

# Harborough District Council

## Settlement Profile: Tilton on the Hill

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May 2015

## General Introduction

This settlement profile has been prepared as part of the evidence base for the preparation of the new Local Plan. The new Local Plan, which will cover the period 2011 – 2031, will review and replace existing Core Strategy policies.

New evidence in the [Strategic Housing Market Assessment](#) (2014) shows that the number of new homes needed annually across the District to 2031 is substantially higher than the figure set out in the Core Strategy. The new Local Plan will set out a strategy to meet these higher housing numbers, whilst ensuring that sustainable economic development is supported, infrastructure is delivered, local communities are protected, environmental capacity is respected, the quality of the built environment and heritage assets are protected and the level of development is not disproportionate to the size of the settlement and the level of services.

This profile seeks to summarise currently available evidence in relation to the settlement which, along with other evidence, will be used in determining the appropriate amount of development to be directed to the settlement to 2031. The profile does not seek to set out future policy as this will be done through the new Local Plan and any reference to Core Strategy policies is to provide context only.

Section D of the profile sets out the findings of the Strategic Housing Land Availability Assessment (SHLAA) for the settlement. It should be noted that the sites shown are not allocations and their inclusion in no way implies that planning permission for housing will be granted. Information in the SHLAA regarding potential sites will be part of a range of evidence used in deciding the appropriate scale of housing development for the settlement.

It is important to note that the profile only provides a snapshot of the evidence available for the settlement at a point in time. Every effort will be made to incorporate new evidence as it becomes available.

The settlement profile is split into the following sections:

- Introduction
- A) Transport and Communications
- B) Local Services and Facilities
- C) Natural Environment
- D) Built Environment
- E) Local Employment and Economic Activity
- Emerging Findings
- Appendix 1 (Maps)

# Tilton on the Hill Profile

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## Introduction

**General Location:** Tilton on the Hill (hereby referred to as Tilton), lies on the B6047 that connects Market Harborough (14 miles away) to Melton Mowbray (11 miles away). The village is in the north-east of Harborough District, sitting only 2 miles north of the A47. Tilton parish is one of the largest in the District and embraces numerous past and current settlements such as Halstead, Whatborough and Marefield. The settlement neighbours Skeffington to the south, Billesdon, Cold Newton and Lowesby to the west, Marefield and Owsten and Newbold to the north, with Loddington, Launde and Withcote lying to the east. Beyond its Harborough District neighbours, the parish is in close proximity to Melton Borough and Rutland County.

The village centre is a conservation area (with the church, pub and Main Street constituting its centre) and the parish contains 5 scheduled ancient monuments. Such a rich history can be explained by Tilton's location, at the crossroads of two ancient, pre-Roman pathways that date back to the Bronze Age. Furthermore, the village was recognised not only as 'The Best Village in Leicestershire' in the Calor Village of the Year Awards 2009, but also as the 'Sustainability Village of the Year' for the Midlands in the same year. An achievement that can be considered the fruits of 'Tilton Green's' labour – a community centred on improving Tilton's environmental record (discussed in Tilton Parish Council section). Lastly, Tilton is among one of the highest places in east Leicestershire, standing at 219 metres above sea level near the peak of the High Leicestershire area.

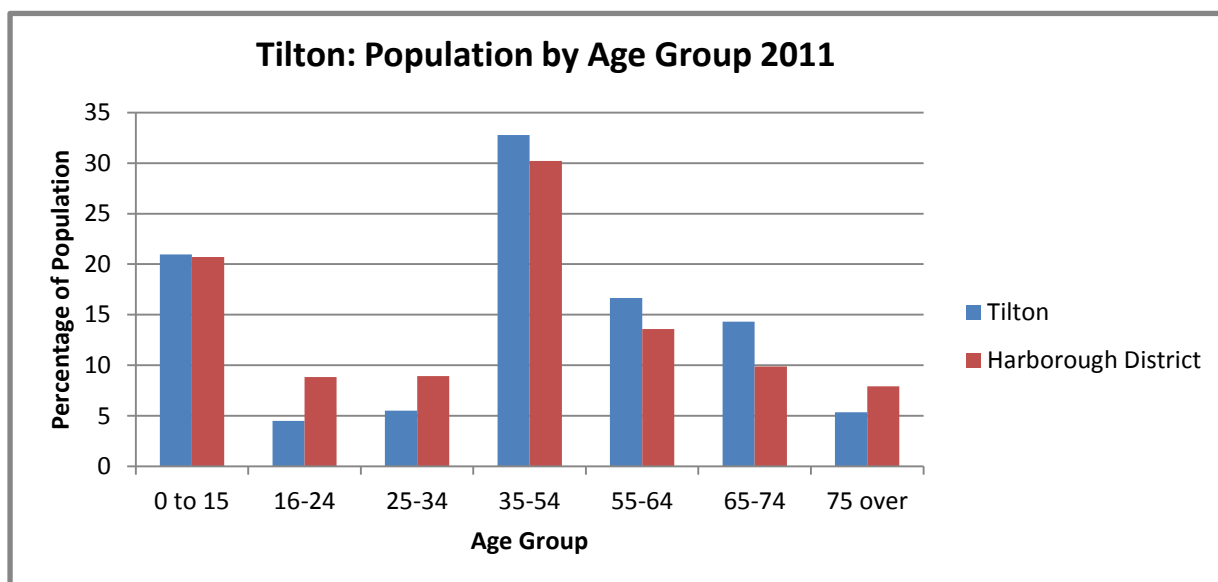
The village is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics,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

