - Pre-school/day nursery x2;
  - Cemetery (Kibworth Harcourt);
  - 2 care homes;
  - Several takeaways/restaurants (including 1 in Kibworth Harcourt)/good range of shops.

### **Infrastructure Capacity Issues:**

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Kibworth GP practices. There is insufficient capacity to manage increased growth. A new location is proposed in Kibworth



Beauchamp for one of the practices for existing patients. However the second practice in Kibworth Beauchamp is also unable to manage an increase in demand within existing infrastructure. S106 contributions could be sought for an extension to the existing surgery premises;

- Capacity of primary school, 11-16 and post 16 educational establishments. The schools have no capacity to meet large scale dwelling growth. S106 contributions towards school extensions would be sought for primary and other educational provision;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.
- A6 capacity: There is a need for additional evidence to determine how much further traffic the A6 can accommodate and its impacts on Oadby & Wigston and Leicester City. The Council is working with the Highway Authority to put in place the appropriate evidence. This up to date evidence will impact on the amount of development which can take place along the A6 including the Kibworths.

The Kibworths, when treated as a single settlement, have all 6 key services identified in the Core Strategy. Based on the current Core Strategy definition, the range of services and facilities in the Kibworths supports its continued designation as a Rural Centre. The GP surgeries have insufficient capacity to accommodate new patient growth and further investigation is needed. Section 106 contributions would be sought towards extensions to schools.

---

## C) Natural Environment

Kibworth Beauchamp is located predominantly in the Lutterworth Lowlands Landscape Character Area (LCA) which overall is assessed as having medium-high capacity to accommodate new development. However the landscape around Kibworth Harcourt is within the High Leicestershire LCA which is classified as having low-medium capacity to accommodate new development and is one of the most sensitive landscapes in the District. The southern extremity of the settlement borders the Welland Valley LCA which generally has medium capacity to accommodate new development.

The more recent Rural Centres Landscape Capacity Assessment 2014 has looked in detail at the capacity of the landscape around the Kibworths to accommodate additional development. The landscape capacity map for the Kibworths is attached at Appendix 1. The study found that overall the local landscape around the Kibworths is of medium-high sensitivity. It concluded that the land to the north of Kibworth Harcourt is generally considered unsuitable for development with close connections to the historic Conservation Area village core of Kibworth Harcourt and the setting of the Conservation Area. The land to the south of Kibworth Beauchamp is also considered less suitable for development due to the important role the landscape plays in maintaining separation between Kibworth Beauchamp and Smeeton Westerby, both of which have Conservation Area status. The areas that were considered most suitable for development are located to the west of the settlement in

close proximity to recent residential and to the south east of the settlement (adjacent to the railway line) close to commercial development.

### Natural Environment Constraints in and around the Kibworths

Constraint	Present
Area of Separation/Green Wedge	No. However there is a threat of coalescence between Kibworth Beauchamp and Smeeton Westerby.
Tree Preservation Orders	Several groups and individual trees in Kibworth Harcourt Conservation Area off Leicester Road.  4 individual trees off New Road, 8 off Fleckney Road, 4 on Smeeton Road
SSSI	None in vicinity
Protected Species	Bats Badgers
Local Wildlife Sites	None identified
Areas at risk of flooding	None identified by Environment Agency
Footpaths and Bridleways	Well served by RoW especially to the south and east of the villages
Other settlement/local features	

**Green House Gas Emissions:** The contribution to carbon emissions from domestic gas and electricity consumption (based on 2011 data) is 2.2 Tonnes per person. The majority of homes in the Kibworths have access to mains gas.

## D) Built Environment

Each Kibworth parish has its own history, identity and character, despite the overall appearance of a single settlement. The core of each parish benefits from Conservation Area designation.

Kibworth Beauchamp Conservation Area embraces the historic core of the village which has now been surrounded by extensive 20th century development. The increased population, which the housing estates contribute to the settlement, influences the character of the Conservation Area. The majority of the many services, shops and facilities for the settlement are located in the Conservation Area such that it has almost the characteristic of a small town.

Kibworth Harcourt, though now smaller than its neighbour Kibworth Beauchamp was for centuries of greater significance being on the main Leicester Road. The core of Kibworth Harcourt village has remained the same since mediaeval times but the line of the principal route has changed; the present A6 Leicester road

having been built in 1810 to act as a bypass around most of the earlier core of Kibworth Harcourt. The Kibworth Harcourt Conservation Area extends across the A6 to include part of Kibworth Beauchamp's Church Road including St Wilfred's Church and churchyard.

The 2001 Harborough District Local Plan allocated land for an estimated 300 dwellings at Wistow Road/Warwick Road, adjacent to the western edge of Kibworth Harcourt. Planning permission was originally granted for 660 dwellings on the site. However, planning permission for 549 dwellings is currently in place. Although the site straddles both parishes, the majority of the housing development is within Kibworth Harcourt. As of September 2014, 395 dwellings had been delivered on the site. The developer estimates that a further 154 dwellings will be built over the next three and a half years.

