

# Harborough District Council

## Settlement Profile: Ullesthorpe

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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)

# Ullesthorpe Profile

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## Introduction

**General Location:** Ullesthorpe lies just over 4 miles south west of Broughton Astley and 3.5 miles north west of Lutterworth. It is close to the western boundary of Harborough District, close to the A5. The village's name is Scandinavian in origin and traces of the medieval settlement (a Scheduled Monument) are still evident on the south western edge of the village. Much of the southern half of the village is a designated Conservation Area and this incorporates the older core of the village which has been expanded by peripheral 20<sup>th</sup> century housing development.

In 1840 a railway station was opened to serve the village on the Leicester – Rugby line but this was closed in 1962. Much of the disused railway line still exists, running north-south through the village, and is part of the green infrastructure of the settlement and is now included in the Conservation Area. The older part of the village lies to the west of the disused railway line

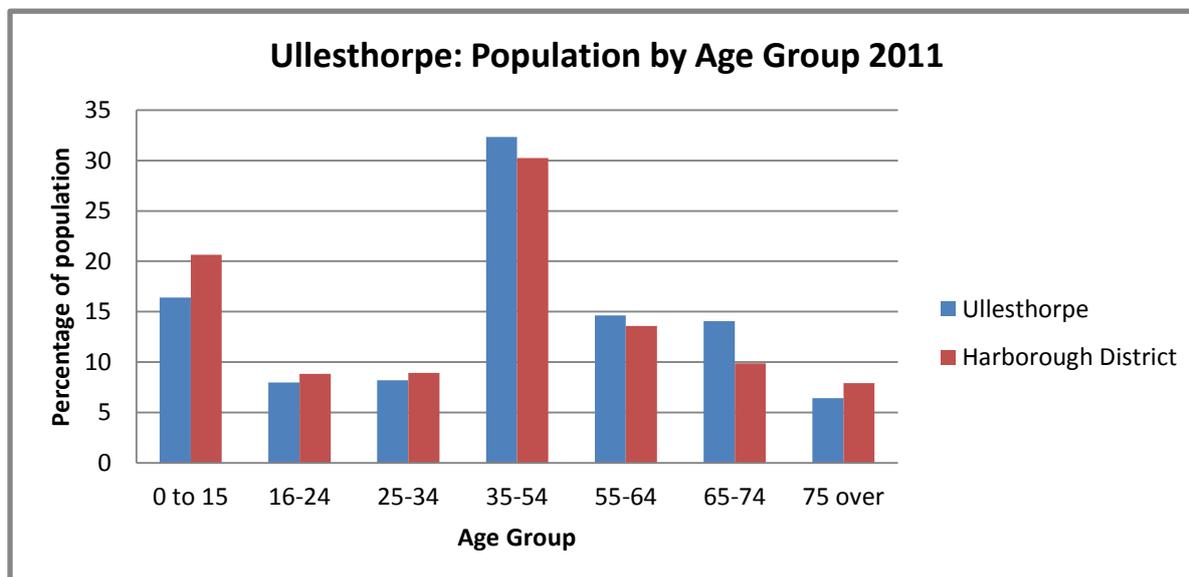
The village is identified as a Rural Centre in the Core Strategy for the District and as such is a focus for rural housing, employment, retail and service provision. Rural Centres were selected on the basis that they have at least 4 of the 6 key services (general practitioner, library, public house, 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 village.



## Key Statistics for Ullesthorpe Parish (Census 2011):

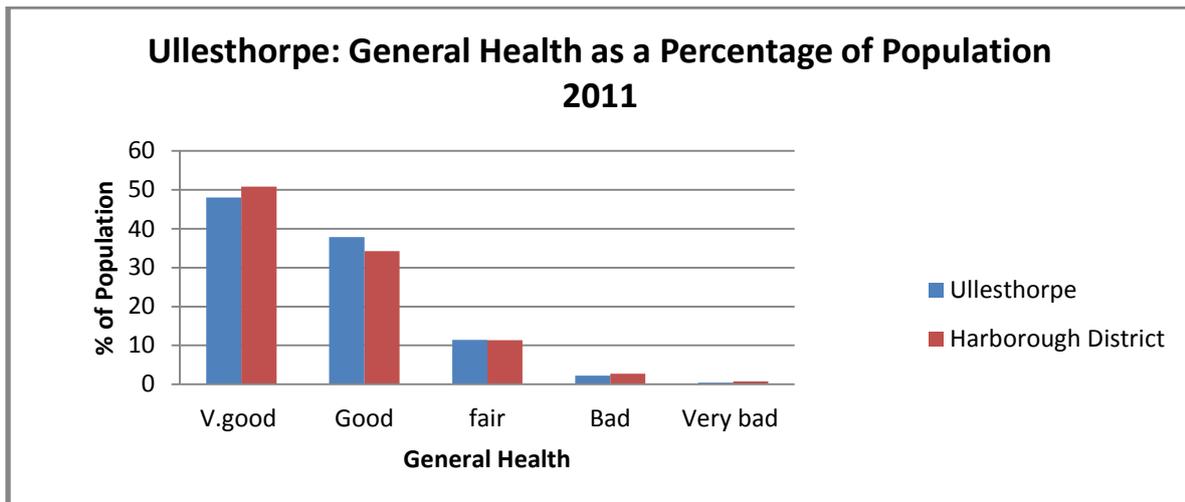
- Population of 903 (increase of 71 or 8.5% since 2001 compared to an increase of 11.5% across the District over same period);
- 16.4% of population is in 0–15 age group whilst 20.5% of population is 65 or over;
- Number of dwellings is 401 (an increase of 9.6% since 2001);
- Number of households is 395 (increase of 15.8% since 2001);
- 53.9% of households have 2 or more cars/vans whilst 10.1% of households have no car/van;
- 60.8% of households live in detached dwellings (compared to 48.4% across the District);
- 66.8% of households are 1 or 2 person households;
- 79% of dwellings are owner occupied, 9.1% are social rented/shared ownership and 10.9% are private rented;
- 2.1% of the population is black and minority ethnic (BME);
- 65.2% of the population is Christian and 1.3% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh).