- Population of 601 (increase of 118 or 24% since 2001, compared to an increase of 11.5% across the District over the same period);
- 21% of the population is aged 0 – 16, whilst 20% of the population is aged 65 or above;
- Number of dwellings is 245, an increase of 36 or 17% since 2001;
- Number of households is 241 (an increase of 38 or 19% since 2001);
- 69% of households have access to two or more cars/vans, only 5% of households have no car or van available for use;
- 63% of households live in detached dwellings (compared to 48% across the District);
- 83% of dwellings are owner occupied, 8% are social rented/shared ownership and 7% are private rented;
- 3.3% of the population is in bad or very bad health;
- 4.3% of the population said day to day activities are limited a lot and a further 10% said day to day activities are limited a little due to long term health problems or disability;
- 71.5% of the population is Christian and 1.5% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh); and
- 95.7% of the population is white British.

**Age Structure:** The age structure of the population, compared to the District, is set out below. As is consistent across the majority of parishes designated as Selected Rural Villages, Tilton's population is skewed towards the age groups 35 – 74, with a noticeable under-representation of those aged 16 – 34.



Source: ONS Census 2011

## Tilton Parish Council

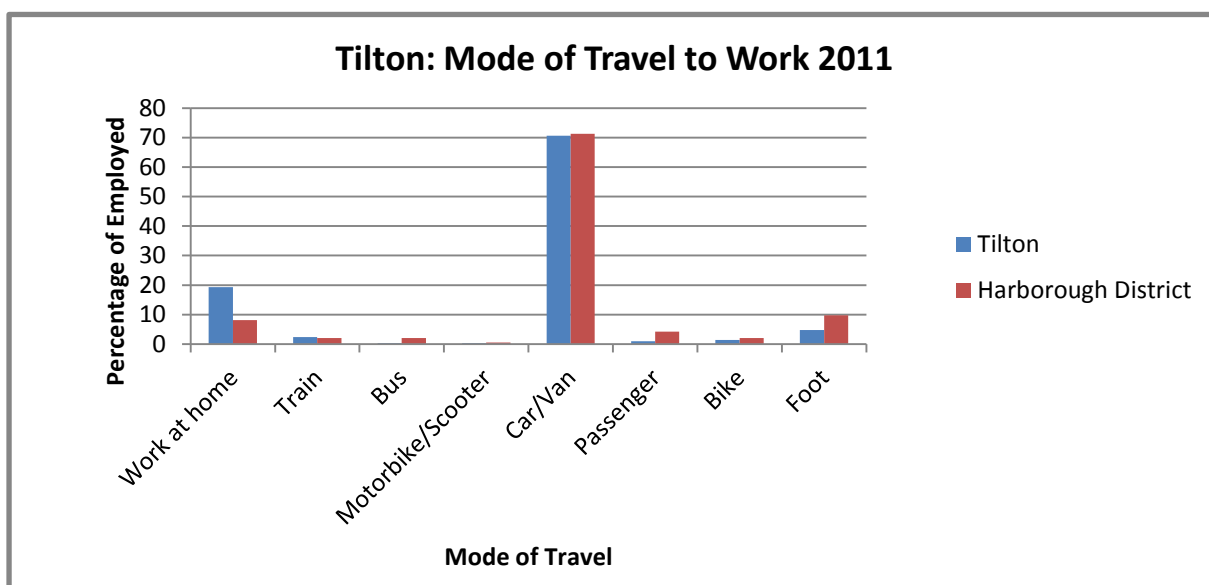
- There are 6 seats on the Parish Council and all are filled. Meetings are held quarterly. Elections are due in 2015.
- Tilton has produced a Parish Plan for the village, dated 2007.
- The Parish Plan details numerous issues within the village;
  - Traffic and Transport:
    - Poor provision of public transport is one of the most frequently stated issues for Tilton residents;
    - High speed traffic is also an issue, making some road crossings unnecessarily dangerous (particularly Oakham Road);
  - Built Environment:
    - The general consensus among the population is the need for starter homes and affordable housing, located upon brownfield sites where possible;
    - As is consistent with the distribution of the populations age, there is support for new housing to be aimed at those aged under 35 and over 74;
  - Community Facilities and Amenities:
    - The community is keen to not only improve their sporting facilities but also to raise awareness and participation, particularly to better engage with the younger residents;
    - Improvements to play area and playing field. Since the Parish Plan was prepared the play area has been revamped recently with the help of grant monies and the playing field has been purchased by the Parish Council and its future development is currently being planned with the help of the Rural Community Council;
    - There is concern among villagers about the loss of their post office, and the absence of a primary school;
    - A high number of responses detailed an interest in commercial development, albeit a small one, for employment and a more varied provision of services;
    - Young people feel under-represented in the area and want a youth club and better shopping options.
- There are a number of funding and grant schemes set up within the village or from within the wider community, that residents actively engage in:
  - The Shire Community Climate Change Grants
  - Disadvantaged and Isolated Communities
  - Vibrant Villages Project.
- Tilton's parish council has observed strong feelings among the village population regarding environmental issues. As a result, 'Tilton Green' was formed in 2008, operating on three interlinked levels; education, behaviour and collaboration, with an overall aim to create a village community that is more sustainable than before in every sense, from an environmental, economic and social perspective. The success of Tilton Green has enabled the village to be selected as one of the Energy Saving Trust's Green Communities (along with only 5 other villages in the East Midlands) as well as earning them the title of Calor's Best Sustainable Village for the Midlands in 2009.