Given the scale of development taking place in the Kibworths as a consequence of the 2001 Local Plan, Core Strategy policy CS17 excludes the Kibworths from the list of settlements for additional planned housing. However, this does not preclude limited infill development within the current built up area.

**Number of Dwellings:** In 2011 the number of dwellings in the Kibworths was 2382, representing an increase of 18.5% since 2001 when there were 2010 dwellings recorded. This is well above the level growth for the District as a whole which saw an increase of just over 12% over the same period.

The number of properties liable for council tax in Kibworth Beauchamp parish is 1,750 and in Kibworth Harcourt parish is 856; a total of 2,606 properties.

**Completions, Commencements and Planning Permissions:** Since April 2011 the Council has recorded 203 completions, 2 under construction and 365 with planning permission. It should be noted that some of the completions may have been included in the Census figure.

**Housing Land Supply:** The recently completed 2014 Strategic Housing Land Availability Assessment forms part of the evidence base for the new Local Plan and supports the delivery of sufficient land for housing across the District. The study identifies sites with potential for housing, assesses their housing potential and assesses when they are likely to be developed (next 5 years, 6-10 years, 11 -15 years and 16+ years). It should be noted that the sites identified are not allocations and sites still need to be taken through the normal planning application process for full consideration.

The following table summarises the SHLAA findings in relation to developable sites in the Kibworths. The full document is available at:

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

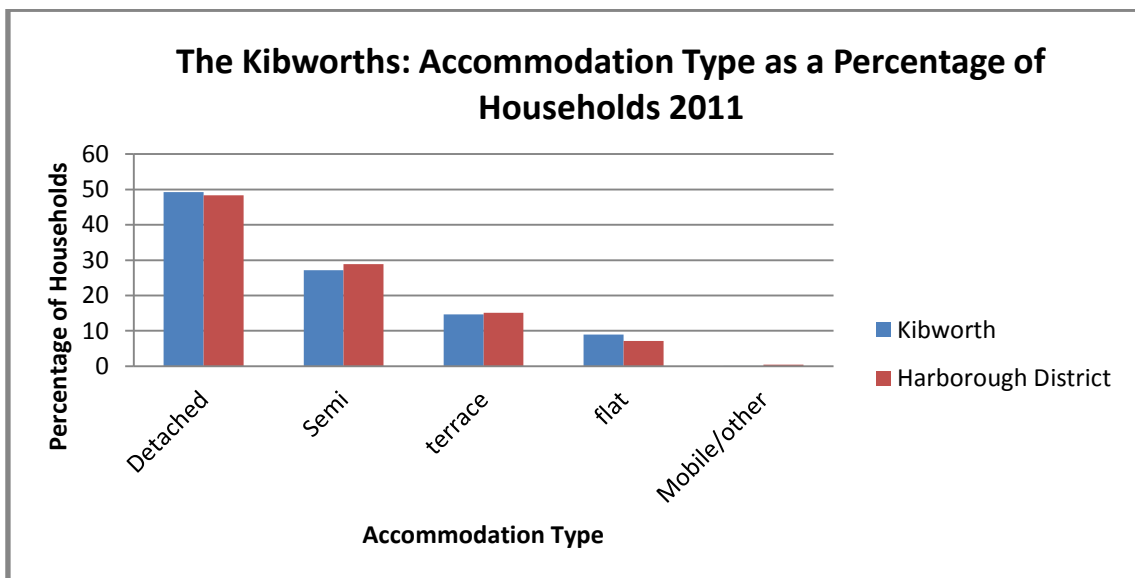
No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for Development (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
11	68ha	1058	87	551	298	121

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 the Kibworths to be £261,130 (Nov 2014). The average price paid for a property over the past 5 years is £228,609 representing an increase of 11.75% over the same period.

**Tenure:** In terms of the housing stock in 2011, 76.3% was owner occupied, 12% social rented/shared ownership and 10.7% private rented. The owner occupier rate is just below the District percentage (78%) and has fallen since 2001 when it was 83.5%. The level of private rented properties has risen to 10.7% from 6.3% in 2001 whilst the level of social rented/shared ownership has risen slightly since 2001 when it was 10.2%.

**Type:** In 2011 the number of households living in detached dwellings in the Kibworths was 1125. In percentage terms this equates to 49.3% and is only a little above the District figure of 48%. The proportion of households living in semi-detached or terraced houses/bungalows fell from 44.3% in 2001 to 41.7% in 2011. The type of dwelling as a percentage of the total stock for the villages compared to the District is set out in the chart below.



Source: ONS Census 2011

**Quality:** The 2011 Census found that less than 0.9% of households are without central heating which is slightly lower than the District figure of 1.4%. The proportion found to be living in overcrowded conditions (fewer bedrooms than required) is 1.8%,

similar to the Harborough level (1.5%). Under occupancy (2 or more bedrooms than needed) stood at 49.1% similar to the Harborough figure of 48.7%.

