



Harborough District Council

**Settlement Hierarchy
Assessment**

Prepared: October 2023

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Settlement Hierarchy Assessment

1. Introduction

1.1 Harborough District Council is currently undertaking a review of its Local Plan. The new Local Plan will seek to identify the quantity and locations for growth over the period to at least 2041. Establishing a settlement hierarchy is one of the pieces of evidence required to understand which are the most sustainable settlements in the district. However, the settlement hierarchy does not set out the level of development for each tier or the distribution of development within tiers. Appropriate levels of development for settlements will be established as the Local Plan review progresses and other evidence becomes available.

1.2 As a large rural district, Harborough has approximately 100 settlements ranging from those contiguous with the urban area of Leicester and market towns to very small villages and hamlets. However, in between these two ends of the spectrum there are rural settlements with service and facility levels that can contribute to meeting their residents' day to day needs. Settlement hierarchy work aims at identifying which settlements across the district are the most sustainable.

1.3 The classification of towns, villages and rural settlements is an important tool in plan making and in the implementation of policies. Settlements that are in a higher tier of the hierarchy will often be more sustainable locations for new development due to residents being able to access a wider range of services and facilities more easily through active travel means rather than private car.

1.4 A settlement hierarchy can also help with understanding the role and character of different settlements, which is necessary for supporting efforts to maintain and enhance their distinctiveness. Settlements work by providing a range of services for their residents and for a wider area. Typically, the larger the settlement, the more services it has and the wider the area it serves.

1.5 The settlement hierarchy is being updated to form part of the evidence base for the new Local Plan for Harborough. The current settlement hierarchy is set out in the Local Plan 2011-2031 (adopted April 2019). This study has allowed for a new approach to be taken in terms of the range of services and facilities audited and the categorisation of settlements so that they can continue to benefit and serve residents in both urban and rural areas.

1.6 The information feeding into this study reflects service and facility provision at a fixed point in time. It is appreciated that such provision will change over the course of preparing the new Local Plan as will our understanding of individual settlements as new evidence emerges. Every effort will be made to keep the services/facilities audit up to date. As the paper will be an evidence document, communities and stakeholders will have an opportunity to comment on it as part of new any consultation on the emerging Local Plan.

2. Policy Context

2.1 The Government's National Planning Policy Framework (NPPF) does not provide specific advice for the preparation of settlement hierarchies. However, as a broad matter of principle, it notes that planning policies and decisions should play an active role in guiding development towards sustainable solutions, while taking local circumstances into account to reflect the character, needs and opportunities of each area (para. 9, NPPF). For plan-making

the presumption in favour of development means that all plans should promote a sustainable pattern of development (para. 11, NPPF).

2.2 In accordance with the NPPF, the hierarchy should recognise the role of both urban and rural areas. Para.105 makes it clear that significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. It goes on to recognise that opportunities to maximise transport solutions will vary between urban and rural areas, and this should be considered in plan-making.

2.3 With regard to promoting sustainable development in rural areas, the NPPF makes it clear that housing should be located where it will enhance or maintain the vitality of rural communities (para. 79). It urges planning policies to identify opportunities for villages to grow and thrive, particularly where this supports local services and facilities. It also recognises that, where there are groups of smaller settlements, development in one village may support services in a village nearby.

2.4 These aspects of national policy suggest that indicators of service provision and accessibility should be considered, and the role of different settlements in Harborough district taken into account, as part of determining any strategy for sustainable development. This study forms part of understanding the role and function of settlements.

3. Methodology

Stage 1: Quantitative analysis

3.1 The Stage 1 analysis examines all established settlements in the district. However, it does not assess areas of primarily recent development that are closely related to other settlements (e.g. Stretton Hall and Glen Rise). In all it assesses almost 100 towns, villages and hamlets in terms of settlement size, access to services and facilities and whether it is part of the urban area of Leicester as outlined in the following sections.

Settlement size

3.2 The first stage in carrying out the assessment was to assess gather information on the settlement's size. Population and number of households data from the Census 2021 has been used. This data is available by parish only and has been used as a proxy for the settlement figures (as there is usually only one main settlement in the parish). However, there are instances where a parish incorporates two settlements. Where this is the case, it is made clear and the Census 2021 data has been assigned to the largest settlement. This is the case for:

- Church Langton (East Langton)
- Walcote (Misterton)
- Walton (Kimcote)
- Tilton on the Hill (Halstead)
- Broughton Astley (Sutton in the Elms)
- Illston on the Hill (Three Gates and New Inn)

3.3 In the case of Kibworth, the settlement comprises the built-up parts of Kibworth Beauchamp and Kibworth Harcourt parishes. However, the two villages of Kibworth Harcourt and Kibworth Beauchamp are not physically distinguishable from each other, function as one settlement and have therefore been assessed as such. Therefore, population and number of

households figures take into account data for both parishes. For ease of reference, Kibworth (Beauchamp and Harcourt) is referred to as Kibworth in this document.

3.4 The results of this part of the analysis are set out in set out in Chapter 4 and Appendix 1.

Facilities and Services Audit

3.5 Assessing the level of services and facilities is an important part of understanding the role a settlement plays in serving its own residents and those from a wider area. Given the number of settlements in the district, to keep the audit process manageable and proportionate only selected services and facilities have been audited.

3.6 The services and facilities have been split into 3 groups for audit purposes as follows:

- **Higher order services and facilities (or associated indicators):** They generally need a higher number of people to use them in order make them profitable or to keep them functioning. For this reason, they tend to be in the largest settlements and serve a potentially wide catchment area. See Table 1 below:

Table 1: Higher order services and facilities included in the audit

Higher order services/ facilities	Definition/reason for inclusion
Defined Town Centre	The settlement has a Town Centre defined in current Local Plan . Town Centres are designated in recognition of their function as important service centres, providing a range of facilities, services and businesses for extensive rural catchment areas. They are included here as an indicator of high-level service, facility and business activity and offer a wide range of employment opportunities.
Primary Shopping Area	The settlement has a Primary Shopping Area defined in current Local Plan . Within a Town Centre, the designation of Primary Shopping Areas highlights the importance of the retail function in the area and aims to ensure that the concentration of shopping offer is not diluted by non-retail uses. They are included here as an indicator of a high level of retail and supporting activity serving an extensive rural catchment area.
Leisure Centre	The settlement has a Leisure Centre as identified in Built Sports Facilities Strategy 2020 . Included as they are high order facilities which draw users from the wider surrounding area.
Public Swimming Pool	The settlement has a public swimming pool as identified in Built Sports Facilities Strategy 2020 . Included as they are high order facilities which draw users from the wider surrounding area.
Railway Station	All or part of the settlement within 2 miles walking/cycling distance of a railway station (within or outside the district). Walking/cycling access to a railway station is an important in sustainability terms, reducing the reliance on car usage.
Community Hospital	The settlement has a community hospital. While offering a varied and sometimes limited range of medical service, such hospitals are a high-level facility which serve a wide area.

Higher order services/ facilities	Definition/reason for inclusion
Secondary School	The settlement has one or more secondary schools within or adjoining. These are limited in number in the district and serve a wide catchment area.
Access to strategic employment opportunities	Either Magna Park or Urban Area (of Leicester) is easily accessible from settlement. These areas offer strategic employment opportunities and their proximity to settlements and/or accessibility by active travel means contributes to the sustainability of the settlement.

- **Important services and facilities:** These have more of a local focus and serve a more limited catchment area than those in the higher order category. These are services and facilities that make an important contribution to a settlement's sustainability and help reduce the need to travel by car. See Table 2 below.