## The next sections consider Tilton on the Hill's:

### A) Transport and Communications

- **Transport:**

- Rail: Tilton's nearest railway stations are Oakham (8 miles), Syston (9 miles), Melton Mowbray (10 miles), Leicester (11 miles), South Wigston (12 miles) and Market Harborough (13 miles).
- Bus Services/Frequency:
  - Hamilton's Coaches Service 303: Rothwell – Desborough – Braybrooke – Market Harborough – Great Bowden – Langtons – Tilton – Lowesby – Twyford – Thorpe Stachville – Great Dalby – Melton Mowbray. One service on first Tuesday of each month only (no other service).
- Travel to Work: Just over 70% of people drive a car or van to work, which is just below the District average of 71%. A further 1% are passengers. However, nearly 20% of people work from home at present, which is much higher than the District average (8%).



Source: ONS Census 2011

- Road Connections: A47 to Leicester and Uppingham (3 miles), A606 to Oakham and Melton Mowbray (7 miles), A607 to Melton Mowbray and Leicester (9 miles), A46 to Nottingham (10 miles), A6 to Market Harborough (11 miles), M1 north/south and M69 west (20 miles);

- Tilton 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 (4.6%) of households have no access to their own private transport, a figure that has moved little since 2001 (8 households or 4%). Households within Tilton therefore have greater access to cars or vans compared to the District, where 11.8% have no private transport. From 2001 – 2011, the percentage of households with access to 3 or more cars/vans has increased from 17.7% to 20.3%. Between 2001 and 2011 the number of cars/vans in the parish grew from 369 to 468, an increase of 27%.
  - **Connectivity: Broadband Coverage:**
    - Broadband coverage in Tilton is poor and where available the speed is sporadic. However, Tilton and Halstead are due to get fibre broadband from the summer of 2015 to the end of March 2016, as part of the Superfast Leicestershire project. Additionally there is a new initiative to find a separate provider for the remote areas of the parish which are considered to be outside the broadband coverage area.
    - <http://www.superfastleicestershire.org.uk/when-and-where/>
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## B) Local Services and Facilities

Tilton 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 Tilton to ascertain whether the village can function as a selected rural village going forward.

