

Harborough District Council

Settlement Profile: Tugby



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)

Tugby Profile

Introduction

General Location: Tugby and Keythorpe Parish (hereby referred to as Tugby), lies some 12 miles from Leicester (to the east) and 14 miles from Market Harborough (south). The parish lies on the A47 that connects Leicester to Uppingham, with the latter being the parish's nearest town only 5 miles away. Tugby lies to the east of the Harborough District in close proximity to Rutland. Neighbours from within the District include Skeffington and Loddington to the north, East Norton to the east, Hallaton to the south, whilst Goadby and Rolleston lie to the west. Numerous streams, brooks, small lakes and woods/spinneys can be found within the parish, The Eye Brook forms the northern border as it flows south-east towards Eye Brook Reservoir.

Tugby has changed little since the 19th century, with the largest development in recent decades being on Wellfield Close (18 houses), built during the 1970's. As such, Tugby Conservation Area is composed of a roughly U-shaped form (Main Street and Hallaton Road) in order to avoid this new area. The remnants of the village's more self-sufficient past are evident from Tugby's one remaining shop; G.T Doughty's Butchers shop, that was established in 1890. Otherwise, Tugby has seen its services and facilities erode considerably over time, with a pub, Post Office and Bakery all recently being converted into private residencies.

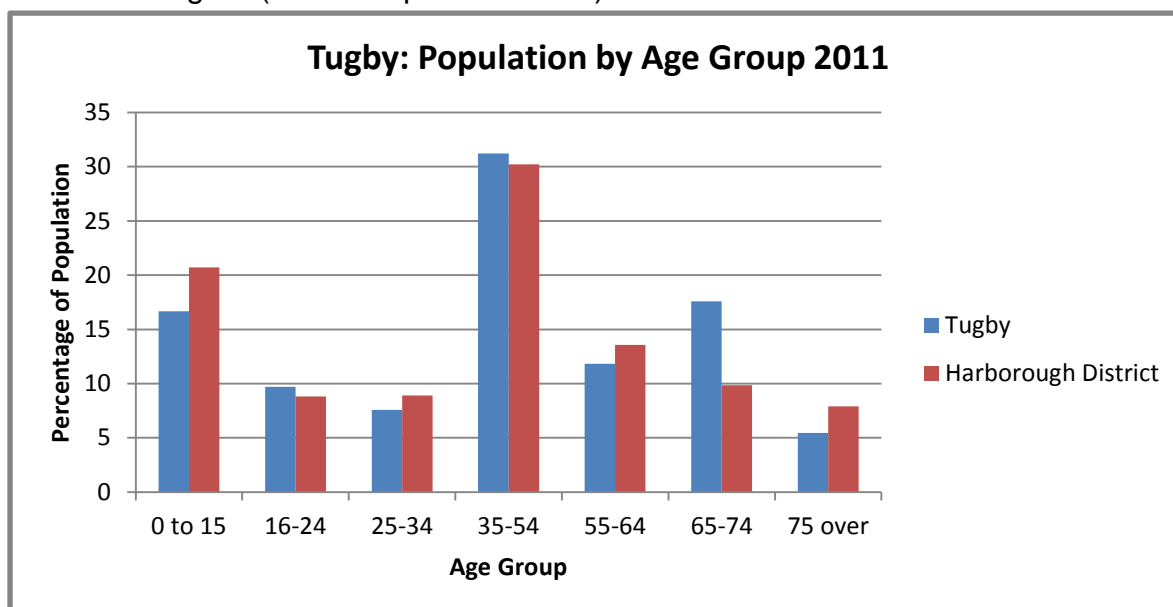
The village is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics,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

- Population of 330 (increase of 14 or 4% since 2001, compared to an increase of 11.5% across the District over the same period);
- 17% of the population are in the 0 – 15 age group whilst 23% of the population are 65 or over;
- Number of dwellings is 138, an increase of 12 or 10% since 2001;
- Number of households is 136 (an increase of 13 since 2001);
- 68% of households have 2 or more cars/vans whilst 5% have no access to a car or van;
- 66% of households live in detached dwellings (compared to 48% across the District);
- 85% of dwellings are owner occupied, 5% are social rented/shared ownership and 7% are private rented;
- 1.5% of the population is in bad or very bad health;
- Long term health problems and/or disability: 3.0% of the population said day to day activities are limited a lot and a further 9.1% said day to day activities are limited a little;
- 72.4% of the population is Christian.