Table 2: Important services and facilities included in the audit

Important services/ facilities	Definition/reason for inclusion
Primary School	There is a primary school in or within safe walking distance of the school. Where the school is between two villages, both villages score. A primary school within walking distance helps to reduce the number of car trips. As it serves a catchment area other services and facilities may benefit from linked trips.
Supermarket/ convenience store/ village shop	A store selling day to day essentials is located within or adjacent to the settlement. Such a store potentially reduces the need to travel and can serve neighbouring villages depending on its size.
GP surgery	There is a GP surgery located within or adjacent to the settlement. These generally serve a relatively wide catchment area and there is limited provision across the district.
Village hall/ community hall	There is a village hall/community hall in or adjacent to the settlement. Where there is a joint facility between settlements both settlements score. Village/community halls support a wide range of activities contributing to the sustainability of a settlement and the health and wellbeing of its residents.
Pub/ restaurant/ café	There is a pub, restaurant or café within or adjoining settlement. Such venues are meeting places and promote social interaction. They are a local asset and can draw custom from surrounding villages.
Key Employment Area (KEA)/ General Employment Area (GEA)	There is a KEA or GEA (designated in the current Local Plan) either in or adjacent to the settlement. KEAs or GEAs are protected employment areas and are designated as they play a significant role in the local economy. Their presence indicates that there are local employment opportunities at the settlement.

Important services/facilities	Definition/reason for inclusion
Post Office	<p>The settlement has a permanent post office facility (either standalone or part of store).</p> <p>Post offices provide a range of services and can be particularly important to those less able to travel.</p>
Hourly (approx.) bus service to nearest city or town centre	<p>The settlement has at least one, approximately hourly scheduled bus service to nearest city or town centre (Mon-Sat) as indicated by Harborough – Bus Times.</p> <p>As a rural district with limited public transport availability, the operation of at least a one hourly (approximately) bus service potentially provides a public transport option for those needing to travel to work or access higher order services.</p>

- Supporting services and facilities:** These serve to add to a settlement's sustainability and many of them support health and well-being on a day-to-day basis. See Table 3 below.

Table 3: Supporting services and facilities included in the audit

Supporting services/facilities	Definition/reason for inclusion
Defined village or local centre	<p>A village centre or local centre is defined in either the relevant Neighbourhood Plan or the Local Plan.</p> <p>Village/Local Centre boundaries are defined to highlight the important role that village centres play in supporting and servicing local communities. They indicate a concentration of local retail and service provision.</p>
Pharmacy	<p>Presence of a standalone pharmacy (not part of GP surgery) in or adjoining the settlement.</p> <p>Given the growing role of pharmacies in providing health care, the presence of a pharmacy is significant in supporting health and well-being in the settlement and neighbouring villages.</p>
Library	<p>The settlement has a permanent library building/service (mobile not counted).</p> <p>Libraries contribute to the well-being of the local residents and are a focal point for information.</p>
Pre-school/Nursery provision	<p>Pre-school or nursery provision in or adjacent to the settlement.</p> <p>Such provision in a settlement can reduce the need to travel and enable parents to balance working and family life, contributing to health and well-being.</p> <p>https://www.leicestershire.gov.uk/find-a-childcare-provider</p>
Limited bus service to nearest city or town centre	<p>The settlement has a limited scheduled bus service to nearest city or town centre (less frequent than hourly).</p> <p>This recognises that, in a district where bus services are relatively constrained, a scheduled bus service of limited frequency can help with accessing higher order services and facilities in the nearest town or city.</p>

Equipped play area	The settlement has an equipped play area within safe walking distance. As part of the open space, sport and recreation provision, play areas for young people contribute to health and physical/mental well-being. Local provision reduces the need to travel.
Sports ground/ playing field/ recreation ground	Within/adjoining/close to the settlement. As part of the open space provision, areas for sport, recreation and play contribute to health and physical/mental well-being of all age groups. Local provision reduces the need to travel.
Allotments	There is allotment provision in or close to the settlement for residents. As part of the open, sport and recreation provision, allotments contribute to the health and physical/mental well-being of residents. Local provision reduces the need to travel.

3.7 As part of the quantitative audit of services and facilities, it was necessary to determine an appropriate counting and scoring mechanism. For the settlement hierarchy to reflect the range of services and facilities rather than a cluster of one particular type of service or facility, the audit scores the presence of a particular service/facility rather than how many of them exist. For example, one convenience food store scores the same as two or more food stores, as does one play area compared to three play areas. This ensured that the process was more straight forward and transparent and allowed easier comparison between settlements. However, the scale of service and facility provision has been expanded on in the qualitative assessments carried out at Stage 2 (see para. 3.12).

3.8 To give appropriate weight to the three different categories of services and facilities, the following weighed scoring process was introduced as part of establishing a settlement hierarchy:

- Higher order services and facilities: 15 points each (possible maximum score 120)
- Important services and facilities: 10 points each (possible maximum score 80)
- Supporting services and facilities: 5 points each (possible maximum score 40)

3.9 At this stage the capacity of services and facilities has not been considered. For example, the capacity of a primary school or secondary school to accommodate additional pupils is not reflected nor is the capacity of a GP surgery to take on additional patients. The capacity of these and other facilities will be assessed later in the Local Plan preparation process to ensure that decisions are based on accurate and up to date information.

3.10 In order to verify the initial results of the desk-based audit of services and facilities, Town and Parish councils/meetings were contacted in September 2023 and asked to check the accuracy of the findings. 40 responses were received and where appropriate the settlement audit was amended.

Location in relation to Urban Area (of Leicester)

3.11 While predominantly rural in character, the district has a close functional relationship to the urban area of Leicester (which incorporates parts of other local authority areas such as Oadby & Wigston and Blaby). A location contiguous with the wider Leicester urban area (hereafter referred to as the Urban Area) is considered to impact positively on a settlement's overall sustainability as it is close to an extensive range of high order services, facilities and employment opportunities.

Emerging Settlement Hierarchy Tiers

3.12 The outcomes of Stage 1 helped inform the establishment of provisional settlement hierarchy tiers. These are set out in Table 4 below alongside the general criteria used in defining the tier. The proposed settlement hierarchy tiers are set out below in Table 4 alongside the criteria for designation. The conclusion of the Stage 1 analysis saw each settlement given a provisional categorisation within the settlement hierarchy tiers. These results are set out in Chapter 4. The provisional settlement hierarchy category formed the basis for Stage 2 qualitative assessment (sense-check) work.