- **Key Services Present:**
  - Village Shop (Opposite Village Hall (former post office), Leicester Road);
  - Pub (The Rose and Crown, Main Street);
  - Post Office Outreach Service – Monday, Wednesday & Friday (Village Hall, Oakham Road);
- **Other Services/Community Facilities Present:**
  - Churches (St Peters Parish Church, Main Street; Halstead Methodist Church, Oakham Road);
  - Village Hall (Oakham Road);
  - Takeaway Van – Fish and Chip Shop (Village Shop, Leicester Road);



- Mobile Library - The Rose and Crown (Main Street) from 11:15 – 12:00 last Tuesday of each month;
- Garage and Shop (Tilton Garage, Leicester Road);
- Overnight Accommodation (Three Cottages B&B, Loddington Road; Hedgehog Hall B&B, Loddington Road);
- Playing Field (off Marefield Lane);
- Children's Play area (Village Hall, Oakham Road);
- Sports Court (Village Hall, Oakham Road);
- Allotments;
- Pre school nursery;
- Tilton and Lowesby Cricket Club. (Ground is located on Hungarton Lane, Lowesby);
- The Tilton and District Sports Club – Facilities for tennis, 5-a-side and Basketball (Village Hall, Oakham Road).

### Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Impact on Billesdon GP surgery. S106 contributions would be sought towards the provision of required new equipment for GP surgery;
- Capacity of catchment primary school and 11-16/16+ schools. S106 contributions towards an extension to the catchment primary school 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.

Tilton on the Hill has 2 (plus Post Office Outreach service) 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 Tilton on the Hill supports its continued designation as a Selected Rural Village. Section 106 contributions would be sought for additional equipment for Billesdon GP surgery and towards extending the catchment primary school and other schools.

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## C) Natural Environment

### Natural Environment Constraints in and around Tilton

Issue/Constraint	Commentary
<b>Landscape:</b>  <b>District Landscape Character Assessment (2007)</b>	Located within the High Leicestershire Landscape Character Area which has low-medium landscape capacity to accommodate development (in general terms it is unlikely to be able to accommodate development without significant degradation of the existing landscape character – mitigation measures are unlikely to be able to address adverse landscape impacts). High Leicestershire is one of the most sensitive landscapes in the District.
<b>Area of Separation</b>	No separation or potential coalescence issues identified



<b>Tree Preservation Orders</b>	Group TPO at The Coppice and at Halstead Grange.  Individual TPO at The Sycamores
<b>SSSI</b>	<u>Tilton Railway Cutting</u> (2km east of village) - site is a 750m section of disused railway cutting which provides exposures of sediments deposited during the Lower Jurassic Period, between 189 and 186 million years. A rich assemblage of fossils has been found in the SSSI.  <u>Leighfield Forest</u> (lies partly within the parish but some distance from village) - Broadleaved mixed and yew woodland and neutral grassland.
<b>Local Wildlife Sites</b>	None identified
<b>Protected Species and Wildlife Corridors</b>	Badgers Bats
<b>Areas at risk of flooding</b>	No flooding issues identified
<b>Footpaths and Bridleways</b>	Village is well served by RoWs leading into open countryside.
<b>Other settlement/local features</b>	

## D) Built Environment

**Number of Dwellings:** The Census 2011 found that there were 245 dwellings in Tilton, representing 17% 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 250 (2014).

**Completions, Commencements and Planning Permissions:** From 2011 to March 2014 the Council has recorded 7 house completions. As of March 2014 there were no dwellings under construction and 12 outstanding planning permissions for residential units.

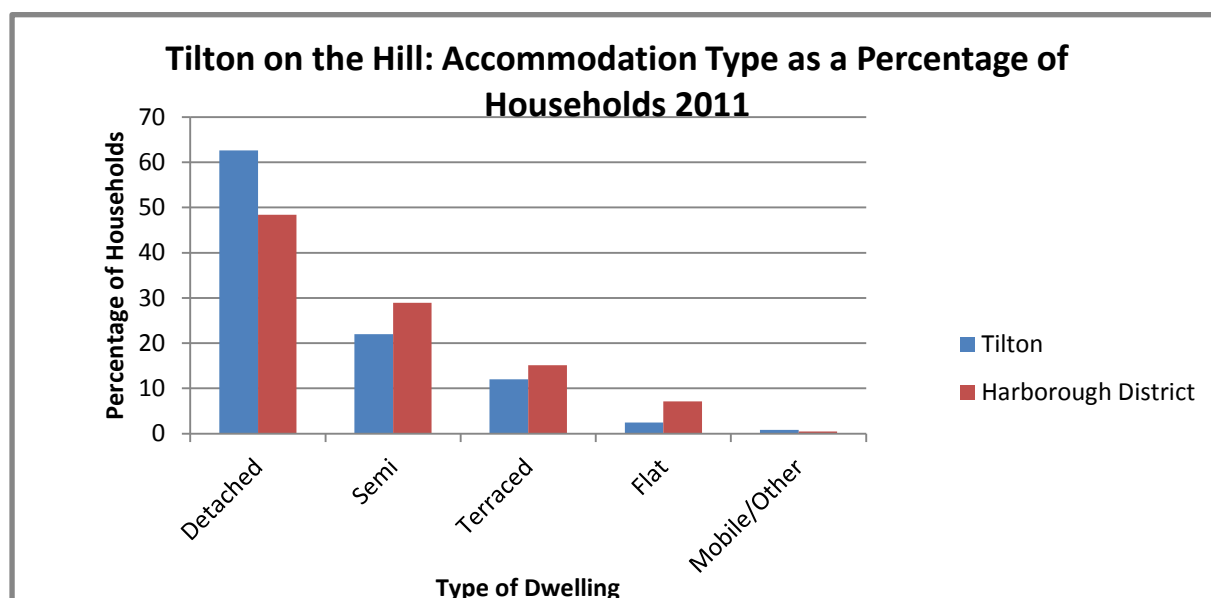
**Housing Land Supply:** The recently completed 2014 Strategic Housing Land Availability Assessment forms part of the evidence base for the new Local Plan and supports the delivery of sufficient land for housing across the District. The study identifies sites with potential for housing, assesses their 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 Tilton. 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 of developable sites (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
1	1.28ha	29	-	29	-	-