**Households:** Of the 2284 households in the Kibworths:

- 663 (29%) are one person households (compare to 26% in 2001 and 26% across the District);
- 595 (26%) are pensioner only households (same as in 2001 and compared to 23% across the District);
- 345 (15%) are single pensioner households (same as in 2001 and compared to 13% across the District);
- 131 (6%) are lone parent with dependent children households (same as in 2001);
- 669 (29%) have dependent children (compared to 30% across the District);
- Average household size is 2.37 persons (compared to 2.46 in 2001).

### **Built Environment Features/Heritage Assets/Designations**

<b>Settlement feature:</b>	<b>Occurrence</b>
<b>Conservation Area</b>	Kibworth Harcourt Conservation Area and Kibworth Beauchamp Conservation Area..  Smeeton Westerby Conservation Area is close to the southern edge of the settlement.
<b>Scheduled Monuments Listed Buildings/Features:</b>	2 – Kibworth Harcourt Post Mill and Motte (the Munt) in Hall Field (both Kibworth Harcourt)
<b>Grade I</b>	1 - Old House and Garden Walls, 33 Main Street (Kibworth Harcourt)
<b>Grade II*</b>	2 - Church of St Wilfrid (Kibworth Beauchamp), Kibworth Harcourt Mill (Kibworth Harcourt)
<b>Grade II</b>	34
<b>Ridge and Furrow</b>	Yes, to the east and south of the villages.
<b>Archaeological sites</b>	Several area of archaeological interest in Kibworth Harcourt (e.g. The Munt) and to north of settlement.
<b>Recreation/Play Grounds</b>	Kibworth Harcourt – Jubilee Green and Barnards Way Play Area.  Kibworth Beauchamp - Smeeton Road Recreation Ground/Play Area and Warwick Road Recreation Area/Skate Park/Play Area
<b>Open Space, Sport and Recreation</b>	See map

## E) Local Employment and Economic Activity

**Employment sites:** The wide range of shops, services, facilities and small businesses in the Kibworths provide a range of employment opportunities. There are also more established employment areas on Harborough Road, Kibworth Harcourt which provide further local employment. The Census 2011 reported that almost 200 people work from home or mainly from home and that walk to work and around 260 people walk or cycle to work.

The Council's Existing Employment Areas Review (2012) carried out an assessment of whether the main existing employment areas in the District are 'fit for purpose'. Four employment areas were assessed in the Kibworths. One of the sites has since been developed for housing (land rear of High Street). The outcomes for the remaining 3 areas are summarised here:

- The Hatchery (Crouch's), Harborough Road, Kibworth Harcourt (1.5 hectares, 4 units). The assessment found that this is a medium sized industrial/business site with a mix of unit sizes and quality, in single ownership, with excellent access to the highway and with good access to public transport. The study recommends that it is generally fit for purpose for business use but that policy in the new Local Plan should support its potential for alternative B class uses and mixed uses.
- Nursery Court, Kibworth Business Park, Kibworth Harcourt (1 hectare, 20 units). This comprises the majority of the Kibworth Business Park on Harborough Road (A6). The assessment found that this is an excellent quality, small, modern business park on the edge of Kibworth, with excellent access to the highway and good access to public transport. The study recommends that, since this site along with neighbouring sites forms the only employment in the settlement, the site should be recognised as a Key Employment Area in the new Local Plan, being of significance for existing and future business development in the District;
- Milestone Court, Kibworth Business Park, Kibworth Harcourt (0.4 hectare, 4 units). This is located in the south eastern end of the Kibworth Business Park on Harborough Road (A6) The assessment found that this is an excellent quality, small, modern business park on the edge of Kibworth, with excellent access to the highway and good access to public transport. The study recommends that, since this site along with neighbouring sites forms the only employment in the settlement, the site should be recognised as a Key Employment Area in the new Local Plan, being of significance for existing and future business development in the District.

In addition, there are two further business parks providing employment opportunities, namely:

- Priors Business Park, Wistow Road, Kibworth Harcourt; and
- Kingsley Business Park, new Road, Kibworth Beauchamp.

These were not assessed as part of the Existing Employment Areas Review (2012).