Table 4: Proposed settlement hierarchy tiers

Hierarchy Tier	Criteria
Settlement adjoining Urban Area	<p>While the settlement has a reasonable range of important and supporting services and facilities to meet most day to day needs of residents, it forms part of the Urban Area (i.e. the built-up area of Leicester) and benefits from proximity and access to a wide range of higher order services, facilities and employment opportunities.</p> <p>Locational based outcome rather than one based on settlement audit score and/or size.</p>
Market Town	<p>The settlement has a recognised town centre with an extensive range of higher order, important and supporting services and facilities which meets all day to day needs of residents and serves a wide geographic area. There are good road and public transport links along with wide ranging employment opportunities.</p> <p>Settlement Audit Score: Greater than 150</p>
Large Village	<p>The settlement has a good range of important and supporting services and facilities, including a local supermarket, public transport and access to employment opportunities either in the settlement or in the nearby Urban Area. It meets the day to day needs of residents and serves surrounding rural communities.</p> <p>Settlement Audit Score: 100 to 150</p>
Medium Village	<p>The settlement has a reasonable range of the important and supporting services and facilities. It can meet most day to day needs of its residents and those of neighbouring villages but lacks employment opportunities. The village is served by a scheduled bus service.</p> <p>Settlement Audit Score: 70 to 99</p>
Small Village	<p>The settlement has a limited range of important and supporting services and facilities. It contributes to meeting some of its residents' day to day needs.</p> <p>Settlement Audit Score: 40 to 69</p>
Other Village/ Hamlet	<p>The settlement has few, if any, of the services and facilities needed to meet the day to day needs of residents.</p> <p>Settlement Audit Score: Less than 40</p>

Stage 2: Qualitative analysis (sense check)

3.13 In order to ensure that a settlement was placed in the appropriate settlement tier, a reflective qualitative assessment to 'sense check' the results of the Stage 1 assessment was carried out. This looked in further detail at the settlement, its role and how it functions. The qualitative assessment considered:

- Location within the district and in relation to Leicester and towns
- Heritage assets
- Further analysis of facilities and services
- Access to employment opportunities
- Details of public transport provision
- Housing completions 2011 - 2023 and outstanding commitments
- SHELAA 2021 capacity
- Potential constraints on development
- Appropriateness of provisional settlement hierarchy classification
- Final settlement hierarchy classification

3.14 Due to the number of villages and hamlets in the district, qualitative assessments were only carried out on settlements considered to have some level of sustainability (i.e. Settlement adjoining Urban Area, Market Towns, Large Villages, Medium Villages and Small Villages). The qualitative assessments are set out at Appendix 3.

4 Assessment Outcomes

4.1 This section of the report looks at the results of applying the methodology outlined in Chapter 3.

Settlement size

4.2 The population and number of households by parish are set out below in Appendix 1 and show that 8 settlements have more than 1,000 households and a population of more than 2,000 (Table 5 below).

Table 5: District's largest settlements in terms of number of households and population

Settlement	Census 2021: Number of Households	Census 2021: Population
Market Harborough	10,800	24,800
Lutterworth	4,560	10,830
Broughton Astley	3,897	9,646
Kibworth	3,040	7,331
Fleckney	2,104	5,031
Great Glen	1,888	4,724
Thurnby/Bushby	1,499	3,795
Scraptoft	1,159	2,967

Source: Census 2021 (Nomis)

4.3 A further 5 settlements have a more than 500 households and a population of greater than 1,000 (Houghton on the Hill, Great Bowden, Husbands Bosworth, Gilmorton,

Ullesthorpe). However, over half of Harborough's settlements have fewer than 100 households and a population of below 150.

Services and facilities audit

4.4 The full results of the settlement services and facilities audit are set out at Appendix 2. Overall, 31 settlements scored 40 and above and Table 6 shows these settlements (in order of score from highest to lowest). The remaining 68 villages and hamlets fall below the minimum service/facility threshold considered appropriate from a sustainability stance.

Table 6: Settlement scoring more than 40 in the services and facilities audit

Settlement	Total Audit Score
Market Harborough	215
Lutterworth	200
Broughton Astley	145
Kibworth	130
Fleckney	115
Great Glen	115
Great Bowden	95
Thurnby/Bushby	90
Ullesthorpe	90
Husbands Bosworth	85
Billesdon	80
Scraptoft	80
Houghton on the Hill	75
Gilmorton	65
Bitteswell	60
Dunton Bassett	55
Foxtan	55
Great Easton	55
Medbourne	55
North Kilworth	55
Claybrooke Magna	50
Lubenham	50
South Kilworth	50
Tugby	50
Walcote	50
Church Langton	45
Hallaton	45
Leire	45
Tilton on the Hill	45
Arnesby	40
Swinford	40

Location in relation to Urban Area

4.5 Scraptoft, Thurnby and Bushby are the only settlements in Harborough District which are adjoining the wider urban area. They are contiguous with the built-up area of Leicester and therefore are in a sustainable location. While residents benefit from access to local services and facilities within and around the village centres (as set out in the audit), they also have access and proximity to an extensive range of higher order retail, health, education and cultural services in the wider urban area. There is also access to strategic employment opportunities within the urban area. Other settlements are close to the urban area, such as Great Glen, but some separation from the built-form remains. However, Great Glen's access to strategic employment opportunities in the wider urban area is acknowledged in the audit.

Stage 1 outcome: Assignment of provisional settlement hierarchy tier

4.6 The conclusion of Stage 1 work resulted in settlements being assigned to one of the proposed hierarchy tiers set out in Table 5. Table 7 below summarises the findings of this process. A settlement scoring fewer than 40 in the audit has been categorised as 'Other Village/Hamlet'.

Table 7: Settlements by provisional settlement hierarchy tier

Settlement	Audit Score	Provisional settlement hierarchy tier	Census 2021 Population	Census 2021 Number of households
Thurnby/Bushby	90	Settlement adjoining Urban Area	2,967	1,159
Scraptoft	80	Settlement adjoining Urban Area	3,795	1,499
Market Harborough	215	Market Town	24,800*	10,800*
Lutterworth	200	Market Town	10,830	4,560
Broughton Astley	145	Large Village	9,646	3,897
Kibworth	130	Large Village	7,331	3,040
Fleckney	115	Large Village	5,031	2,104
Great Glen	115	Large Village	4,724	1,888
Great Bowden	95	Medium Village	1,537	660
Ullesthorpe	90	Medium Village	1,162	502
Husbands Bosworth	85	Medium Village	1,461	595
Billesdon	80	Medium Village	915	420
Houghton on the Hill	75	Medium Village	1,818	726
Gilmorton	65	Small Village	1,239	515
Bitteswell	60	Small Village	531	196
Dunton Bassett	55	Small Village	794	329
Foxton	55	Small Village	485	205
Great Easton	55	Small Village	752	304
Medbourne	55	Small Village	498	208
North Kilworth	55	Small Village	766	303
Claybrooke Magna	50	Small Village	692	267

Settlement	Audit Score	Provisional settlement hierarchy tier	Census 2021 Population	Census 2021 Number of households
Lubenham	50	Small Village	860	380
South Kilworth	50	Small Village	579	218
Tugby	50	Small Village	364	151
Walcote	50	Small Village	505	208
Church Langton	45	Small Village	383**	164**
Hallaton	45	Small Village	622	243
Leire	45	Small Village	637	249
Tilton on the Hill	45	Small Village	608	250
Arnesby	40	Small Village	351	144
Swinford	40	Small Village	633	247
All other settlements	<40	Other Village/Hamlet	N/A	N/A

Source: Census 2021 (Nomis)

* Rounded figure

** Includes East Langton

4.7 Table 7 shows the largest 8 settlements (in population and number of households) falling into the highest three settlement hierarchy tiers, reflecting the fact that those settlements with higher populations tend to have better levels of services and facilities and are therefore the most sustainable locations.

4.8 Of the 5 settlements falling into the Medium Village tier, all but Billesdon have a population of more than a 1,000 and more than 500 households. However, the audit result puts Billesdon on a par with the other Medium Villages insofar as it has a similar range of services and facilities.

4.9 While one further settlement, Gilmorton, has a population of over 1,000 and more than 500 households, the audit places it in the Small Village tier due to its more limited range of services and facilities. In total, the audit places 18 settlements in the Small Village tier of the settlement hierarchy.

4.10 Below the Small Village tier, 68 settlements with very limited or no services and facilities fall into the Other Village/Hamlet tier of the hierarchy. As such these settlements when assessed in their own right are not considered sustainable settlements at this stage.