**Tenure:** In 2011, 83% of dwellings were owner occupied, above the District figure of 78% and the same as in 2001. 8% were social rented/shared ownership (down from 10% in 2001) and 7% were private rented (up from 3% in 2001).

**Accommodation Type:** In terms of housing type, the percentage of households living in detached dwellings was almost 63% in 2011 and well above the District level of 48%. Semi and terraced accommodation percentages are below the District average figures. Flatted accommodation is rare as in most villages.



Source: ONS Census 2011

**Under Occupancy:** The 2011 Census found that 63% of households had at least 2 more bedrooms than required well above the District figure of 49%.

**Households:** Of the 241 households in Tilton:

- 24% are one person households (compared to 26% across the District);
- 21% are pensioner only households (compared to 23% across the District);
- 9% are single pensioner households (compared to 13% across the District);
- 31% have dependent children (compared to 30% across the District).

### **Built Environment - Constraints/Issues**

<b>Issue/Constraint</b>	<b>Commentary</b>
<b>Conservation Area</b>	Tilton on the Hill's Conservation Area was first designated in 1975. The boundary was revised in 2006 and incorporates central part and southern arm of the village.
<b>Scheduled Monuments</b>	5 <ul style="list-style-type: none"> <li>• Defended enclosure on Robin-a-tiptoe Hill</li> <li>• Mound 220yds NNW of church</li> <li>• Whatborough deserted medieval village</li> <li>• Moated site at Tilton</li> <li>• Churchyard cross, St Peter's churchyard</li> </ul>
<b>Listed Buildings:</b>	
<b>Grade I</b>	Church of St Peter (on Heritage at Risk Register)
<b>Grade II*</b>	None
<b>Grade II</b>	18
<b>Ridge and Furrow</b>	Not known
<b>Archaeological Sites</b>	Area around Mill Mound Area around the moated site on southern edge of village.
<b>Recreation Grounds/Play Areas</b>	Play area
<b>Open Space, Sport and Recreation</b>	See map

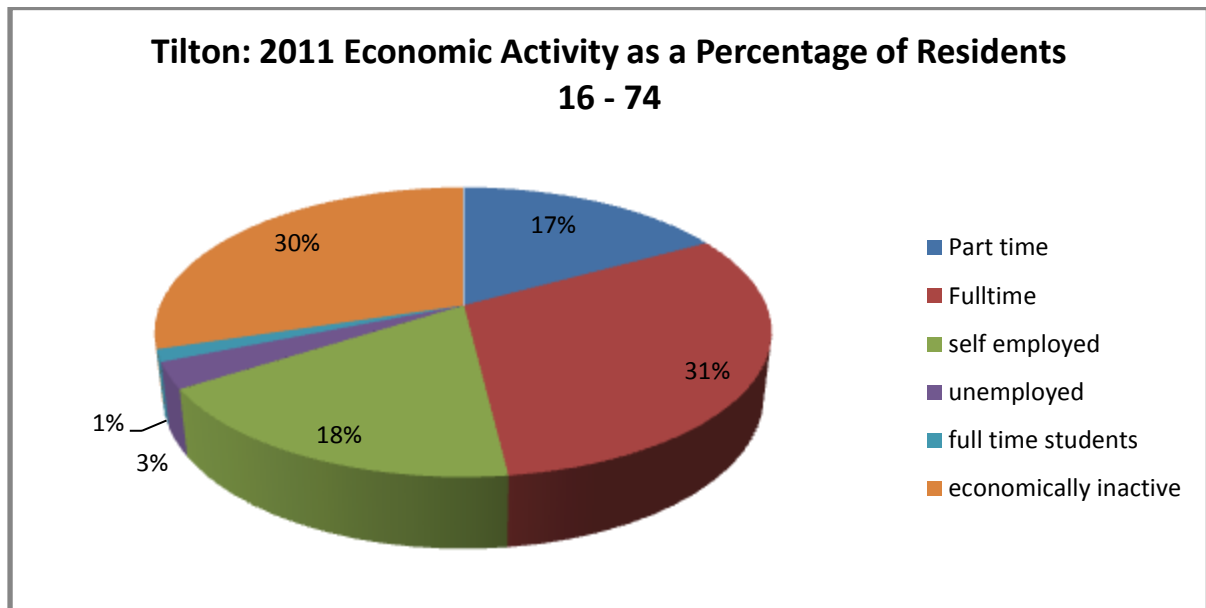
## **E) Local Employment and Economic Activity**