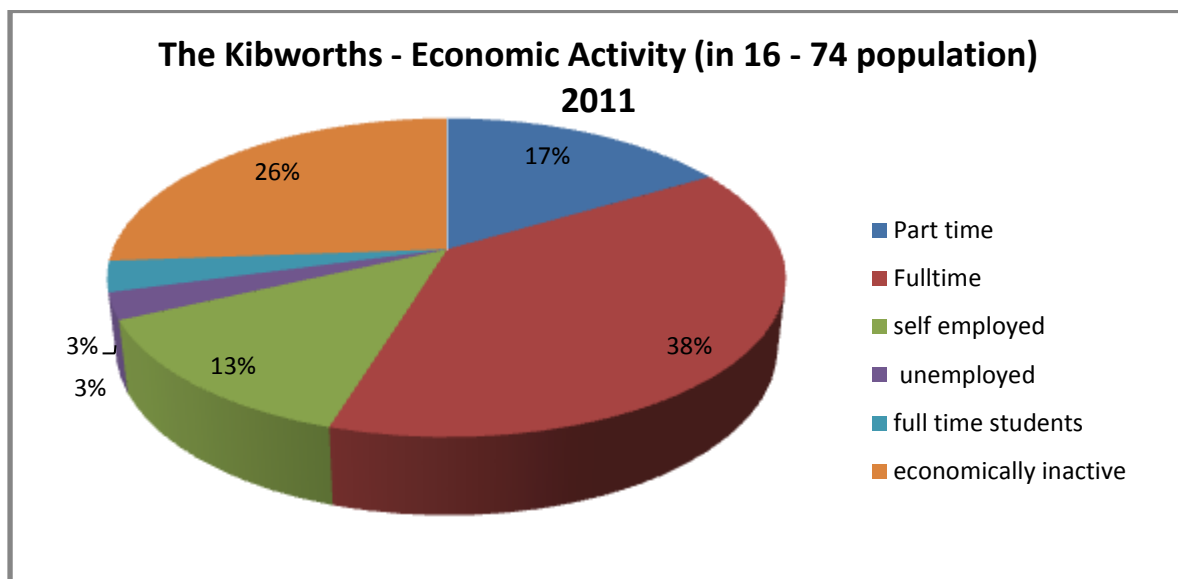
As a Rural Centre, the Kibworths, when treated as a single settlement, are identified as a focus for additional employment to serve the settlement and its surrounding

area (Policy CS17). The Employment Land Availability Assessment, which was completed in 2012, invited the submission of potential employment sites in Rural Centres for assessment. The sites put forward and assessed in the Kibworths are:

- Land south of Priory Business Park, Wistow Road, Kibworth Harcourt (2.9 hectares). Site assessed as 'potentially suitable, available and achievable';
- Land south and west of Priory Business Park, Wistow Road, Kibworth Harcourt (9.13 hectares). Site assessed as 'potentially suitable, available and achievable';
- Land adjoining the A6 & North of Wistow Road, Kibworth Harcourt (2.85 hectares). Site assessed as 'suitable, available and achievable'; and
- Land to east of Harborough Road, Kibworth Harcourt (7 hectares). Site assessed as 'not suitable, potentially available and not achievable'.

These sites, all of which are in Kibworth Harcourt parish, will be considered for employment allocation as part of the new Local Plan process. It should be noted that some of these sites have also been put forward for residential development.

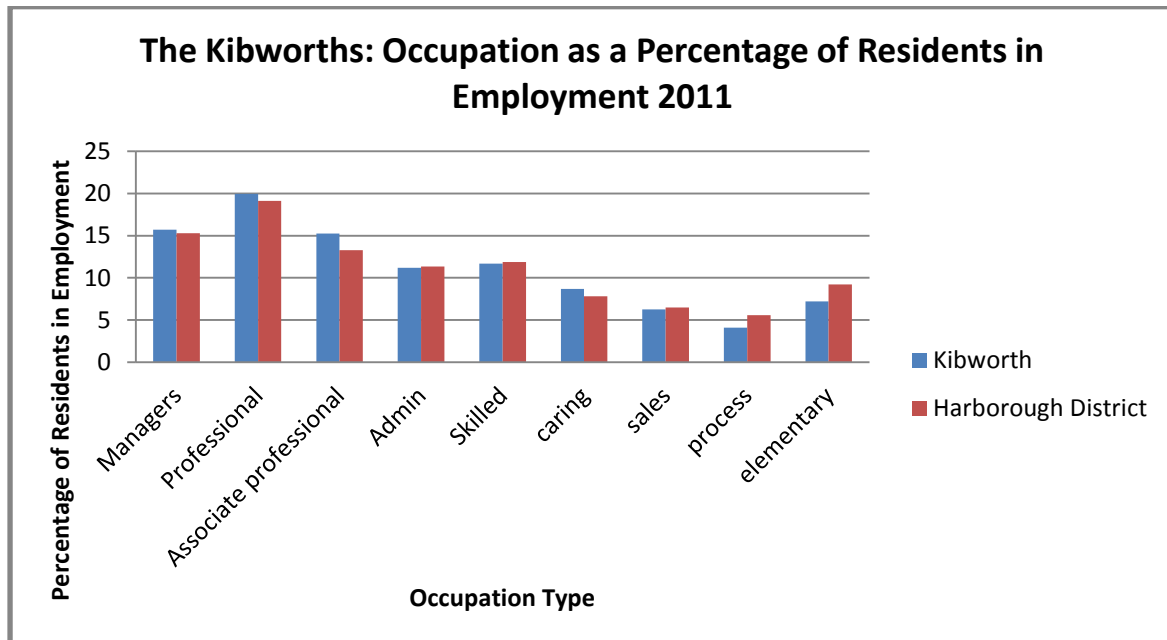
**Economic Activity:** In 2011, 74% of the population aged 16 – 74 in the Kibworths was economically active, same as the District figure and well above both the national level of 69.6% and the regional level at 69.3%. The Census found that 3% were unemployed in the Kibworths compared to 2.5% across the District. The chart below gives a breakdown of economic activity. Of the economically inactive, 62.7% were retired, a little above the District level of 59.4%. The level of self employment is the same as the District rate of 13%.