Stage 2: Qualitative assessment (sense check)

4.11 In order to sense check the provisional hierarchy tier assigned to individual settlements (above the Other Village/Hamlet tier), a qualitative assessment of settlements has been undertaken. These assessments are set out in Appendix 3. They look in more detail at the settlement's location within the district, expand on the services and facilities, access to public transport, neighbourhood plan activity, past housing completions and commitments, SHELAA 2021 capacity, heritage assets and other potential constraints at play in the settlement.

4.12 Following the completion of the qualitative assessments no changes to the provisional settlement hierarchy tiers assigned to settlements are proposed. All the settlements are sustainable to varying degrees and are in the appropriate hierarchy tier. However, it is accepted that this is a point in time assessment and over the time taken to

prepare the new Local Plan, new evidence may come to light which may impact on a settlement's sustainability credentials.

5 Summary of findings

5.1 The consideration of the availability of services and facilities, the size of settlements (in terms of population and number of households) and their proximity to the urban area of Leicester has provided a understanding of the extent to which settlements provide for the day to day needs of residents and potentially those living in other settlements. Overall this information provides an understanding of the settlements with the greatest potential to minimise the need for travel and maximise the use of sustainable transport.

5.2 This analysis has been used to place the District's settlements in defined hierarchy tiers as shown in Table 8 below. While the settlement hierarchy will inform the preparation of the new Local Plan, it does not set out the level of development for each tier or the distribution of development within tiers. Appropriate levels of development for settlements will be established as the Local Plan review progresses and other evidence becomes available.

Table 8: Settlement by settlement hierarchy tier

Settlement hierarchy tier	Definition	Audit score	Settlements in tier
Settlement adjoining Urban Area	While the settlement has a range services and facilities contributing to meeting the day to day needs of residents, it adjoins the Urban Area (i.e. the built-up area of Leicester) and benefits from proximity and access to a wide range of higher order services, facilities and employment opportunities.	Locational based rather than being based on settlement audit score	Scraptoft Thurnby & Bushby
Market Town	The settlement has a recognised town centre with an extensive range of higher order, important and supporting services and facilities which meets all day to day needs of residents and serves a wide geographic catchment area. There are good road and public transport links along with wide ranging employment opportunities.	>150	Lutterworth Market Harborough

Settlement hierarchy tier	Definition	Audit score	Settlements in tier
Large Village	The settlement has a good range of important and supporting services and facilities, including a local supermarket, public transport and access to employment opportunities either in the settlement or in the nearby Urban Area. It meets the day to day needs of residents and serves surrounding rural communities.	100 - 150	Broughton Astley Kibworth Fleckney Great Glen
Medium Village	The settlement has a reasonable range of the important and supporting services and facilities. It can meet most day to day needs of its residents and potentially those of neighbouring villages. It lacks employment opportunities. The village is served by a scheduled bus service.	70 -99	Billesdon Great Bowden Houghton on the Hill Husbands Bosworth Ullesthorpe
Small Village	The settlement has a limited range of important and supporting services and facilities. It can contribute to meeting some of its residents' day to day needs.	40 - 69	Arnesby Bitteswell Church Langton Claybrooke Magna Dunton Bassett Foxton Gilmorton Great Easton Hallaton Leire Lubenham Medbourne North Kilworth South Kilworth Swinford Tilton on the Hill Tugby Walcote
Other Village/ Hamlet	The settlement has few, if any, of the services and facilities needed to meet the day to day needs of residents.	<40	Allextton, Ashby Magna, Ashby Parva, Blaston, Bringham, Bruntingthorpe, Burton Overy, Carlton Curlieu, Catthorpe, Claybrooke Parva, Cold Newton, Cotesbach, Cranoe Drayton, East Langton, East Norton, Frisby, Frolesworth, Gartree, Gaulby, Glooston, Goadby, Gumley, Halstead, Horninghold, Hungarton, Illston on the Hill, Keyham, Kimcote, Kings Norton, Knaptoft, Laughton, Launde, Little Stretton, Loddington, Lowesby, Marefield, Misterton,

Settlement hierarchy tier	Definition	Audit score	Settlements in tier
			Mowsley, Nevill Holt, New Inn, Newton Harcourt, Noseley, Owston, Peatling Magna, Peatling Parva, Rolleston Saddington, Shangton, Shawell, Shearsby, Skeffington, Slawston, Smeeton Westerby, Stockerston, Stonton Wyville Stoughton Sutton in the Elms, Theddingworth, Thorpe Langton, Three Gates, Tur Langton, Walton, Welham, West Langton, Willoughby Waterleys, Wistow, Withcote

Appendix 1: Census 2021 Parish population and number of households (alphabetically)

Parish	Census 2021: Population	Census 2021: Number of Households	Comments
Allexton	79	28	
Arnesby	351	144	
Ashby Magna	388	151	
Ashby Parva	230	101	
Billesdon	915	420	
Bitteswell	531	196	
Blaston	39	22	
Bringham	45	18	
Broughton Astley	9,646	3,897	
Bruntingthorpe	392	164	
Burton Overy	305	127	
Carlton Curlieu	51	17	
Catthorpe	156	47	
Church Langton	383	164	Includes in East Langton
Claybrooke Magna	692	267	
Claybrooke Parva	172	77	
Cold Newton	52	18	
Cotesbach	241	99	
Crane	28	14	
Drayton	182	72	
Dunton Bassett	794	329	
East Langton	N/A	N/A	Included in Church Langton
East Norton	106	40	
Fleckney	5,031	2,104	
Foxton	485	205	
Frisby	32	11	
Frolesworth	298	121	
Gartree	N/A	85	Non-Census estimate only
Gaulby	148	57	
Gilmorton	1,239	515	
Glooston	64	29	

Parish	Census 2021: Population	Census 2021: Number of Households	Comments
Goadby	97	32	
Great Bowden	1,537	660	
Great Easton	752	304	
Great Glen	4,724	1,888	
Gumley	164	66	
Hallaton	622	243	
Halstead	N/A	N/A	Included in Tilton on the Hill
Horninghold	80	31	
Houghton on the Hill	1,818	726	
Hungarton	268	109	
Husbands Bosworth	1,461	595	
Illston on the Hill	176	82	
Keyham	136	59	
Kibworth	7,331	3,040	
Kimcote	N/A	N/A	Included in Walton
Kings Norton	62	29	
Knaptoft	59	16	
Laughton	94	38	
Launde	24	9	
Leire	637	249	
Little Stretton	104	44	
Loddington	77	33	
Lowesby	63	32	
Lubenham	380	860	* Lubenham built-up area
Lutterworth	10,830	4,560	
Marefield	23	10	
Market Harborough	24,800	10,800	* Market Harborough
Medbourne	498	208	
Misterton	N/A	N/A	Included in Walcote
Mowsley	272	105	
Nevill Holt	49	18	
New Inn	N/A	N/A	Included in Illston/Rolleston
Newton Harcourt	277	121	Includes Wistow

Parish	Census 2021: Population	Census 2021: Number of Households	Comments
North Kilworth	766	303	
Noseley	25	13	
Owston	129	50	
Peatling Magna	241	98	
Peatling Parva	222	79	
Rolleston	61	26	
Saddington	251	100	
Scraftoft	2,967	1,159	
Shangton	92	36	
Shawell	198	75	
Shearsby	229	101	
Skeffington	226	93	
Slawston	152	61	
Smeeton Westerby	327	160	
South Kilworth	579	218	
Stockerston	32	15	
Stonton Wyville	28	12	
Stoughton	350	136	
Sutton in the Elms	N/A	N/A	Included in Broughton Astley
Swinford	633	247	
Theddingworth	220	99	
Thorpe Langton	231	91	
Three Gates	N/A	N/A	Included in Illston on the Hill
Thurnby/Bushby	3,795	1,499	
Tilton on the Hill	608	250	
Tugby	364	151	
Tur Langton	218	86	
Ullesthorpe	1162	502	
Walcote	505	208	Includes Misterton
Walton	606	251	Includes Kimcote
Welham	41	17	
West Langton	126	51	
Willoughby Waterleys	309	124	

Parish	Census 2021: Population	Census 2021: Number of Households	Comments
Wistow	N/A	N/A	Included in Newton Harcourt
Withcote	38	12	

Source: Office of national Statistics – Census 2021

* <https://www.ons.gov.uk/visualisations/customprofiles> used for bespoke area data.