**Age Structure:** The age structure of the population is set out below. Compared to the District as a whole the younger age groups up to 35 are under represented, particularly in the 0–15 age range. The age groups between 35 and 74 are over represented compared to the District, particularly in the 65-74 age group.



Source: ONS Census 2011

**General Health:** The Census 2011 found that 2.7% of the resident population was in bad or very bad health, a little lower than the Harborough figure (3.5%) and substantially lower than the regional (5.5%) and national (5.4%) percentages. 4.1% of residents considered that their day-to-day activities were limited a lot through health issues with a further 8.7% stating that their activities were limited a little. Some 96 (10.6%) residents provided unpaid care according to the 2011 Census, with 28 of these providing more than 20 hours of unpaid care per week.



Source: Census 2011

## Ullesthorpe Parish Council

- There are 6 Parish Council seats. Elections are due in 2015.
- No enquiry regarding the preparation of a Neighbourhood Plan has been received to date.
- A Parish Plan was completed in 2009 and covers the period 2009 -2014. *In summary the findings were:*

**Future development of the village:** In the main, people want any new housing to be within the current village boundaries and in keeping with the current housing.

**Village Shop and Post Office:** Everyone sees it as essential that the village shop and Post Office remain open.

**Activities for young people:** There is a demand for more activities for young people.

**Appearance of the village:** People would like to see litter, graffiti, dog mess and village eyesores cleaned up.

**Safety:** There needs to be improved road safety and more action taken to stop anti-social behaviour.

**Health and Community Care:** The current services in the village are appreciated and need to be maintained.

**Village green:** Some people would like to have a village green as a focal point in the village.

**Local employment:** There was some support for increasing the number of small businesses in the village.

**Information about Ullesthorpe:** There needs to be better communication about village activities and services.

**Transport:** Some people would like more buses to local towns.

**Village activities:** There was a general interest in having more activities for adults in the village.

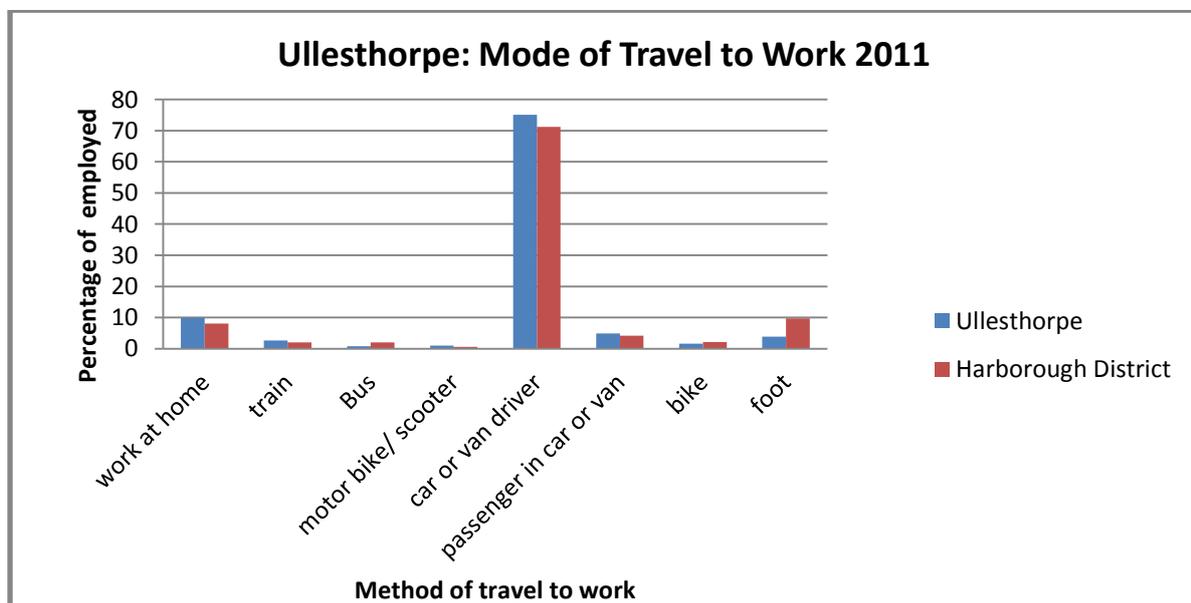
For further information see: <http://ullesthorpe.leicestershireparishcouncils.org/>  
<http://www.leicestershirevillages.com/ullesthorpe/>

## The next sections consider Ullesthorpe's:

### A) Transport and Communications

- **Transport**

- Rail: Nearest railway stations are Hinckley (7.5 miles), Narborough (8.6 miles) and Rugby (10 miles)
- Bus services/frequency: Hinckley Bus service 8 Lutterworth – Hinckley, Monday – Saturday daytime hourly (can stay on bus for through service to Market Harborough 58B), no service in evenings or on Sundays and Bank Holidays. Bus stops:
  - Adjacent and opposite Allotments; and
  - Adjacent and Opposite South Avenue.
- Ullesthorpe is covered by the Lutterworth 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: Over 79% of people drive a car or van to get to work, slightly higher than the District percentage. A further 5% are passengers. Fewer than 10% of those in employment (488) work from home. Not surprisingly, given the limited employment opportunities in the village, only 3.9% of those in employment walk to work.