Source: ONS Census 2011

**Qualifications:** The proportion of residents without any qualifications in the 16+ age group was 16.8% (741 persons), just below the District level of 18% and well below the regional figure 24.7% and national figure of 22.5%. The percentage of residents (16 and over) with a degree or higher degree was 20.4%, similar to the District figure of 19.3%.

**Occupation:** There is a higher percentage of people employed in managerial, professional and associate professional occupations than in the District as a whole (50.9% compared to 47.7%) and probably reflective of the relatively high house prices in the Kibworths. Conversely the sales/process/elementary occupations are under represented (the Kibworths 10.8% compared to District 21.3%). The table below sets out the full range of occupation groupings.



Source: ONS Census 2011

## Emerging Findings

### Opportunities

The Kibworths benefit from a good range of bus services to Market Harborough/Leicester and good access to the wider road network via direct access onto the A6. However, the bus service is used little for travelling to work. Broadband speeds are generally poor and sporadic but an upgrade to fibre optic broadband is planned by summer 2015. When treated as a single settlement the Kibworths have 6 key services and a relatively wide range of other services/facilities, including a high school, and employment opportunities. Market Harborough, Oadby and Leicester provide access to other, higher order services via the A6.

The Kibworths' population reflects the District's in terms of its distribution as does the type of accommodation available. Whilst house prices are high, they are not as high as some other Rural Centres.

The economic activity rate among residents is similar to the District level, reflecting the average population profile. As a single settlement the Kibworths offer a number of employment opportunities, some of which may be taken forward in the new Local Plan as Key Employment Areas. In addition some potential new sites have been



identified through evidence gathering. Both walking to work and working at home rates reflect the District level.

A large amount of developable housing land across 11 sites has been identified through the SHLAA. Landscape capacity is identified to the west and south east of the village in particular. Further transport evidence is needed to look into how much additional traffic the A6 into Oadby & Wigston and Leicester City can accommodate. A bypass for the Kibworths is a long held local aspiration of both communities and funding such a huge piece of infrastructure will be challenging. However, both Parish Councils are committed to working together on a neighbourhood plan for the Kibworths, and the area designation was approved in January 2015.

## **Constraints**

The landscape to the north east of Kibworth Harcourt and to the south of Kibworth Beauchamp is identified as particularly constrained in terms of being able to accommodate new development. Maintaining the separation between Kibworth Beauchamp and Smeeton Westerby is a local priority.

Development would need to respect the 2 Conservation Areas and the high number of listed buildings (including their setting) as well as the 2 scheduled monuments in Kibworth Harcourt. The setting of Smeeton Westerby Conservation Area would also need to be taken into consideration.

The villages' primary school and high school have no capacity to meet further housing growth and extensions will be needed. Similarly there is insufficient GP surgery capacity to meet increased growth without the provision of new surgeries or extending the current ones.