Appendix 2: Services and Facilities Audit by Settlement (alphabetically)

Settlement	Secondary school	Leisure Centre	Public swimming pool	Defined town centre	Primary shopping area	Railway station	Community hospital	Strategic emp opps	Primary school	Convenience/food store	GP surgery	Village hall	Pub/ restaurant/café	KEA/GEA	Post office	Bus service (hourly)	Defined village centre	Pharmacy	Library (not mobile)	Pre-school / nursery	Limited bus service	Play Area	Sports or playing field	Allotments	Total score	
Allextton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Arnesby	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0	0	0	0	0	0	5	5	5	40
Ashby Magna	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	5	5	0	20	
Ashby Parva	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	10	0	0	0	0	0	0	0	5	35	
Billesdon	0	0	0	0	0	0	0	0	10	10	10	10	10	0	10	0	0	0	0	0	5	5	5	5	80	
Bitteswell	0	0	0	0	0	0	0	15	10	0	0	10	10	0	0	10	0	0	0	0	0	0	5	0	60	
Blaston	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bringhamst	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	15	
Broughton Astley	15	15	0	0	0	0	0	0	10	10	10	10	10	10	10	10	5	5	5	5	0	5	5	5	145	
Bruntingthorpe	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20	
Burton Overy	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20	
Carlton Curlieu	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Catthorpe	0	0	0	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	20	
Church Langton	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0	0	0	5	5	0	0	5	45	
Claybrooke Magna	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	10	0	0	0	0	0	5	0	5	50	
Claybrooke Parva	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	20	
Cold Newton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cotesbach	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20	
Cranoë	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Drayton	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	
Dunton Bassett	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	10	0	0	0	0	0	5	5	5	55	

Settlement	Secondary school	Leisure Centre	Public swimming pool	Defined town centre	Primary shopping area	Railway station	Community hospital	Strategic emp opps	Primary school	Convenience/food store	GP surgery	Village hall	Pub/ restaurant/café	KEA/GEA	Post office	Bus service (hourly)	Defined village centre	Pharmacy	Library (not mobile)	Pre-school / nursery	Limited bus service	Play Area	Sports or playing field	Allotments	Total score	
East Langton	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	5	0	5	0	0	20
East Norton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	5
Fleckney	0	0	0	0	0	0	0	0	10	10	10	10	10	10	10	10	5	5	5	5	0	5	5	5	5	115
Foxton	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0	0	0	5	5	5	5	5	5	55
Frisby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Frolesworth	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0	20
Gartree	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	15
Gaulby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gilmorton	0	0	0	0	0	0	0	0	10	10	0	10	10	0	10	0	0	0	0	0	0	5	5	5	5	65
Glooston	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Goadby	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Great Bowden	0	0	0	0	0	15	0	0	10	10	0	10	10	0	10	10	0	0	0	5	0	5	5	5	5	95
Great Easton	0	0	0	0	0	0	0	0	10	10	0	10	10	0	0	0	0	0	0	0	5	5	5	0	0	55
Great Glen	0	0	0	0	0	0	0	15	10	10	10	10	10	0	10	10	5	5	5	5	0	5	5	0	0	115
Gumley	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	5	0	0	25
Hallaton	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0	0	0	0	0	5	5	5	5	45
Halstead	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Horninghold	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Houghton on the Hill	0	0	0	0	0	0	0	0	10	10	0	10	10	0	10	0	0	5	0	0	5	5	5	5	5	75
Hungarton	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	5	0	0	0	25
Husbands Bosworth	0	0	0	0	0	0	0	0	10	10	10	10	10	0	10	0	0	0	0	5	5	5	5	5	5	85

Settlement	Secondary school	Leisure Centre	Public swimming pool	Defined town centre	Primary shopping area	Railway station	Community hospital	Strategic emp opps	Primary school	Convenience/food store	GP surgery	Village hall	Pub/ restaurant/café	KEA/GEA	Post office	Bus service (hourly)	Defined village centre	Pharmacy	Library (not mobile)	Pre-school / nursery	Limited bus service	Play Area	Sports or playing field	Allotments	Total score
Illston on the Hill	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	5	5	0	30
Keyham	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
Kibworth	15	0	0	0	0	0	0	0	10	10	10	10	10	10	10	10	5	5	5	5	0	5	5	5	130
Kimcote	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Kings Norton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Knaptoft	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laughton	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Launde	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leire	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	10	0	0	0	0	0	5	5	5	45
Little Stretton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5
Loddington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lowesby	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	5	0	15
Lubenham	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0	0	0	0	5	5	5	5	50
Lutterworth	15	15	15	15	0	0	15	15	10	10	10	10	10	10	10	10	0	5	5	5	0	5	5	5	200
Marefield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Harborough	15	15	15	15	15	15	15	0	10	10	10	10	10	10	10	10	0	5	5	5	0	5	5	5	215
Medbourne	0	0	0	0	0	0	0	0	0	10	0	10	10	0	10	0	0	0	0	5	0	5	5	0	55
Misterton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mowsley	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	5	5	0	20
Nevill Holt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5
New Inn	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newton Harcourt	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10

Settlement	Secondary school	Leisure Centre	Public swimming pool	Defined town centre	Primary shopping area	Railway station	Community hospital	Strategic emp opps	Primary school	Convenience/food store	GP surgery	Village hall	Pub/ restaurant/café	KEA/GEA	Post office	Bus service (hourly)	Defined village centre	Pharmacy	Library (not mobile)	Pre-school / nursery	Limited bus service	Play Area	Sports or playing field	Allotments	Total score
North Kilworth	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0	0	0	5	5	5	5	5	55
Noseley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Owston	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Peatling Magna	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
Peatling Parva	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
Rolleston	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Saddington	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	5	0	5	5	25
Scraptoft	0	0	0	0	0	0	0	15	0	10	0	10	10	0	10	10	0	0	0	5	0	5	5	0	80
Shangton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shawell	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
Shearsby	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	5	0	0	25
Skeffington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5
Slawston	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Smeeton Westerby	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	5	0	0	5	30
South Kilworth	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0	0	0	0	5	5	5	5	50
Stockerston	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stonton Wyville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stoughton	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	5	0	5	0	5	25
Sutton in the Elms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	5	15
Swinford	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0	0	0	0	0	5	5	0	40
Theddingworth	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	5	0	0	0	15
Thorpe Langton	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	5	0	0	5	20