Source: ONS Census 2011

- Road connections: Less than 2 miles to A5, M1 Junction 20 (Lutterworth) 4 miles away and M69 Junction 1 is approximately 6 miles.
- **Broadband connectivity/coverage:** Broadband coverage is poor and where available the speed is sporadic, but there are plans to improve that for some parts of Ullesthorpe between summer 2014 and summer 2015. Other parts of

Ullesthorpe are targeted for completion by 2018 subject to funding. The proposed rollout of fibre broadband across the District and County is set out at: <http://www.superfastleicestershire.org.uk/when-and-where/>

- **Movement around village/parking issues:** There is a lack of pedestrian footpath in the older part of the village.
  - **Car Ownership:** Whilst the number of households in Ullesthorpe increased by 16% over the period 2001-2011, the number of vehicles in households rose by only 10%. In 2011 just over 10% of households did not have a car or van available for use, slightly up from the 2001 percentage (7%) but lower than the comparable District percentage of 11.8%. During this same period the percentage of households with 3 or more cars has decreased from almost 16% to 13.4%. The total number of cars/vans in the parish rose from 586 to 647 between 2001 and 2011, an increase of 10.4%. Overall the average number of cars per household has fallen slightly since 2001 from 1.72 to 1.64. This could be a reflection of a squeeze on family budgets and/or an aging population.
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## B) Local Services and Facilities

Ullesthorpe currently has Rural Centre status in the Harborough District Core Strategy (2011). This means that it is 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 Ullesthorpe can function as a Rural Centre going forward.

- **Key services present:**
  - GP surgery & Dispensary (The Orchard Medical Practice, The Surgery, Station Road);
  - Food store & post office (Ullesthorpe Stores and Post Office Main Street);
  - Primary school (Ullesthorpe C of E Primary School); and
  - Pubs (The Chequers Country Inne, Main Street & The Dirty Duck, Main Street)
- **Other services/community facilities present:**
  - Library (Mobile service only - fortnightly);
  - Butchers;
  - Ullesthorpe Playing Field (football, cricket, pavilion, children's play area, teenage youth shelter) (Ashby Road)
  - Village Hall (Ullesthorpe Village Memorial Hall – hosts a number of regular group meetings);
  - Churches (Congregational);
  - Scouts (1st Claybrooke and Ullesthorpe Scout Campsite);
  - Kids Club;
  - Garden Centre on Lutterworth Road;
  - Allotments (to west of main village);
  - Golf Course to north of village.

## Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Broughton Astley GP practice. Growth in Ullesthorpe would need to be managed by the Broughton Astley GP practice through a new surgery built in Broughton Astley. S106 contributions would be sought for the new Broughton Astley surgery;
- Capacity of primary school. Very limited capacity in 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.

Ullesthorpe has 5 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 Ullesthorpe supports its continued designation as a Rural Centre. A new surgery in Broughton Astley is needed for additional growth and Section 106 contributions would be sought towards such provision. (Further information is needed on this constraint). S106 contributions would be sought towards a primary school extension.

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## C) Natural Environment

**Landscape:** Ullesthorpe is located within the Upper Soar Landscape Character Area which overall has medium landscape 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 Ullesthorpe to accommodate additional development. The landscape capacity map for Ullesthorpe is included at Appendix 1. The study found that the most sensitive landscape is to the west of the village where any development would impact on the separation between Ullesthorpe and Claybrooke Parva and adversely affect the setting of the Conservation Area.

### Natural Environment Constraints in and around Ullesthorpe:

Constraint	Present
Area of Separation/ Green Wedge	No designation. However area between Ullesthorpe and Claybrooke Parva considered sensitive.
Tree Preservation Orders	4 Trees are subject to TPOs.  Tree Warden
SSSI	None in vicinity
Protected Species	Great Crested Newt Badgers Bats
Local Wildlife Sites	2: Ullesthorpe Marsh (wet grassland to north of golf course). Old Manor Reedbed (reedbed to south of village).

<b>Areas at risk of flooding</b>	Flood zones 2 and 3 identified around brook in area between Ullesthorpe and Claybrooke Parva.
<b>Grade 1 and 2 Agricultural Land</b>	An area of Grade 2 agricultural land extends north of the village incorporating the golf course and land beyond.
<b>Footpaths and Bridleways</b>	Settlement is served by network of footpaths/bridle paths into the surrounding countryside. The dismantled railway line is a RoW running north from village across through the golf course and beyond. No RoWs exist running to east of settlement.  Ullesthorpe Parish Walks: <a href="http://www.leics.gov.uk/index/environment/countryside_nature/paths/walks/parish_walks_ullesthorpe.htm">http://www.leics.gov.uk/index/environment/countryside_nature/paths/walks/parish_walks_ullesthorpe.htm</a>

**Green House Gas Emissions:** Ullesthorpe ward has carbon emissions of 2.1 Tonnes per person from domestic gas and electricity consumption (based on 2011 data). Around 10% of homes rely on electric heating and a further approximately 10% use oil. The contributions from oil are not included in the figures. In addition to emissions, there is a higher risk of householders falling into fuel poverty. Ullesthorpe also has a higher proportion of detached homes, which require more heating.