### **Local Employment:**

Employment opportunities within the village are limited and not surprising given its rural location and character. Just over 6% of those in employment walk or cycle to work. However, over 19% of those in employment work from home or mainly from home, much higher than the comparable District figure of 8%.

**Economic Activity:** In 2011, 70% of Tilton's population aged 16-74 (443 persons) was economically active, lower than the District figure of 74% and much higher than the regional and national levels of 69% and 70% respectively. The unemployment rate of almost 3% was a little higher than the District rate of 2.5%. The rate of self

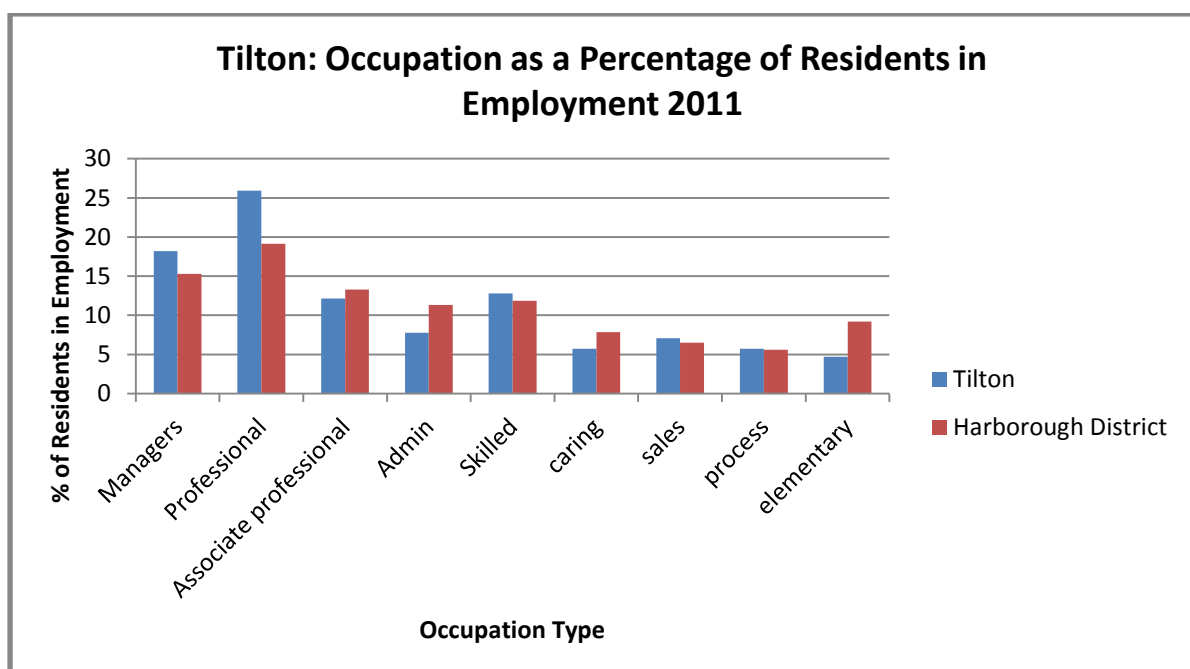
employment (18%) was well above the District level of almost 13%. Of the economically inactive, 66% were retired.



Source: ONS Census 2011

**Qualifications (16 and over population):** In 2011 the percentage without any qualifications was 14%, 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 25%, well above the District figure of 19%.

**Occupation:** The percentage employed in managerial and associate professional occupations was well above District levels in 2011 (44% compared to 34%). Skilled occupations are also slightly above the District level. The proportions in admin/caring/elementary occupations are particularly low compared to the District.