Age Structure: The age structure of the population, compared to the District, is set out below. Tugby has a far greater proportion of those aged 65 – 74 than the District as a whole. By contrast, the proportion in the 0-15 age group is significantly down on the District figure (17% compared to 21%)



Source: ONS Census 2011

Tugby Parish Council

- Tugby is served by the Tugby and Keythorpe Parish Council; there are currently five councillors, with meetings taking place quarterly.
- In 2003 a Village Design Statement was drawn up for the village.

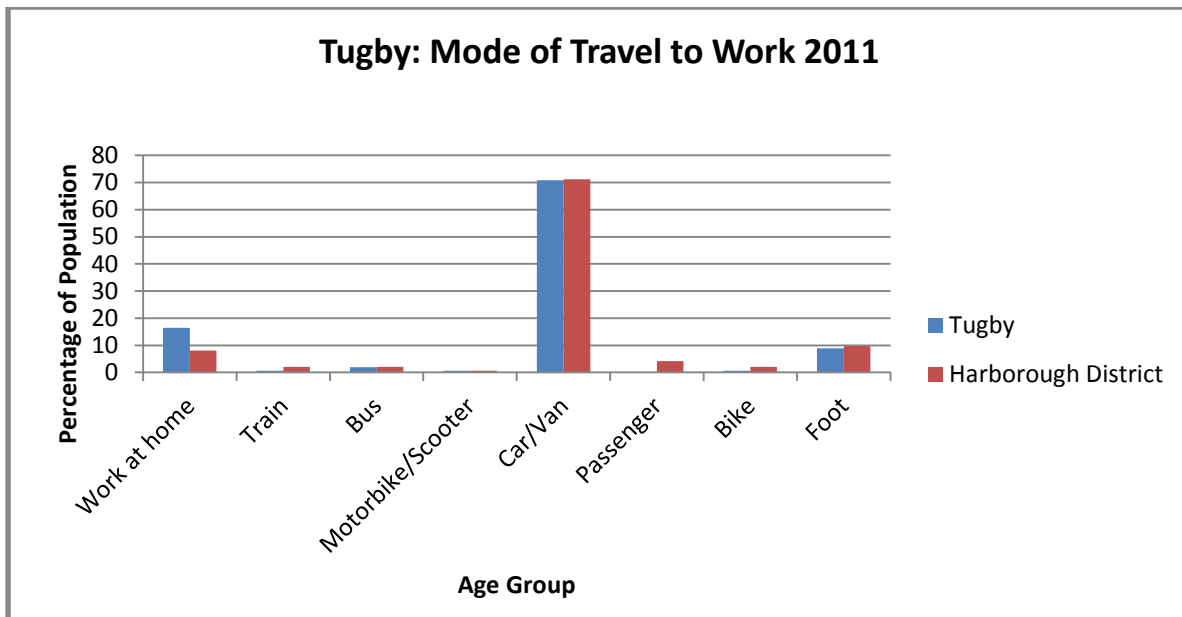
- There is both a Village Hall Fund Raising Committee as well as a Church Fund Raising Committee; both are registered charities that hold annual events to maintain community facilities.
- The Village Design Statement highlighted some issues relating to the built environment of Tugby, as well as a set of guidelines to adhere to for future development;
 - Social Setting;
 - Employment development is encouraged, provided it is of a size appropriate to the current population;
 - A similar village perspective can be seen in relation to the provision of further sporting/recreational/community facilities;
 - Physical Setting
 - Maintain Tugby's secluded setting, through continuing to ensure the village is well 'screened' from the A47
 - Development
 - Small-scale development is deemed appropriate, with a requirement for good integration with existing settlements;
 - Maintenance of open spaces;
 - Development should be sympathetic to, and emulate, the style of existing buildings in the area.

For more information - <http://tugbyandkeythorpe.leicestershireparishcouncils.org/>
<http://www.leicestershirevillages.com/tugby/>

The next sections consider Tugby's:

A) Transport and Communications

- **Transport**
 - Rail: The nearest railway stations to Tugby include Market Harborough, Oakham, Syston and Leicester (12 miles), South Wigston and Melton Mowbray (14 miles), Corby (17 miles), Stamford (18 miles), Kettering (22 miles) and Peterborough (30 miles).
 - Bus Services/Frequency:
 - Centrebus service 747: Leicester – Humberstone – Houghton – Billesdon - Tugby – Belton – Uppingham. Monday – Saturday service calls at Tugby hourly from 7am to 7pm. The return service 747 to Leicester runs hourly from Tugby 7.30am to 6.30pm. (No night, Sunday or Bank Holiday service). Bus stops:
 - Opposite Wood Lane to Leicester; and
 - Adjacent to Wood Lane to Uppingham.
 - Travel to Work: Compared to the District average (71%), the proportion of Tugby's population that travel by car to work is identical, However, the percentage of the population in Tugby that work at home is double that of the Districts (16% in Tugby, compared to 8% in the District).