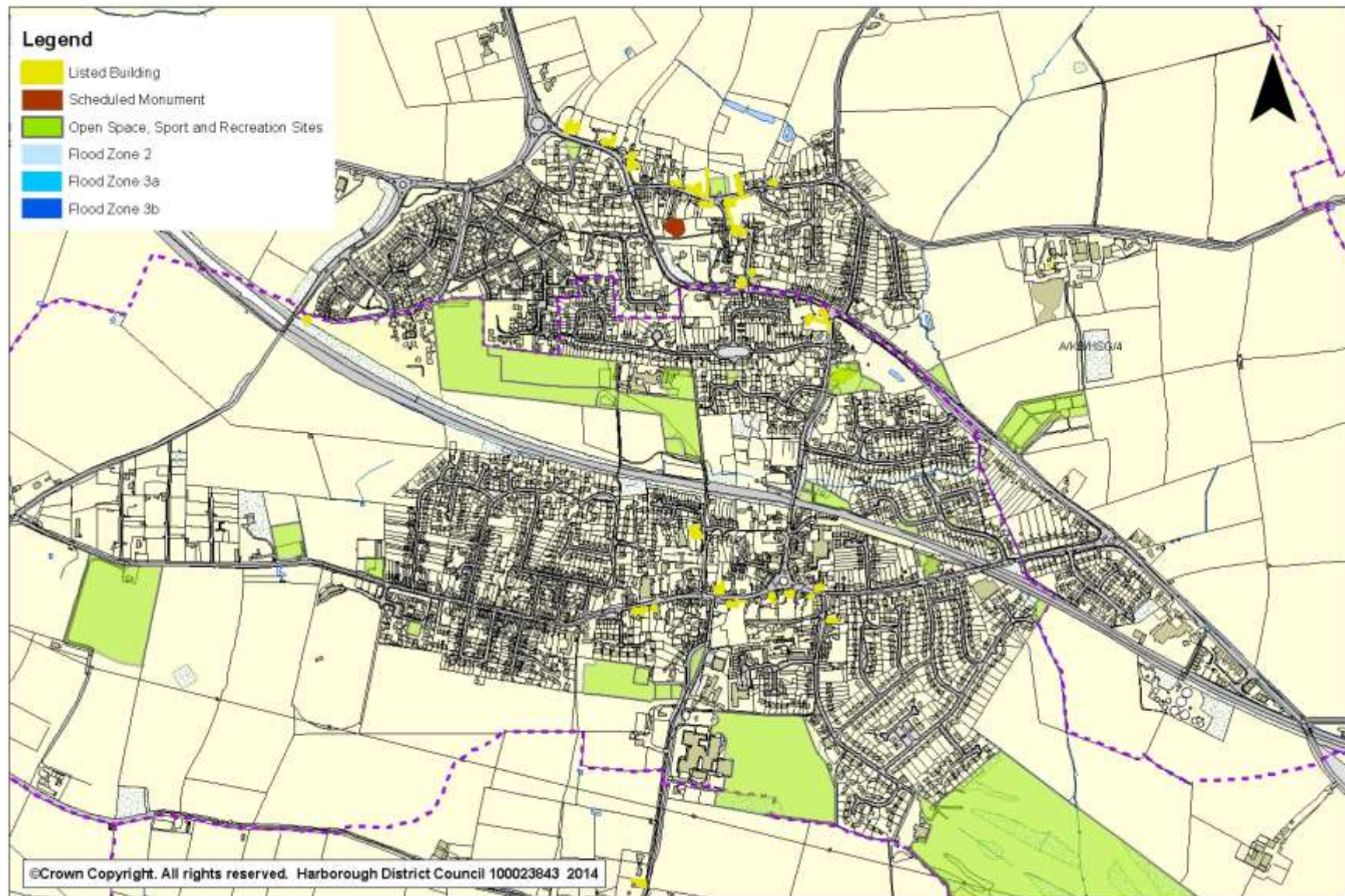
## **Overall Summary**

As a single settlement the Kibworths have the services to support their continued designation as a Rural Centre and a good range of further services, facilities and shops along with some employment opportunities. There is a significant amount of housing land available and the capacity to accommodate a substantial amount of growth providing development is sympathetic to the existing settlement form, the landscape setting, maintaining the separation with Smeeton Westerby, existing heritage assets, existing green infrastructure and the specific housing needs of the local population. Development would be expected to contribute to infrastructure requirements, particularly around GP surgery capacity and school extensions. A village bypass remains a community aspiration which will be considered in the preparation of a joint neighbourhood plan for the 2 parishes.