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## D) Built Environment

**General:** Much of the western part of the village is included in the Conservation Area, which was designated originally in 1978. The boundary of the Conservation Area was amended in 2007 to incorporate the remaining dismantled railway line and other minor changes. Much of the modern development in the village has been to the east of the historic core and the railway line.

**Number of Dwellings:** In 2011 the number of dwellings in Ullesthorpe was 401, representing an increase of 9.6% since 2001. Over the same period the number of dwellings across the District has grown by just over 12%.

The number of properties in the parish liable for council tax is 424 (2014).

### **Completions, Commencements and Planning Permissions (2011-2014):**

Between April 2011 and March 2014 the Council has recorded 7 residential completions. As of March 2014 there were 3 dwellings under construction and outstanding planning permission for a further 4 dwellings. It should be noted that some of the completions may have been included in the Census figure.

**Housing Land Supply (2013):** The recently completed 2013 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 Ullesthorpe. 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)

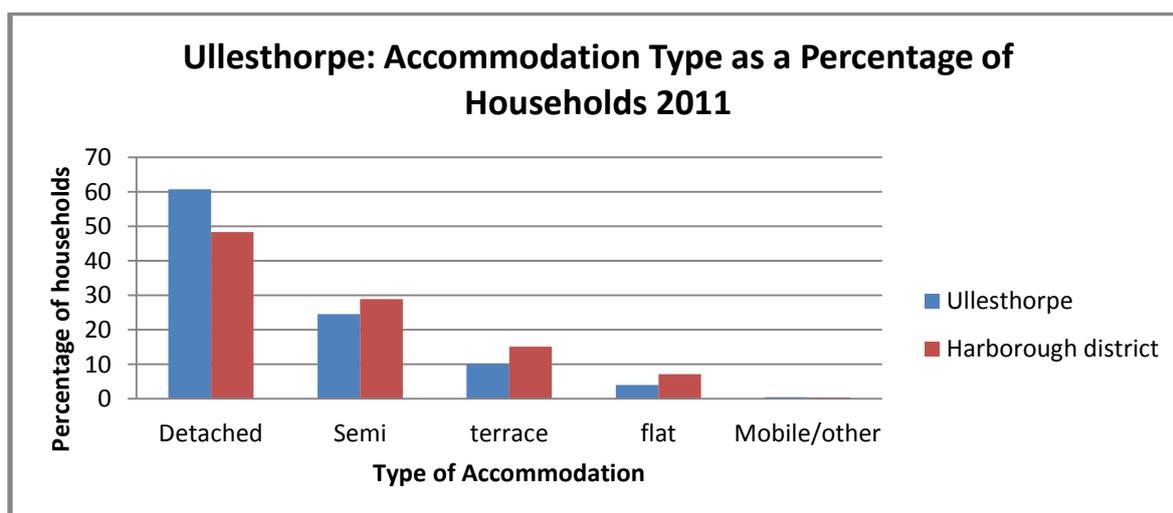
No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for development of developable sites (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
6	6.92ha	140	-	66	26	48

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 Ullesthorpe to be £273,148 (Nov 2014). The average price paid for a property over the past 5 years is £237,887 representing an increase of 14.59% over the same period.

**Tenure:** In terms of the housing stock in 2011, 79% of the housing stock in 2011 was owner occupied, 9% social rented/shared ownership and 11% private rented. The owner occupier rate is similar to the District percentage (78%). The proportion of privately rented properties has risen slightly since 2001 when it stood at 8.5%.

**Type:** The number of households living in detached dwellings was 240 (or almost 61% of the total compared to 48% across the District). The proportion of households living in semi-detached or terraced houses/bungalows rose to almost 35% from just over 31% in 2001.



Source: ONS Census 2011

**Quality:** The 2011 Census found that 2.2% of households are without any form of central heating which is slightly higher than the District figure of 1.4%. Overcrowding is not an issue in Ullesthorpe. Under occupancy (2 or more bedrooms than needed) stood at 60% well above the Harborough figure of 49%.

**Households:** Of the 395 households in Ullesthorpe:

- 103 (26%) are one person households (compared to 19% in 2001 and 26% across the District);
- 94 (24%) are pensioner only households (compared to 23% in 2001 and 23% across the District);
- 48 (12%) are single pensioner households (compared to 8% in 2001 and 13% across the District);
- 30 (8%) are lone parent with dependent children households (compared to 3% in 2001);
- 24% have dependent children (compared to 30% across the District);
- Average household size is 2.29 persons (compared to 2.45 in 2001).