## Emerging Findings

### Opportunities

Tilton on the Hill has no bus services since the withdrawal of the Rural Rider services. Broadband speeds are generally poor and sporadic but an upgrade to fibre optic broadband is planned for 2015/2016. The village has 2 key services and a Post Office Outreach service. Leicester and Melton Mowbray are both within 10 miles offering an extended range of services, facilities and employment opportunities.

Tilton's population has very low percentages in the 16- 34 age groups in line with most villages and high levels in the 55-74 age groups. There is a high level of detached dwellings and a high rate of under occupancy.

The economic activity rate among residents is low compared to the District reflecting the ageing population profile and the low numbers in the younger working population. Self employment is above District levels and working from home is more than double the District rate.

Developable housing land has been identified through the SHLAA on 1 site.

### Constraints

The village is located within the High Leicestershire landscape character area, one of the most sensitive landscapes in the District.

Development would need to respect the Conservation Area, the numerous listed buildings (including their setting) and the proximity to and settling of scheduled monuments on the edge of the village. SSSIs within the parish are some distance from the village.

The catchment primary school has limited capacity and an extension may be required. The Billesdon GP surgery has capacity for increased numbers.

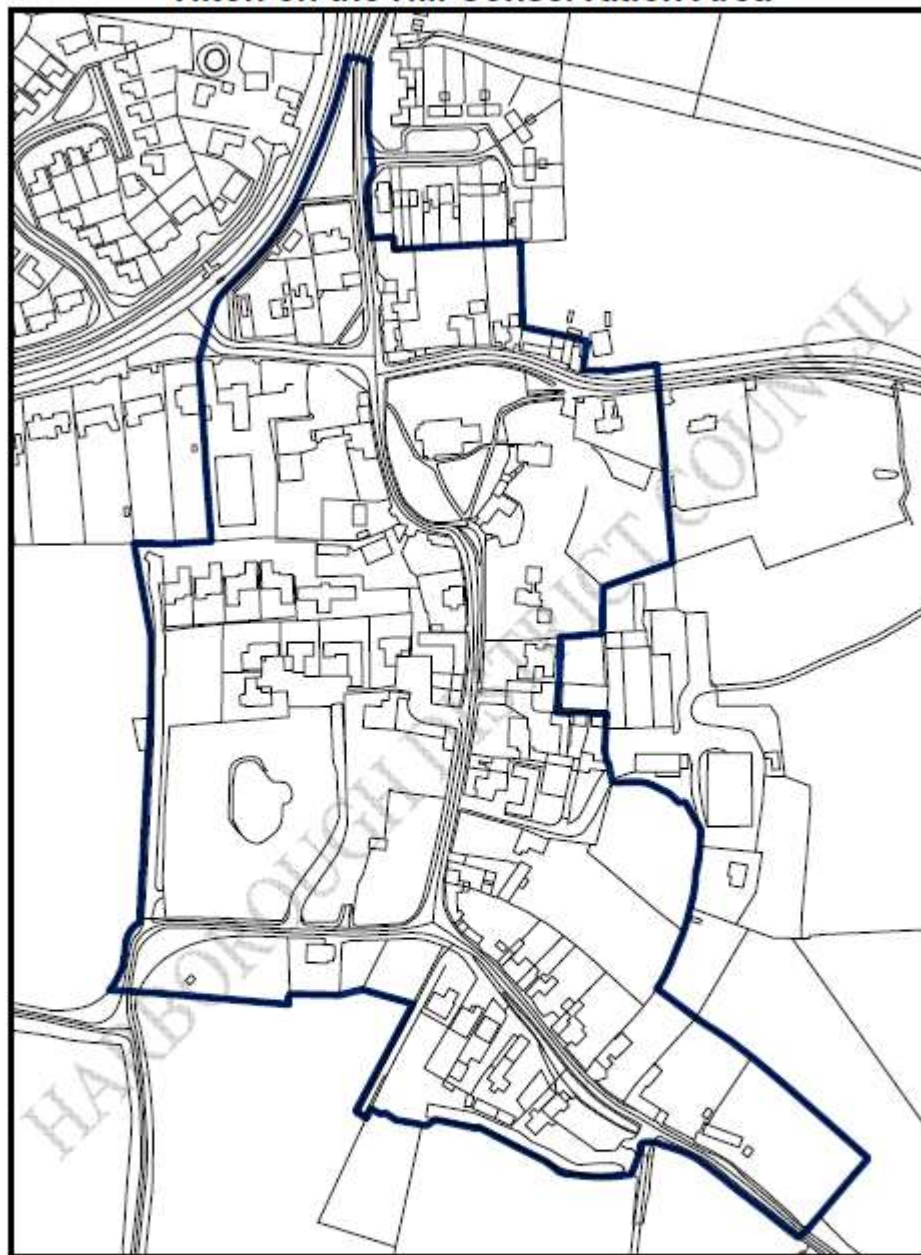
### Overall Summary

Tilton 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, the landscape setting, infrastructure requirements and any specific housing needs of the local population.