Source: ONS Census 2011

- Road Connections: A47 to Leicester and Uppingham (<1 mile), A6003 to Oakham and Corby (6 miles), A6 to Market Harborough (7 miles), A606 to Melton Mowbray (8 miles), M1 north/south and M69 west (18 miles).
- Tugby is served by the Voluntary Action South Leicestershire Community 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, 7 (5.1%) of households do not have access to their own personal transport, this figure has somewhat reduced since 2001 (8 or 6.5%), much lower than the District average (11%). During this same 10 year period, the percentage of households with 3 or more cars/vans has increased from 17.9% to 25%. Between 2001 and 2011 the number of cars/vans in the parish grew from 216 to 268, an increase of 24%.
- **Connectivity: Broadband Coverage:**
 - Tugby currently has extremely poor internet speeds, consistent with its isolated and small population, resulting in an absence of commercial investment. However, the village is set to be a recipient of fibre broadband from the summer of 2015, with work being pencilled in for completion by 2016.
 - <http://www.superfastleicestershire.org.uk/when-and-where/>

B) Local Services and Facilities

Tugby 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 range of services. 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 Tugby to ascertain whether the village can function as a Selected Rural Village going forward.

- **Key Services Present:**
 - Pub (Tugby Fox and Hounds, Hallaton Road);
 - Primary School (Tugby Church of England Primary School, Main Street);

- **Other Services/Community Facilities Present:**
 - Church (Sir Thomas Becket Church);
 - Village Hall (Main Street);
 - Butchers (Chapel Lane);
 - Numerous Clubs and Societies (Village Hall);
 - Mobile Library (fortnightly visit at 3:10 to 4:10, Main Street – Wellfield Close Junction);
 - Take Away Van (Kyriacou’s Family Fish & Chips – Friday 5:30 – 6, The School, Main Street);
 - Allotments;
 - Recreational Fishing Lakes;
 - Astroturf Court with Floodlights (For Football and Tennis, Village Hall);
 - Children’s Play Area (Village Hall);

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Impact on Billesdon GP practice. S106 contributions would be sought towards the provision of new equipment for the GP surgery;
- Capacity of primary school and 11-16/16+ schools. S106 contributions towards a primary school extension and other school extensions would be sought. It is noted that the primary school site is constrained with limited space to extend;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

Tugby has 2 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 Tugby supports its continued designation as a Selected Rural Village. No insurmountable infrastructure constraints have been identified to date. However, Section 106 contributions would be sought for additional equipment at the Billesdon GP surgery and towards extensions to schools. It is noted that the primary school site has limited space to extend.

C) Natural Environment

Natural Environment Constraints in and around Tugby

Issue/Constraint	Commentary
Landscape: District Landscape Character Assessment (2007)	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.
Area of Separation	No separation or potential coalescence issues identified.
Tree Preservation Orders	Individual TPOs: <ul style="list-style-type: none"> • Off Wellfield Close • At St Thomas a Becket Church Large group TPO covering Keythorpe
SSSI	<u>Leighfield Forest</u> (lies partly within the parish but some distance from village) - Broadleaved mixed and yew woodland and neutral grassland.
Local Wildlife Sites	None identified
Protected Species and Wildlife Corridors	Bats
Areas at risk of flooding	None identified in or around the village.
Footpaths and Bridleways	Reasonable access to RoWs which lead into open countryside.
Other settlement/local features	

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 138 dwellings in Tugby, representing an increase of 12 or 9.5% 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 143 (2014).

Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded 2 house completions. As of March 2014 there were no dwellings under construction and 1 outstanding planning permission for a residential unit.