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

<b>Settlement feature:</b>	<b>Occurrence</b>
<b>Conservation Area</b>	Western part of village, including part of the disused railway line is a designated Conservation Area
<b>Scheduled Monuments</b>	1 - Moat, fishponds and shifted village earthworks (form important evidence of the changing patterns of agricultural settlement in the Leicestershire medieval landscape)
<b>Listed Buildings/Features:</b>	
<b>Grade I</b>	None
<b>Grade II*</b>	None
<b>Grade II</b>	5
<b>Archaeological sites</b>	Area around Scheduled Monument
<b>Recreation/Play Grounds</b>	Playing field/playground to north east of main village
<b>Open Space, Sport and Recreation</b>	See map at Appendix. Little open space in village at present.

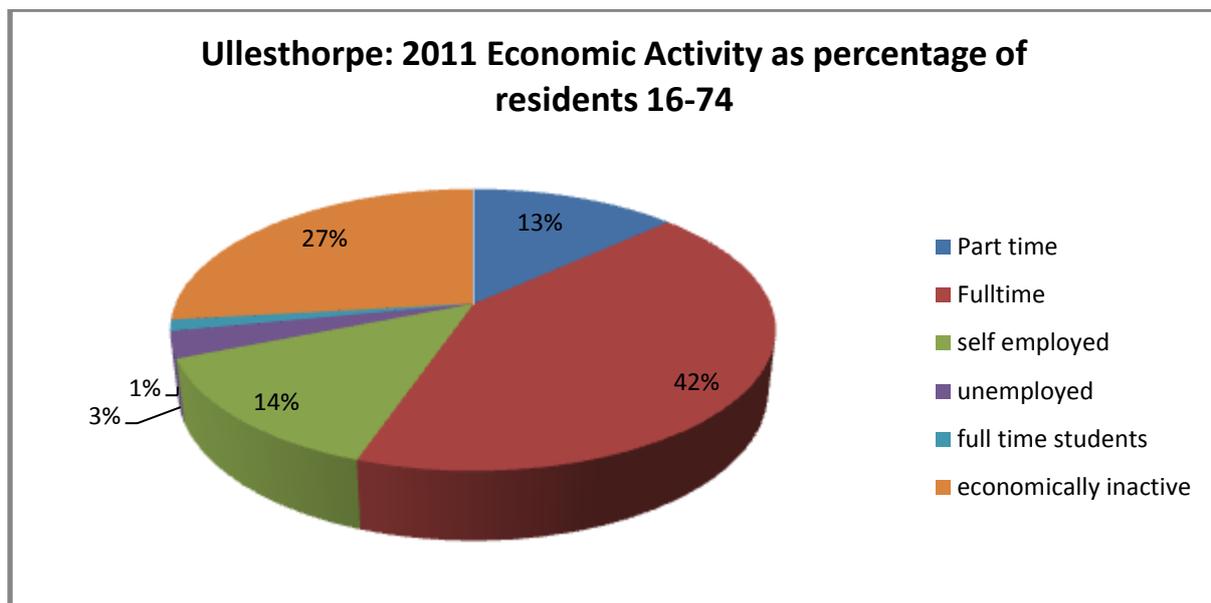
## **E) Local employment and Economic Activity**

**Employment sites:** There are a number of small businesses, shops and services currently operating in Ullesthorpe offering a very limited range of employment opportunities. However there are no purpose built employment premises in the village. The village is relatively well located in relation to Magna Park, Lutterworth and Hinckley all of which offer employment opportunities. Access to these opportunities will to a large extent depend on private transport as public transport is limited (hourly service only).

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'. No existing employment areas were identified in Ullesthorpe. However, as a Rural Centre, Ullesthorpe is identified as a focus for additional employment to serve the

settlement and its surrounding area (Policy CS17). As part of the Employment Land Availability Assessment, the Council invited the submission of potential employment sites in Rural Centres for assessment. No sites were submitted or assessed for Ullesthorpe.

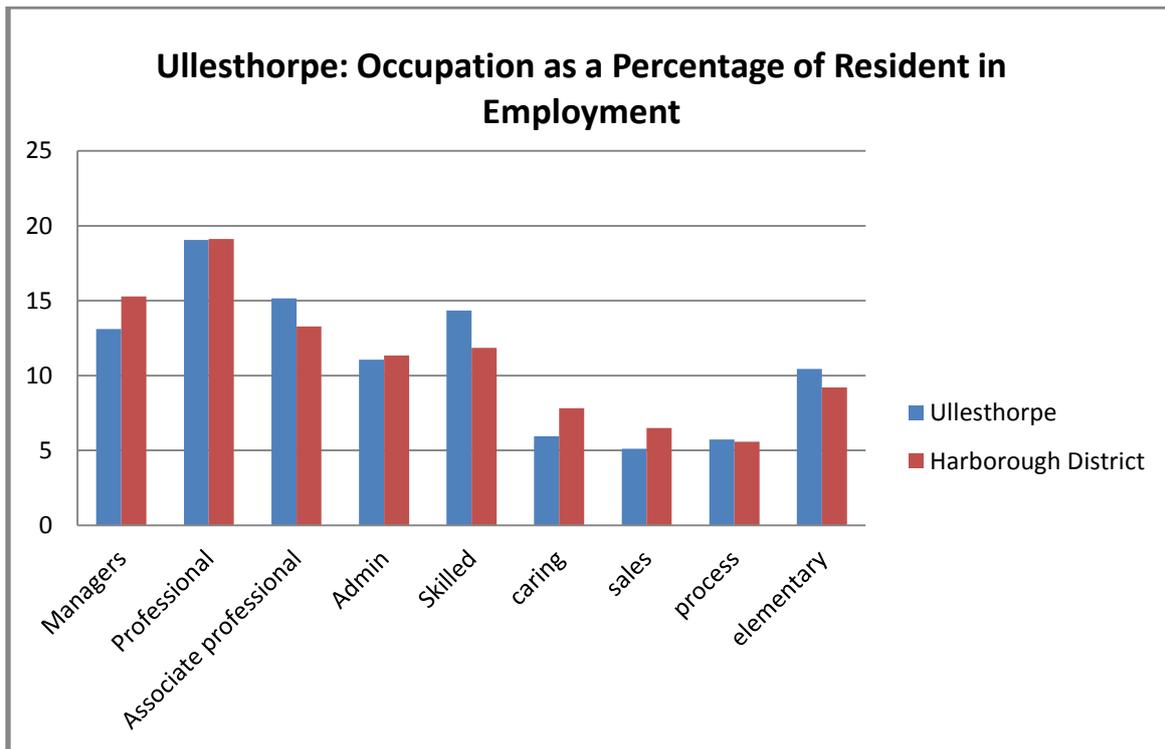
**Economic Activity:** The percentage of 16-74 aged population in the Parish of Ullesthorpe in 2011 that was economically active was 73%. This is comparable to the District percentage of 74% but higher than the national level at 69.6% and the regional level at 69.3%. The Census 2011 found that 3% were unemployed in Ullesthorpe compared with the Harborough rate of 2.5%. The figure below gives a breakdown of type of economic activity. Of the economically inactive, 70.6% were retired, compared to 59.4% at the District level. The level of self employment is similar to the District percentage of 13%.