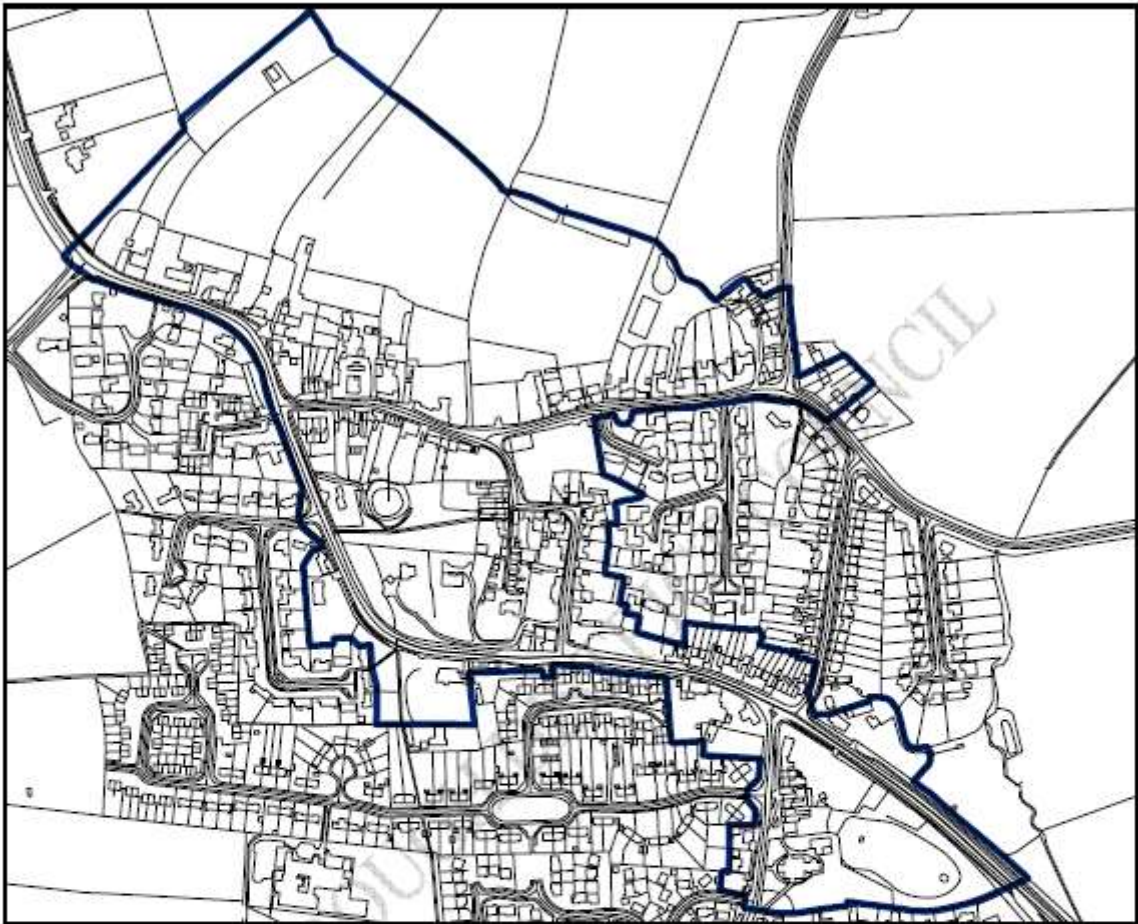
## **Appendix 1: Maps showing**

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

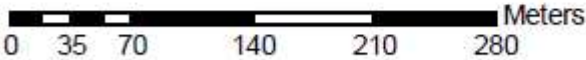
# The Kibworths: Listed Buildings, Scheduled Monuments, Open Space, Sport and Recreation Sites and Flood Zones



# Kibworth Harcourt Conservation Area



— Conservation Area Boundary

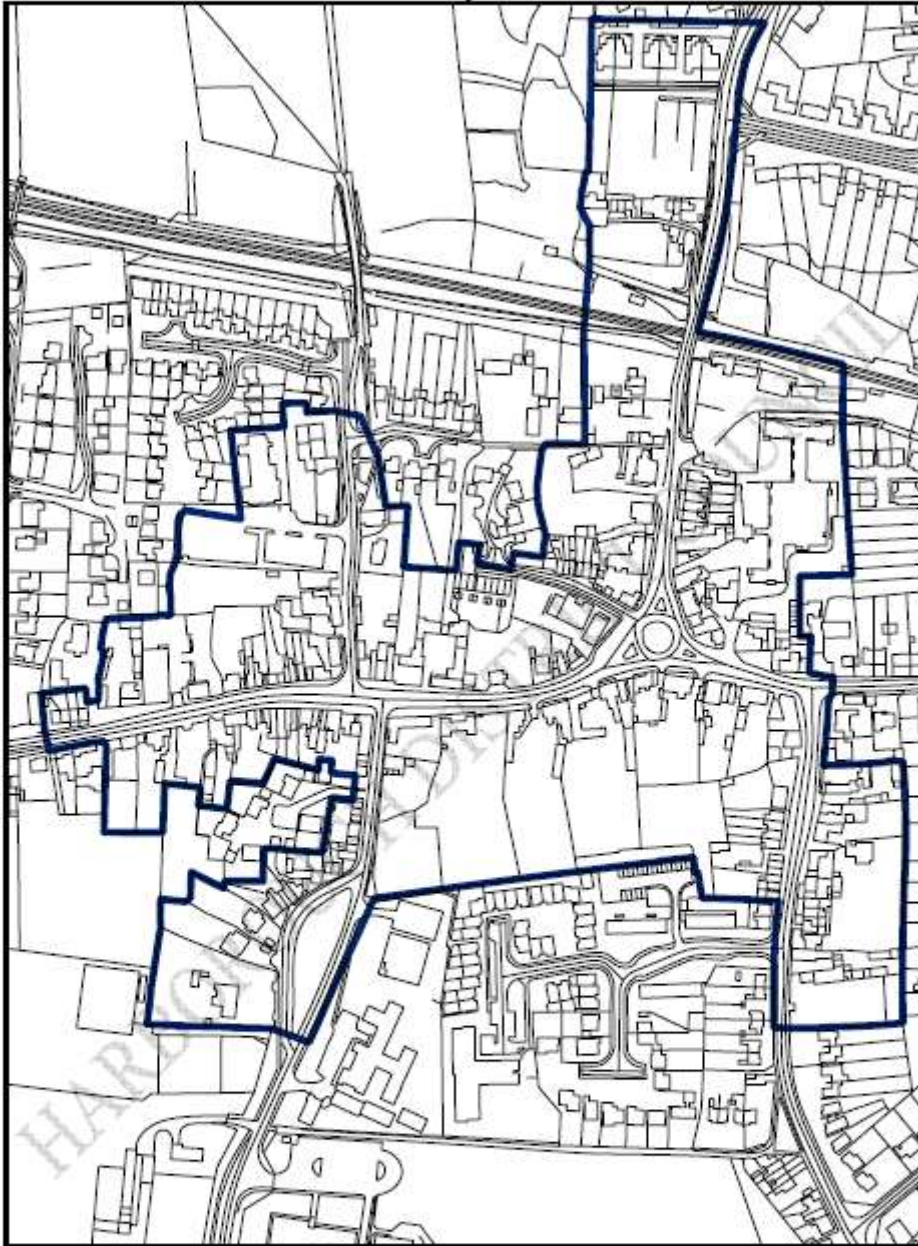


Designated: 1982; Previously Revised 1994  
Boundary Revised: 16<sup>th</sup> July 2007