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 Tugby. The full document is available at:

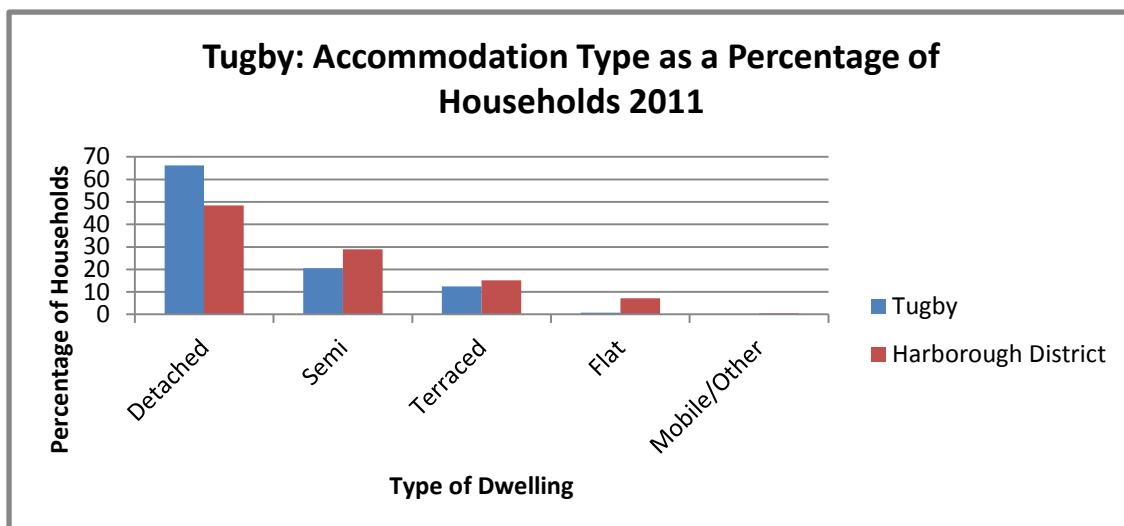
http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_20132014

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
1	0.33ha	9	9	-	-	-

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

Tenure: In 2011, out of the 119 dwellings, 108 (85%) were owner occupied, a little above the District figure of 78% and down from 2001 when 91% of dwellings were owner occupied. 6% were social rented/ shared ownership 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 over 66% in 2011 and well above the District level of 48%. Semi detached stock is well below the District average (21% compared to 29%). Flatted accommodation is rare as in most of the villages.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that over 65% of households had at least 2 more bedrooms than required, well above the District figure of 49%.

Households: Of the 136 households in Tugby:

- 23% were one person households (compared to 26% across the District);
- 29% are pensioner only households (compared to 23% across the District);
- 15% are single pensioner households (compared to 13% across the District);
- 28% have dependent children (compared to 30% across the District).

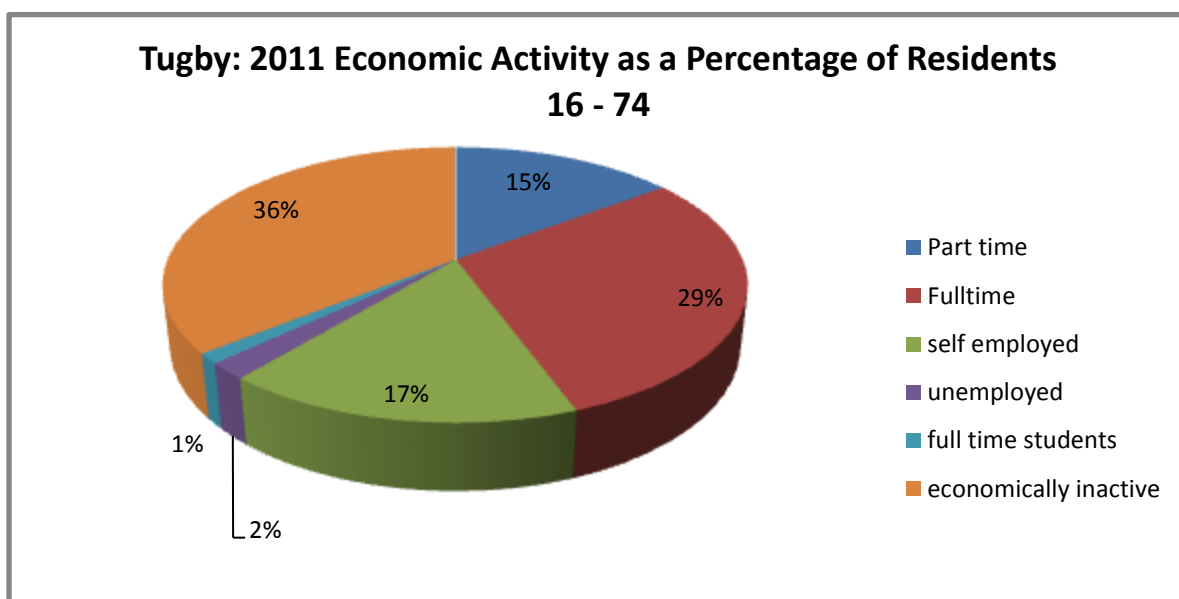
Built Environment Features/Heritage Assets/Designations