Source: ONS Census 2011

**Qualifications:** The proportion of residents in Ullesthorpe in 2011 without any qualifications in the 16+ age group was 18.1% (137 people), reflective of the District level and well below the national (22.5%) and the regional (24.7%) percentages. The percentage of residents with a degree or higher degree was almost 20% similar to the District figure of 19.3%.

**Occupation:** Analysis of the Census 2011 information shows relatively high proportions of those in employment work in associate professional (15%) and skilled (14%) occupations compared with the District. The table below sets out the full range of occupations.



Source: ONS Census 2011

## Emerging Findings

### Opportunities

Ullesthorpe benefits from a reasonably good bus service to Hinckley and Lutterworth (and a through service to Market Harborough) and relatively good access to the major road network via the A5. Broadband speeds are generally poor and sporadic but an upgrade to fibre optic broadband is planned by summer 2015 for some parts of Ullesthorpe. The village has 4 key services with Lutterworth being the closest town offering an extended range of services, facilities and employment opportunities. Broughton Astley although closer currently has a limited offering.

Ullesthorpe has an ageing population with the proportions in the 0-34 age group all below District levels. There is a relatively low level of households with dependent children. Under occupancy of dwellings and the proportion of detached homes are both high. House prices, whilst high, are not as high as some other Rural Centres.

The economic activity rate among residents is similar to the District level despite the ageing population profile. No potential employment sites have been identified to date.

A moderate amount of developable housing land across 6 sites has been identified through the SHLAA. Landscape capacity to accommodate development is identified to the south and east of the village.

## **Constraints**

The landscape on the western edge of the village has relatively low capacity to accommodate development. Development on the western side of the village would also reduce the separation between Ullesthorpe and Claybooke Parva. There is also an area of flood risk to the west of the village.

Development would need to respect the Conservation Area and the listed buildings (including their setting) as well as the scheduled monument to the south west of the village. The disused railway line, some of which is included in the Conservation Area, is an important green infrastructure asset.

The village primary school has very limited capacity and an extension would be sought. Growth in the number of patients in Ullesthorpe would be managed by the Broughton Astley GP practice through a new surgery in Broughton Astley for which contributions would be sought.