1:4,300




## Kibworth Beauchamp Conservation Area



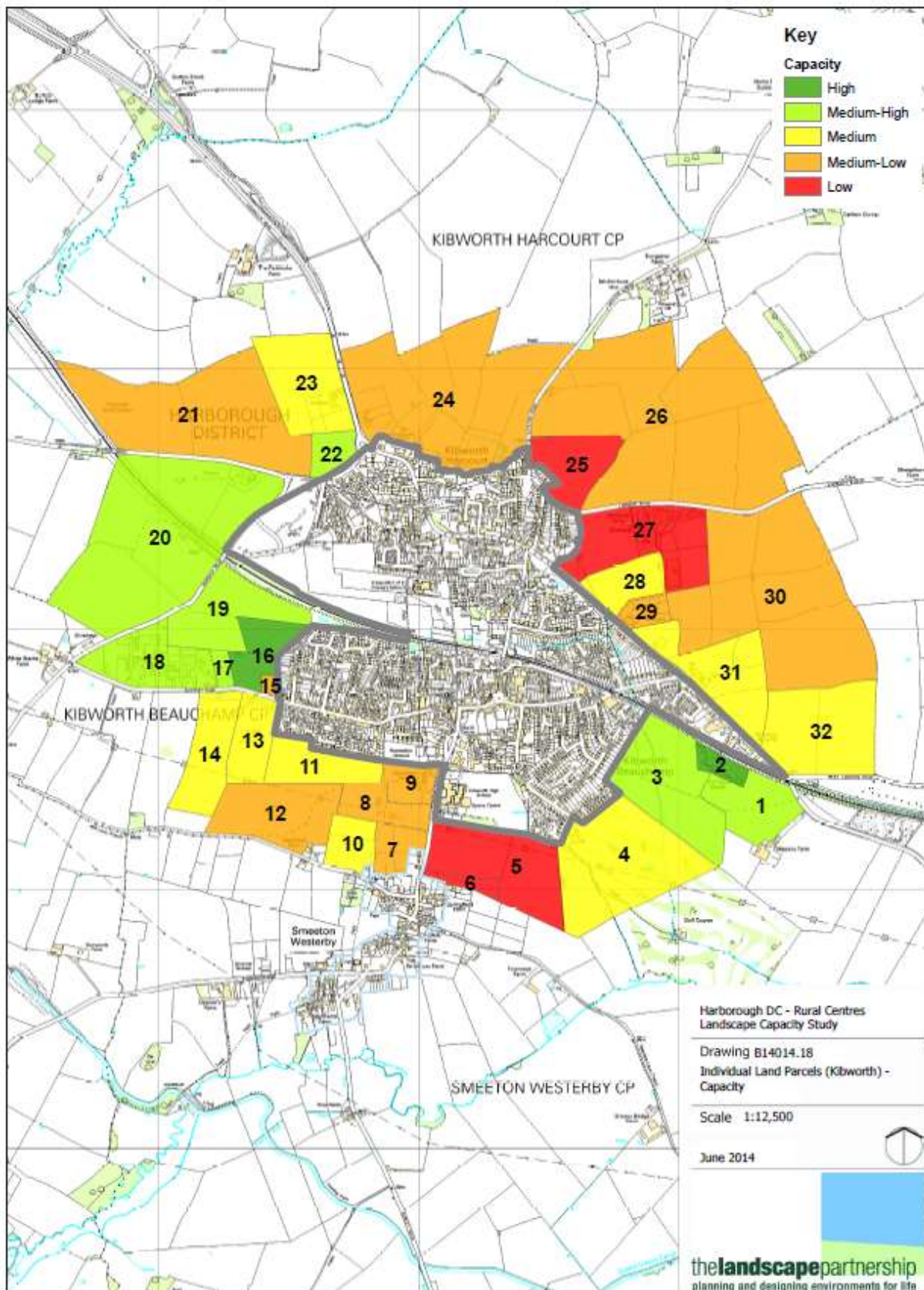
— Conservation Area Boundary 0 40 80 160 240 320 Meters

Designated 1982; Previously Revised 1994  
Boundary Revised: 16<sup>th</sup> July 2007

1:2,851 

©Crown Copyright. All rights reserved. Harborough District Council 100023843 2004

# The Kibworths Landscape Capacity Map (taken from the Rural Centres LCA)



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Harborough District Council | 100023843 2011

# SHLAA 2014 Kibworth 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.