Issue/Constraint	Commentary
Conservation Area	Tugby Conservation Area was first designated in 1975. The boundary was revised in 2006 and incorporates the majority of the village apart from Wellfield Close and Spinney Nook.
Scheduled Monuments	None
Listed Buildings:	
Grade I	None
Grade II*	Church of St Thomas a Beckett
Grade II	8
Ridge and Furrow	Not known
Archaeological Sites	Much of the village is identified as an area of potential archaeological interest.
Recreation Grounds/Play Areas	Play Area
Open Space, Sport and Recreation	See map

E) Local Employment and Economic Activity

Local Employment: As is the case with most of the District's smaller settlements, employment opportunities are limited in Tugby. Of those in employment 15 walk or cycle to work. The Census recorded that 16% of those in employment worked at home or mainly from home, which equates to almost twice the District rate.

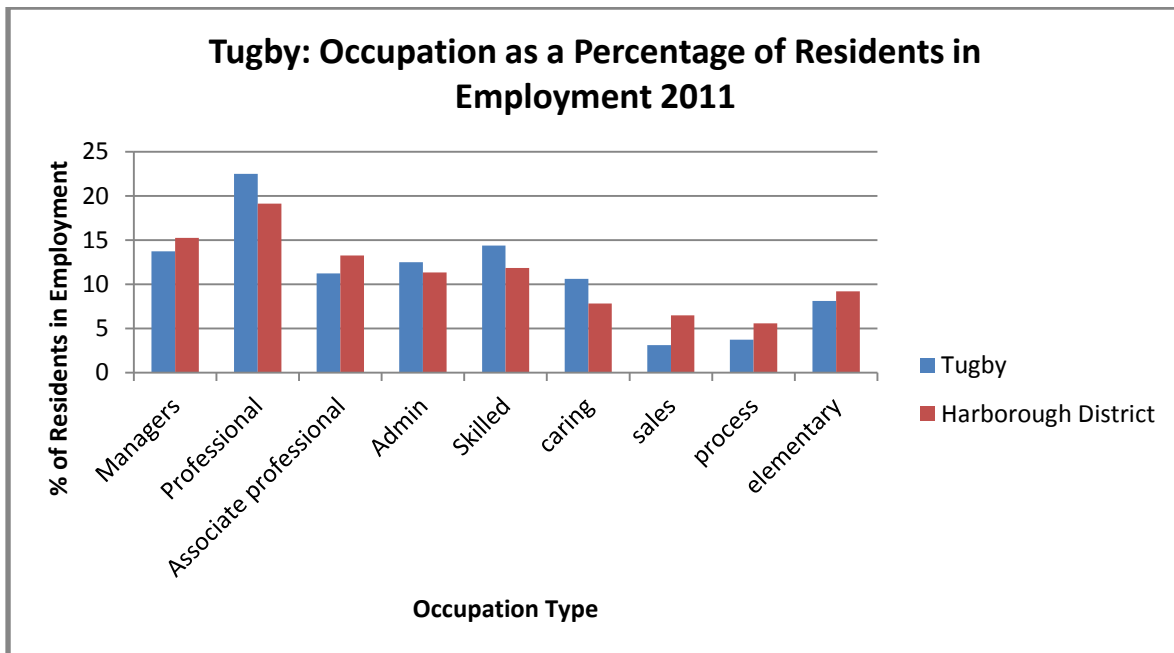
Economic Activity: In 2011, 64% of Tugby's population aged 16-74 was economically active, much lower than the District figure of 74% and lower than the regional and national levels of 69.3% and 96.9% respectively. This probably reflects the relatively elderly age profile. The unemployment rate of 3% was lower than the District figure of 2.5%. The rate of self employment at 17% was well above the District level of almost 13%. Of the economically inactive, 62% 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 20%, similar to the District figure of 19%.