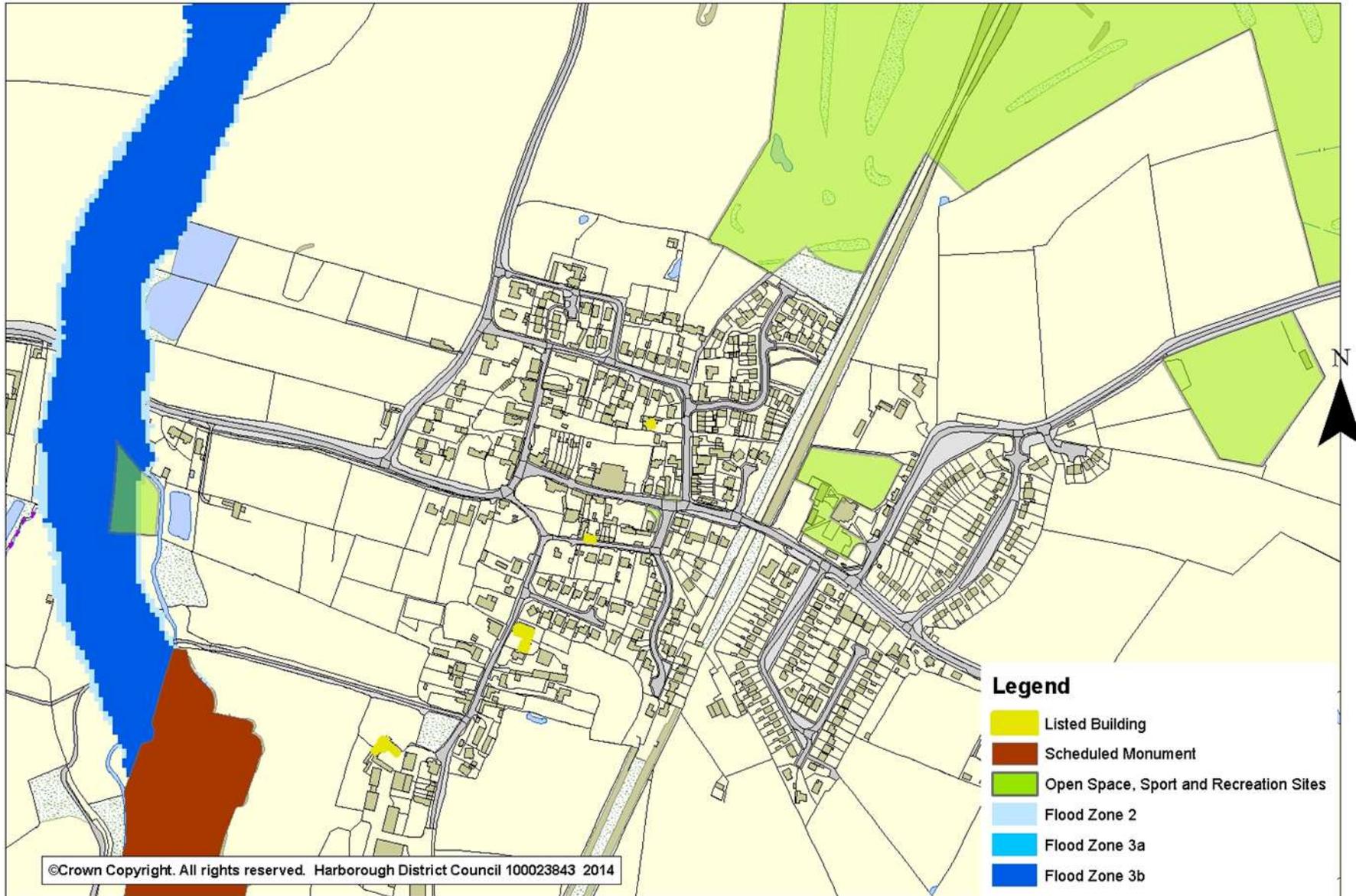
## **Overall Summary**

Ullesthorpe has the services to support its continued designation as a Rural Centre. It has a moderate amount of housing land availability and the capacity to accommodate a reasonable amount of growth providing development is sympathetic to the existing village form, the landscape setting, existing heritage assets, infrastructure requirements, existing green infrastructure and the specific housing needs of the local population.