Settlement	Secondary school	Leisure Centre	Public swimming pool	Defined town centre	Primary shopping area	Railway station	Community hospital	Strategic emp opps	Primary school	Convenience/food store	GP surgery	Village hall	Pub/ restaurant/café	KEA/GEA	Post office	Bus service (hourly)	Defined village centre	Pharmacy	Library (not mobile)	Pre-school / nursery	Limited bus service	Play Area	Sports or playing field	Allotments	Total score	
Three Gates	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Thurnby/Bushby	0	0	0	0	0	0	0	15	10	10	10	10	10	0	0	10	0	0	0	5	0	5	5	5	0	90
Tilton on the Hill	0	0	0	0	0	0	0	0	0	10	0	10	10	0	0	0	0	0	0	5	0	5	5	5	0	45
Tugby	0	0	0	0	0	0	0	0	10	0	0	10	10	0	0	0	0	0	0	0	5	5	5	5	5	50
Tur Langton	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	5	0	0	0	0	25
Ullesthorpe	0	0	0	0	0	0	0	0	10	10	10	10	10	0	10	10	0	0	0	5	0	5	5	5	5	90
Walcote	0	0	0	0	0	0	0	0	0	10	0	10	10	0	0	0	0	0	0	0	5	5	5	5	5	50
Walton	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	5	5	5	5	35
Welham	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
West Langton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Willoughby Waterleys	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	5	0	5	0	0	0	20
Wistow	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	0	0	0	0	20
Withcote	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 3 – Qualitative assessments

Thurnby and Bushby

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	10	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	15	Approx hourly bus service	10	Allotments	0
Sub totals	15		60		15
TOTAL	90				

Provisional Settlement Hierarchy Classification based on Stage 1: Settlement adjoining Urban Area.

While scoring as a Medium Village in the audit, Thurnby/Bushby is contiguous with the urban area (of Leicester) and therefore is classified as a Settlement adjoining Urban Area.

Sense check/qualitative analysis

Census 2021 (rounded):

- 3,795 population
- 1,499 households

Council Tax: Number in banding list at Jan 2022:

- 1,620 residential properties

The two contiguous settlements (Thurnby/Bushby) have formed a single civil parish since 1935 and for the purposes of this profile are treated as one settlement. Thurnby/Bushby lies about 4 miles east of Leicester city centre, adjacent to the City boundary. It adjoins Scraptoft parish to the north and extends south of Thurnby Brook into open countryside south of the village to incorporate the Bushby Brook valley. The A47 (Uppingham Road) runs east to west through the village. Station Road runs north to Scraptoft and the road south leads to Stoughton village. The parish lies on the western slopes of the east Leicestershire uplands, largely occupying the relatively high ground between two streams which adjoin on the parish boundary and flow west to the Soar. Green Wedge designations adjoin Thurnby and Bushby built up area to the north and to the west and south, preventing further coalescence with Scraptoft and Leicester respectively.

Historic Thurnby is essentially a linear settlement along the line of the former Uppingham/ Leicester Road which follows a slight ridge. The Thurnby and Bushby Conservation Area follows this linear form and extends northwards to include some dwellings north of the A47 in Bushby. The

wider settlement with its more recent development however extends well beyond the A47 to coalesce with Scraptoft. The village has 12 listed buildings.

The village has a supermarket, a convenience store along with a pub (The Rose and Crown), a GP surgery (branch of Billesdon Surgery) and a place of worship. There is a community centre and village hall. Thurnby/Bushby has 2 primary schools. A wide range of additional services and facilities are available in adjoining Leicester City.

Employment opportunities within the parish itself are limited. However, it adjoins the Leicester urban area where a wide range of employment opportunities are relatively accessible.

In terms of public transport, the nearest railway station is Leicester (5 miles) and bus services serving the village are regular to:

- Leicester City (56/56A)
- Leicester/Uppingham (747)

There are further, more frequent services into and around Leicester City (Nos. 38 & 38A (Thurnby Lodge)/37 (Thurnby Lodge)/ 40 Leicester Circleline) but stops are some walking distance from village.

Housing completions and commitments: 345 dwellings have been built since 2011 and as of 31 March 2023 117 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 3 housing sites and 0 economic sites within, adjoining or close to the village with development potential (the potential 'Farmcare Estate' strategic site also extends up to the edge of the village but is not included in the figures below). The indicative capacity of the housing sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 882 (6-10 years), 1004 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies substantial housing capacity within and adjoining the village. Any development would need to take account of the village's heritage assets, landscape setting/topography, the role of the Green Wedge and maintaining separation with Scraptoft to the north and Leicester City to the west. No brownfield land opportunities are identified in the SHELAA.

Conclusion

Thurnby/Bushby adjoins Leicester City and forms part of the wider urban area, benefiting from access to a wide range of employment opportunities and higher order services, facilities and retail offer which is not necessarily reflected in the service audit score. To the north, the built-up area of Thurnby/Bushby adjoins Scraptoft with which it shares some services and facilities. Thurnby/Bushby, along with Scraptoft, adjoins the wider urban area and this is reflected in its position in the settlement hierarchy. It is considered that Thurnby/Bushby's classification as a Settlement adjoining the Urban Area (UA) is appropriate.

Final Settlement Hierarchy Classification: SETTLEMENT ADJOINING URBAN AREA

Scraptoft

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	0	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	15	Approx hourly bus service	10	Allotments	0
Sub totals	15		50		15
TOTAL	80				

Provisional Settlement Hierarchy Classification based on Stage 1: Settlement adjoining Urban Area

While scoring as a Medium Village in the audit, Scraptoft is contiguous with the urban area (of Leicester) and therefore is classified as a Settlement adjoining Urban Area.

Sense check/qualitative analysis

Census 2021:

- 2,967 population
- 1,159 households

Council Tax: Number in banding list at Jan 2022:

- 1,235 residential properties

Scraptoft lies immediately east of Leicester City. It extends south to Thurnby Brook where it adjoins Thurnby/Bushby. There is no distinguishable boundary between the settlements. Station Lane leads from the main part of the Scraptoft village to the A47 just over a kilometre to the south and Scraptoft Lane runs westwards to join the A563 Leicester Outer Ring Road. Leicester city centre lies approximately 4 miles to the west. Scraptoft Golf Course, forming part of the Local Plan's Scraptoft North Strategic Development Area allocation, lies between the village and the boundary with Leicester City. Maintaining some separation with the City to the west and Thurnby/Bushby to the south is a local concern. Preventing coalescence is one of the functions of the Green Wedges to the west and south of the village and Covert Lane as designated in the current Local Plan. A Separation Area, designated in the Neighbourhood Plan, extends beyond the Green Wedge.

Scraptoft's historic core is centred around Hamilton Lane, Main Street, Scraptoft Hall and All Saints Church. The historic core areas are still clear despite modern housing developments and are within a designated Conservation Area. This also encompasses most of the village's 11 listed

buildings. The White House on Scraptoft Lane is a non-designated heritage asset on the Local List. There is also 1 Scheduled Monument (Churchyard cross, All Saints' churchyard). The village's Neighbourhood Plan was adopted in 2016.

The village centre has a supermarket with post office and a newsagent. There is a recently completed Scraptoft Community Hub, a pub (the White House) and a place of worship. Although the village does not have a primary school, there is one just over the parish border in adjoining Thurnby/Bushby. There is no GP surgery within the village. It is in the Billesdon Surgery catchment area (a branch surgery of which is in Bushby to the south). There are GP surgeries in adjoining Leicester City (although capacity is unknown at this stage). There are 3 Assets of Community Value listed (Co-op and post office, Scraptoft Village Hall, The White House pub). A wide range of additional services and facilities are available in adjoining Leicester City.

While there are limited employment opportunities in Scraptoft itself, it adjoins the Leicester urban area where a wide range of employment opportunities are relatively accessible.

In terms of public transport, the nearest railway station is Leicester (5 miles) and bus services serving the village are regular to Leicester City (nos. 56/56A). There are further, more frequent services into and around Leicester city (nos. 58A (Hamilton Lane) /38 & 38A (Thurnby Lodge) /37 (Thurnby Lodge)/ 40 Leicester Circleline) but stops are some walking distance from village.