Occupation: In terms of occupation types, employment in the professional, admin, skilled and caring occupations are above District levels. However, the numbers involved are relatively small making comparisons unhelpful.



Source: ONS Census 2011

Emerging Findings

Opportunities

Tugby benefits from a reasonable bus service to Leicester/Uppingham and relatively good access to Leicester via the A47. 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. Uppingham is the nearest small town, with Leicester some 12 miles away offering an extensive range of services, facilities and employment opportunities.

Tugby has an ageing population with particularly high percentage in the 65-74 age bracket. There is a high number of pensioner only households and under occupancy of dwellings is at a high rate. The proportion of detached homes is also high.

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

Only one small site has been identified as developable housing land the SHLAA. Further sites may need to be sought through a further call for sites.

Constraints

The village is located within the High Leicestershire landscape character area, one of the most sensitive landscapes in the District. Leighfield Forest SSSI lies partly within the parish but some distance from the village.

Development would need to respect the Conservation Area, the listed buildings (including their setting) and areas of potential archaeological interest. .

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

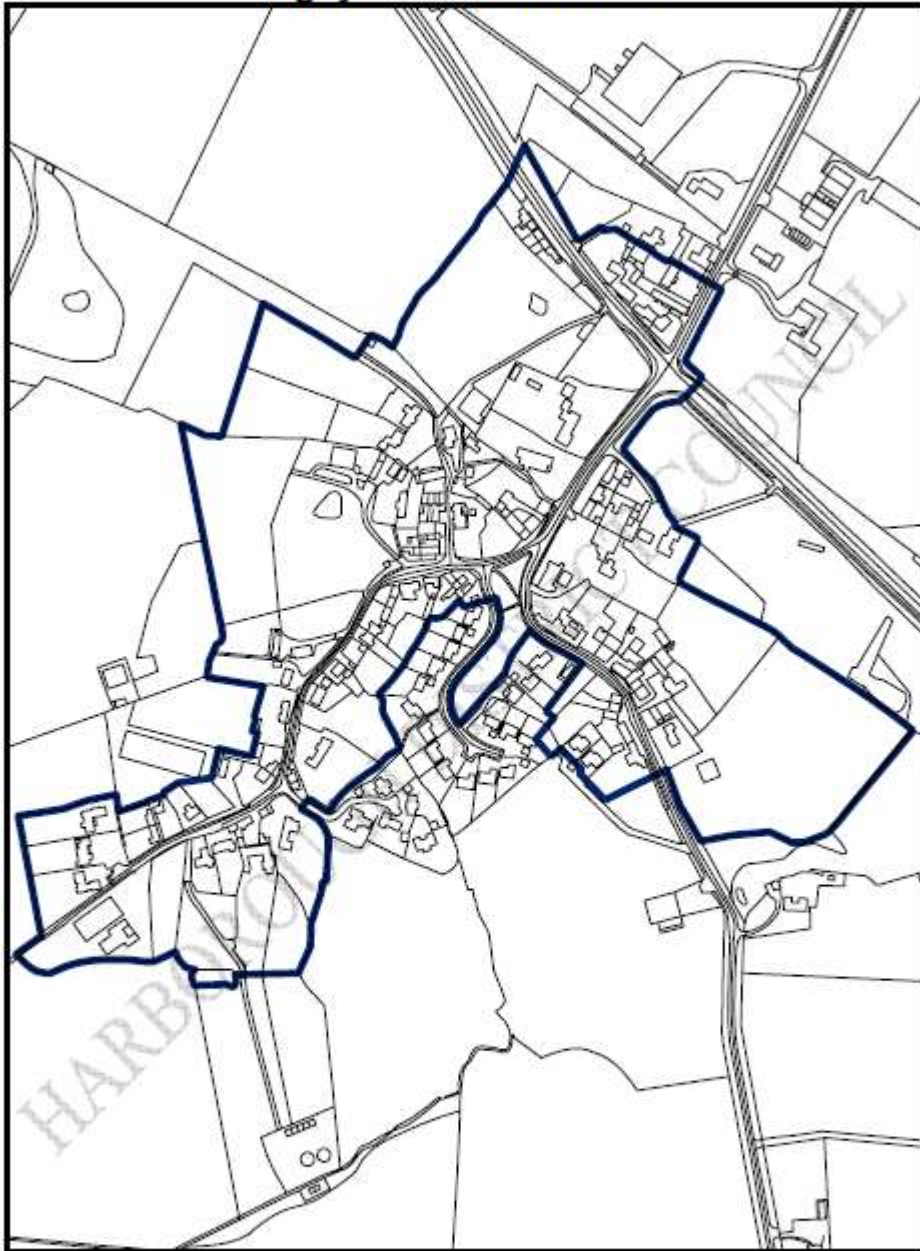
Overall Summary

Tugby 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, maintaining its relatively secluded setting, its heritage assets, the landscape setting, infrastructure requirements and the specific housing needs of the local population. Evidence of additional developable housing land may need to be sought.