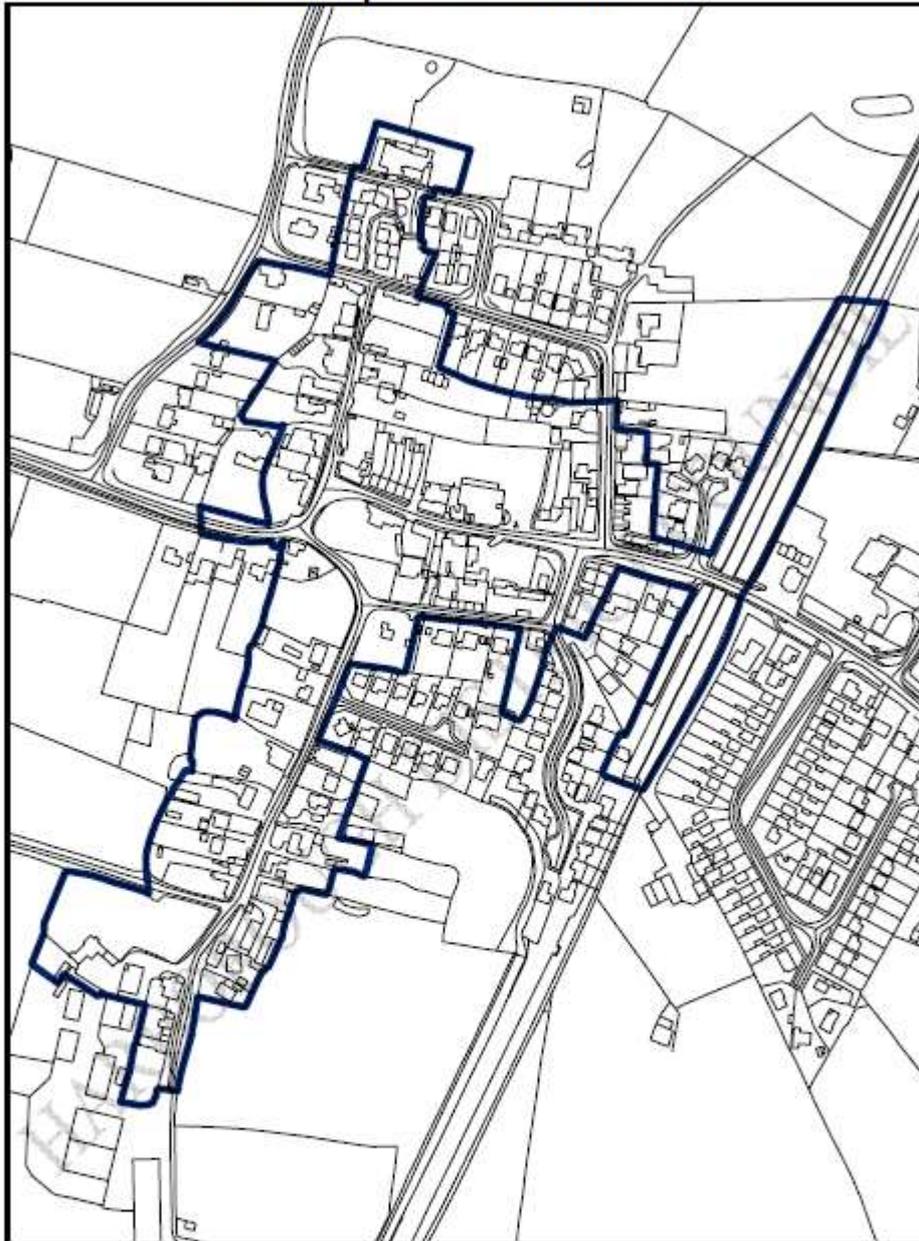
## **Appendix 1: Maps showing**

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

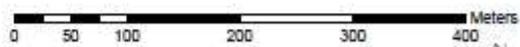
# Ullesthorpe



# Ullesthorpe Conservation Area



— Conservation Area Boundary

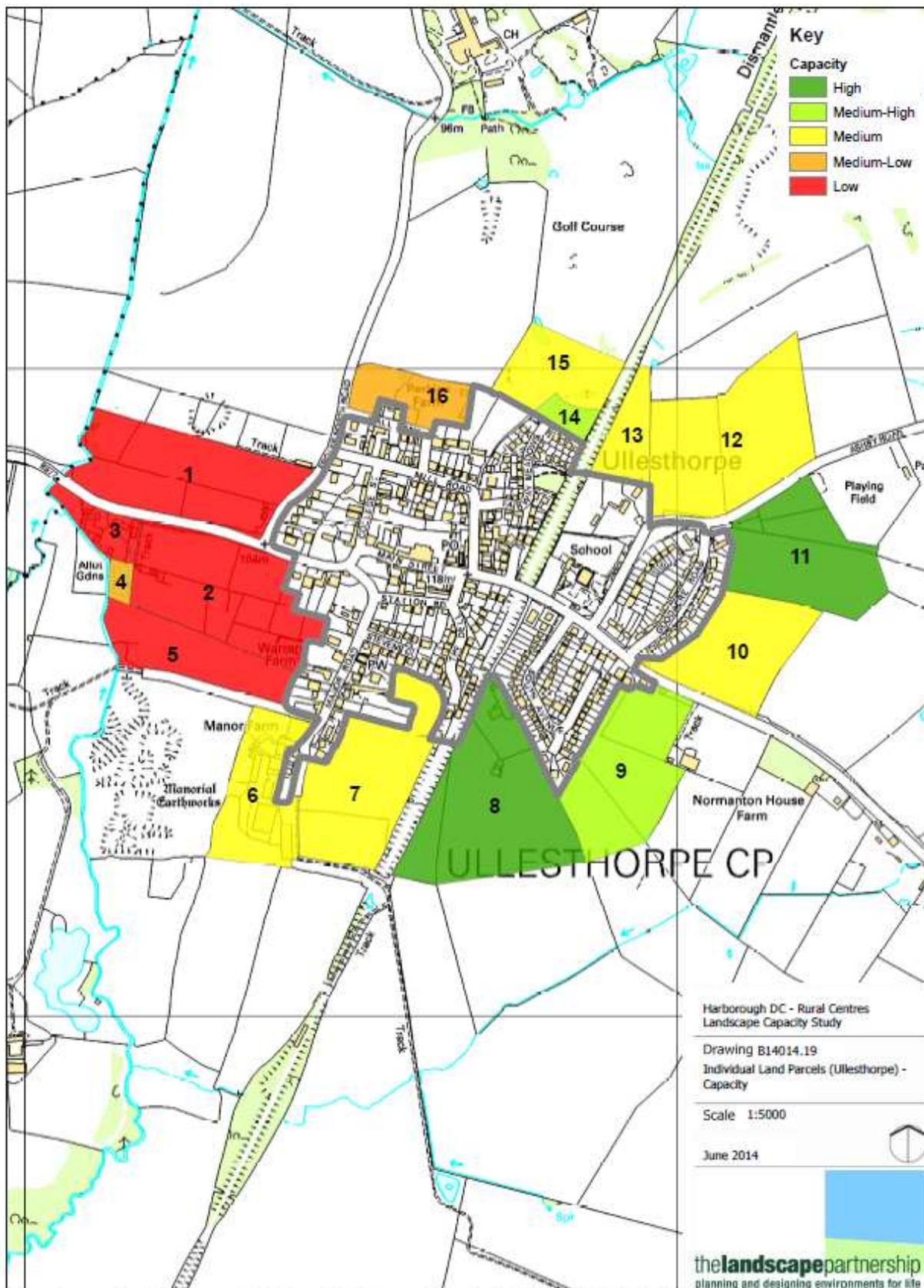


Designated: 1978  
Boundary Revised: 16<sup>th</sup> July 2007

1:3,249 

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**Ullesthorpe Landscape Capacity (taken from Rural Centres Landscape Character Assessment and Landscape Capacity Study, 2014)**



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## SHLAA 2014 Uilesthorpe 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.