Housing completions and commitments: 516 dwellings have been built since 2011 and as of 31 March 2023 1,217 dwellings have planning permission or are allocated for development. Included in this total is the Scraptoft North Strategic Development Area which is allocated in the current Local Plan for 1,200 dwellings and associated infrastructure (including a primary school). The planning application for this development has been submitted to the Council but has yet to be determined.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 6 housing sites and 0 economic sites within, adjoining or close to the village with development potential. The indicative capacity of the housing sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 448 (6-10 years), 963 (11-15 years), 1,616 (16+ years)

The 2021 SHELAA identifies substantial housing capacity within and adjacent to the village. Any development would need to take into account the existing SDA allocation to the north of Scraptoft, the village's heritage assets, landscape setting/topography, the role of the Green Wedge and maintaining separation between Scraptoft and Thurnby/Bushby. No brownfield sites are identified in the SHELAA.

Conclusion

Scraptoft adjoins Leicester City and forms part of the wider urban area, benefiting from access to a wide range of employment opportunities and higher order services, facilities and retail offer which is not reflected in the service audit score. To the south the built-up area of Scraptoft adjoins Thurnby/Bushby with which it shares some services and facilities. Scraptoft, along with Thurnby/Bushby, adjoins the wider urban area and this is reflected in its position in the settlement hierarchy. It is considered that Scraptoft's classification as a Settlement adjoining the Urban Area is appropriate.

Final Settlement Hierarchy Classification: SETTLEMENT ADJOINING URBAN AREA

Market Harborough

Higher Order Services	Score	Important services/facilities	Score	Supporting service/facilities	Score
Secondary school	15	Primary school	10	Defined village centre	0
Leisure centre	15	Food/convenience store	10	Library	5
Public swimming pool	15	GP surgery	10	Pre-school/nursery	5
Defined Town Centre	15	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	15	Pub/restaurant/cafe	10	Pharmacy	5
Railway station	15	Protected employment area	10	Play area	5
Community hospital	15	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	10	Allotments	5
Sub totals	105		80		30
TOTAL	215				

Provisional Settlement Hierarchy Classification based on Stage 1: Market Town

Sense check/qualitative analysis

Census 2021 (rounded):

- 24,800 population
- 10,800 households

Council Tax: Number in banding list at Jan 2022:

- 11,395 residential properties

Market Harborough is the largest settlement in Harborough district and sits in the valley of the River Welland. It is located close to the border with Northamptonshire (North Northamptonshire and West Northamptonshire Councils) on the southern edge of the district. It is some 15 miles from Leicester and 17 miles from Northampton. Lutterworth is 12 miles to the west and Corby and Kettering are both within easy travelling distance. It serves as a focal point for a wide, largely rural area including areas outside the district due to its location on the southern border.

Much of the town centre is a Conservation Area (CA) as is the Grand Union Canal, including Union Wharf, to the north of the town. The settlements of Great Bowden, Lubenham and East Farndon (outside the district) lie relatively close to the town and maintaining separation between the settlements is a local concern. Growth to the north of the town is also a concern for Foxton. The numerous listed buildings are focussed mainly within the town centre. There are also 6 non-designated heritage assets on the Local List.

The town has an extensive range of services, facilities, shops and employment opportunities. It has a thriving market dating back to 1204 which now trades 5 days a week in the Market Hall. There is a wide choice of supermarkets in and adjacent to the town centre and other more local convenience stores located around the wider town. There are several churches within the town. Educational needs are served by 5 primary schools (with another expected to be delivered on the North West Market Harborough Strategic Development Area) and 2 secondary schools. There are 2 GP surgeries, St Luke's community hospital (with minor injuries service) and several pharmacies within the town.

Employment opportunities are primarily focussed within the 6 Key Employment Areas and 11 General Employment Areas defined and protected in the current Local Plan. However, the wide range of services, facilities and town centre functions (including offices) offer further opportunities for employment.

Alongside the Leisure Centre (with swimming pool) and Welland Park, there is a wide range of open/green spaces. New development in and around the town will see this provision improve and extend alongside growth.

The town is well connected having a railway station (with extensive car and cycle parking facilities) with roughly half hourly services to London and Leicester (and beyond). It is well served by bus routes with services to:

- Leicester/Northampton (no. X7) and Leicester (no. X3)
- Lutterworth (no. 58)
- Local villages and surrounding town (nos. 30, 33A, 33B, 33C, 44)

Housing completions and commitments: 2,298 dwellings have been built since 2011 and as of 31 March 2023 2,008 dwellings have planning permission or are allocated for development. Supporting infrastructure is planned alongside development where required.

As Market Harborough does not have a town or parish council, several Neighbourhood Forums are in the process of being set up to prepare neighbourhood plans for the town. A Town Centre Masterplan (2022) has been prepared for Market Harborough.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 16 housing sites and 3 economic sites within, adjoining or close to the town with development potential. With a strong emphasis on housing, the indicative capacity of the sites is set out below:

- Housing sites (dwgs): 37 (within 5 years), 1,408 (6-10 years), 2,271 (11-15 years), 3,695 (16+ years)
- Economic sites (sqm): 2,418 (within 5 years), 5,178 (6-10 years), 0 (11-15 years), 0 (16+ years)

While the SHELAA identifies high housing capacity, there are constraints which need to be considered including landscape, flooding, separation issues, heritage assets and the close border with adjoining local authorities to the south and east. Only a low level of economic capacity has been identified through the SHELAA. Brownfield land opportunities are very limited.

Conclusion:

Market Harborough's size and extensive range of services, facilities, shops, employment opportunities and public transport options means it is the district's main town, serving a wide geographic area. Its identification as a Market Town is justified.

Final Settlement Hierarchy Classification: MARKET TOWN

Lutterworth

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	15	Primary school	10	Defined village centre	0
Leisure centre	15	Food/convenience store	10	Library	5
Public swimming pool	15	GP surgery	10	Pre-school/nursery	5
Defined Town Centre	15	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	5
Railway station	0	Protected employment area	10	Play area	5
Community hospital	15	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	15	Approx hourly bus service	10	Allotments	5
Sub totals	90		80		30
TOTAL	200				

Provisional Settlement Hierarchy Classification based on Stage 1: Market Town

Sense check/qualitative analysis

Census 2021:

- 10,830 population
- 4,560 households

Council Tax: Number in banding list at Jan 2022:

- 4,702 residential properties

Located in the west of the district, Lutterworth is its second largest settlement. It is located just off Junction 20 of the M1, 6 miles north of Rugby and 15 miles south of Leicester City Centre. The motorway currently forms the eastern boundary of the settlement but strategic development to the east of the motorway is planned. The A5 runs close by to the west and access to the M6 (Junction 1) is 5 miles away.

Much of the town centre is a Conservation Area (CA) within which most of the town's listed buildings are located. There are 2 non-designated heritage assets on the Local List (Waller Bedingfield's House and the Arrow Pub). Bitteswell village lies close by to the northwest and is also a CA with numerous listed buildings. Preventing coalescence between the two settlements is a local priority and an Area of Separation has been defined. The extends southwards to ensure separation between Lutterworth/Bitteswell and Magna Park is maintained.