Appendix 1: Maps showing


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

Tugby Conservation Area



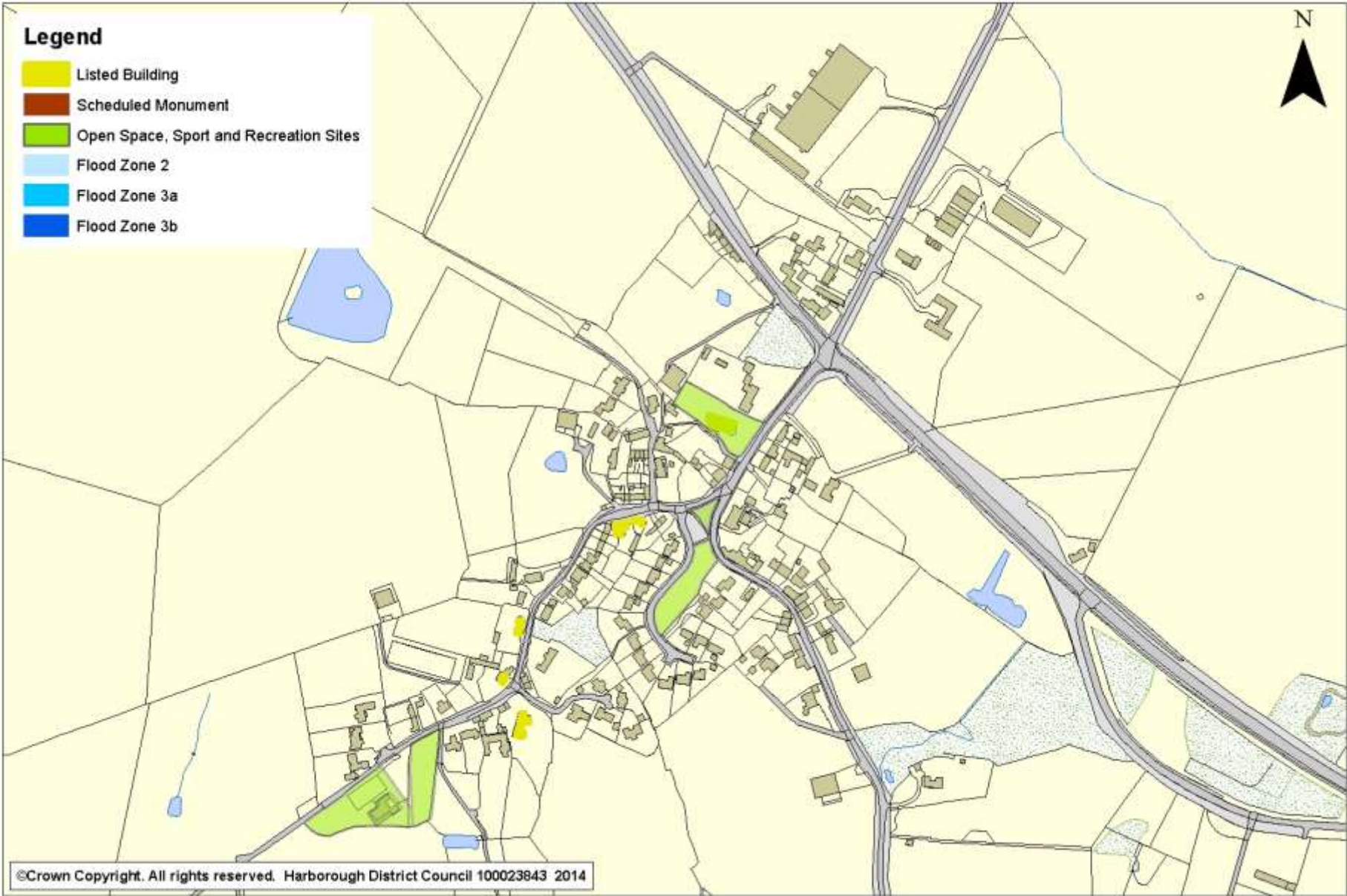
— Conservation Area Boundary 0 45 90 180 270 360 Meters