## **Appendix 1: Maps showing**

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

# Tilton on the Hill Conservation Area



— Conservation Area Boundary 0 30 60 120 180 240 Meters

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

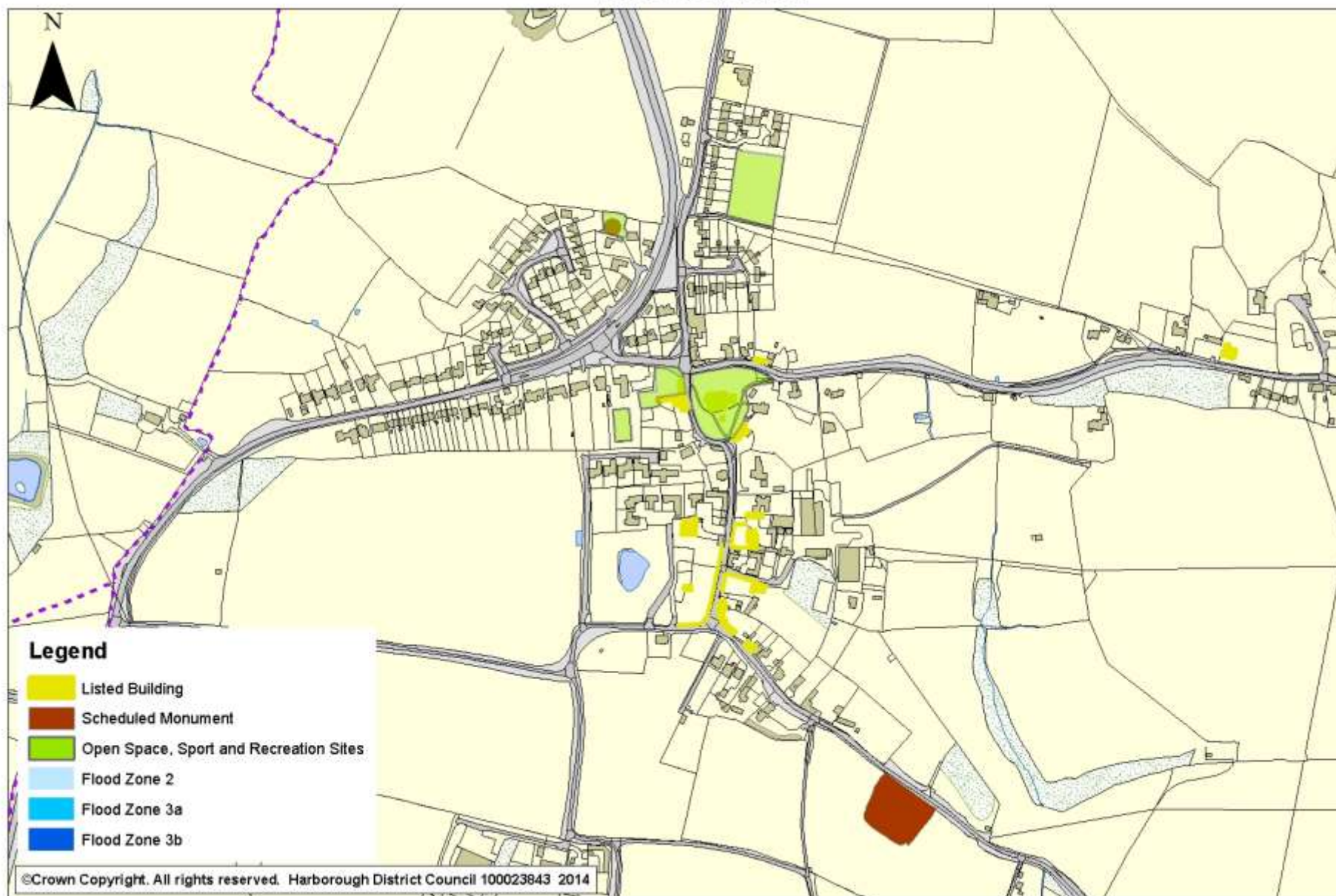
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## Tilton on the Hill



## SHLAA 2014 Tilton 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.