Designated 1975
Boundary Revised: 10th July 2006

1:3,808 

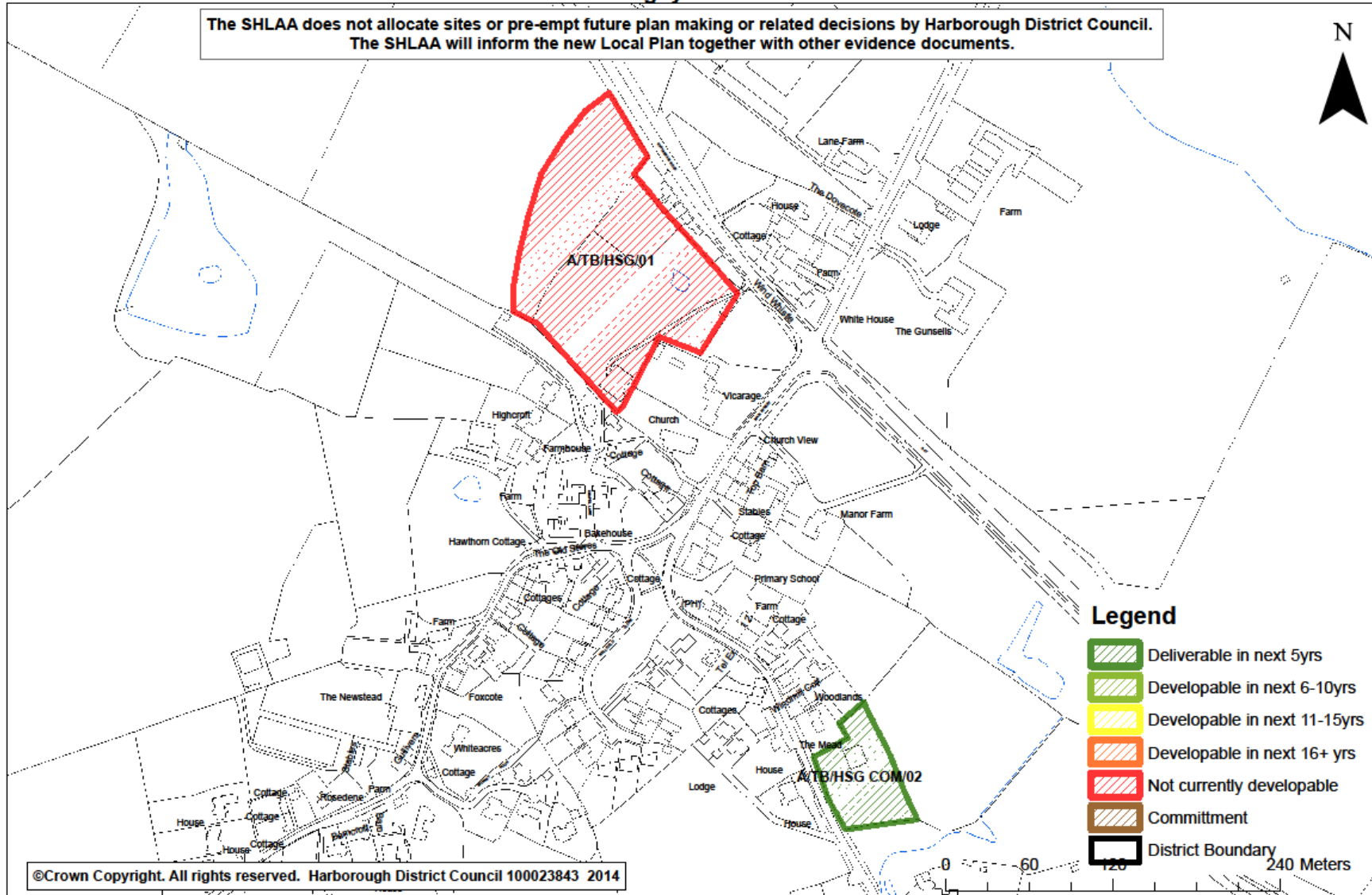
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Tugby



SHLAA 2014 Tugby 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.



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