The town has an extended range of services, facilities, shops and employment opportunities. The market is held every Thursday and dates from 1214. There are 3 supermarkets serving the town. Educational needs are met currently by 2 primary schools and 2 secondary schools. The town is served by 2 GP practices, the Fielding Palmer Community Hospital and 2 pharmacies. There is also a church. There is 1 Asset of Community Value listed (Crescent Road allotments). The town has a Leisure Centre (with swimming pool) and range of open/green spaces including Coventry Road recreation ground.

Employment opportunities within the town are focussed in the 4 Key Employment Areas and 7 General Employment Areas defined and protected in the current Local Plan. In addition, Magna Park (the largest single employment centre within the district) and other adjoining strategic distribution uses are located to the west of the town within walking/cycling distance.

The impact of heavy traffic through the town centre has been a long-standing issue and there is a designated Air Quality Management Area (AQMA). While the proposed East of Lutterworth Strategic Development Area will provide an alternative route and may lead to improvements, this development has not yet commenced.

In terms of public transport, while the nearest railway station is 6 miles away in Rugby, the town is served by regular bus services to:

- Hinckley (no. 8)
- Leicester/Rugby (no. X84)
- Market Harborough (no. 58)

Housing completions and commitments: 713 dwellings have been built since 2011 and as of 31 March 2023 2,954 dwellings have planning permission or are allocated for development. This includes the East of Lutterworth Strategic Development Area to the east of the M1. Supporting infrastructure is planned alongside this development.

Lutterworth has a Town Council. There is no neighbourhood plan to date. A Town Centre Masterplan (2021) has been prepared for Lutterworth.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 9 housing sites and 4 economic sites within, adjoining or close to the town with development potential. The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 266 (within 5 years), 74 (6-10 years), 1,209 (11-15 years), 1,694 (16+ years)
- Economic site (sqm): 0 (within 5 years), 66,600 (6-10 years), 169,250 (11-15 years), 17,640 (16+ years)

While the SHELAA sets out a high level of housing and economic capacity, there are constraints which need to be considered including prevention of coalescence, heritage assets, traffic and air quality. No brownfield land opportunities are identified in the SHELAA.

Conclusion:

Lutterworth is one of two historic market towns in the district. While it is significantly smaller than Market Harborough, its character, extended range of services, facilities, shops, bus services and access to employment opportunities, including at Magna Park, means that it is the main town in the west of the district and its identification as a Market Town is justified.

Final Settlement Hierarchy Classification: MARKET TOWN

Broughton Astley

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	15	Primary school	10	Defined village centre	5
Leisure centre	15	Food/convenience store	10	Library	5
Public swimming pool	0	GP surgery	10	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	5
Railway station	0	Protected employment area	10	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	10	Allotments	5
Sub totals	30		80		35
TOTAL	145				

Provisional Settlement Hierarchy Classification based on Stage 1: Large Village

Sense check/qualitative analysis

Census 2021:

- 9,646 population
- 3,897 households

Council Tax: Number in banding list at Jan 2022:

- 3,994 residential properties

Broughton Astley is the district's third largest settlement and lies on its northwestern edge adjacent to Blaby district. Although the M1 runs close to the east, the village is approximately 7 miles from Junctions (20 and 21) and the M62 (Junction 2). Leicester city centre is some 10 miles to the north, Hinckley 7 miles to the west and Lutterworth 6 miles to the south. The River Soar runs along the northwestern edge of the parish with one of its tributaries (Broughton Astley Brook) running south to north through the village.

In terms of heritage assets, the village has 2 listed buildings (St Mary's Church and War Memorial). Sutton in the Elms lies close to the north and has a further 3 listed buildings. Maintaining separation between the two settlements is a local concern and is addressed in the Broughton Astley Neighbourhood Plan (2014) through the designation of a Separation Area.

The village centre is in the northern half of the village and is relatively compact with a good range of services, facilities and shops, including a supermarket. In addition, there is a further supermarket which was delivered alongside recent housing development to the east Broughton Way. Educational needs are met currently by 3 primary schools and 1 secondary school. The village has a church (in addition Sutton in the Elms Baptist Church is nearby) and is served by a GP practice. There is a pharmacy in the village centre.

There is a relatively new Leisure Centre (no public swimming pool) with 3G pitch and a range of open/green space including Frolesworth Road recreation ground.

Employment opportunities are focused in the Key Employment Area (Swannington Road/Stanier Road Industrial Estate) defined and protected in the current Local Plan. Land to the north of the village has planning permission for further employment uses.

In terms of public transport, while the nearest railway station is 4 miles away in Narborough, the town is served by the following regular bus service between Leicester - Lutterworth (nos. X84/84)

Housing completions and commitments: 544 dwellings have been built since 2011 and as of 31 March 2023 118 dwellings have planning permission or are allocated for development. There is Neighbourhood Plan, made in 2014, which is currently in the process of being reviewed.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 12 housing sites within, adjoining or close to the town with development potential. The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 32 (within 5 years), 1,418 (6-10 years), 1,173 (11-15 years), 110 (16+ years)

While the SHELAA sets out a high level of housing capacity, there are constraints which need to be considered including prevention of coalescence with Sutton in the Elms, flood risk and local road infrastructure capacity. Brownfield land opportunities are very limited.

Conclusion:

While Broughton Astley is similar in size to Lutterworth in terms of population and number of households, it does not have Lutterworth's extended range of facilities, shops, local employment opportunities and access to the strategic road network. Therefore, it is considered that its classification as a Large Village within the settlement hierarchy is appropriate.

Final Settlement Hierarchy Classification: LARGE VILLAGE

Kibworth (Beauchamp and Harcourt)

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	15	Primary school	10	Defined village centre	5
Leisure centre	0	Food/convenience store	10	Library	5
Public swimming pool	0	GP surgery	10	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	5
Railway station	0	Protected employment area	10	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	10	Allotments	5
Sub totals	15		80		35
TOTAL	130				

Provisional Settlement Hierarchy Classification based on Stage 1: Large Village

Sense check/qualitative analysis

Census 2021:

- 7,331 population
- 3,040 households

Council Tax: Number in banding list at Jan 2022:

- 3,195 residential properties

Kibworth, comprising the built-up part of 2 separate parishes straddling the A6, lies some 7 miles northwest of Market Harborough and 9 miles south of Leicester city centre. 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 and Parish Council, they are not physically distinguishable and for the purposes of planning function as a single settlement. They have, therefore, been assessed as one settlement (Kibworth). The two Parish Councils carried out a recent review of The Kibworth Villages' Neighbourhood Development Plan. This was made in 2023. Although the Midland Mainline railway line passes through the village, there is no passenger station. Smeeton Westerby lies close to the southern edge of the village.

Kibworth has 2 Conservation Areas (Kibworth Beauchamp and Kibworth Harcourt), 37 listed buildings and 2 Scheduled Monuments (Kibworth Harcourt Post Mill, Motte in Hall Field) in and around the settlement. Smeeton Westerby to the south also has a Conservation Area. Protecting the historic character of Kibworth is a local priority as is maintaining separation with Smeeton Westerby which resulted in the designation of a Separation Area in the Kibworth Villages' Neighbourhood Plan.

The village has a compact, busy centre (located in Kibworth Beauchamp) which is the focus of a good range of services, facilities and shops including its one supermarket. There are two churches (Anglican and Methodist). Educational needs are met currently by a primary school and a secondary school. There is a relatively new medical centre which houses the GP practice (along with one further surgery premises) and there is a pharmacy in the village centre. There are 2 Assets of Community Value listed (Jubilee Green, Kibworth Windmill). The village does not have a leisure centre but the Academy's sports hall is available for hire outside school hours. There is a range of open/green spaces including Smeeton Road recreation ground.

Employment opportunities are focussed in one Key Employment Area and one General Employment Area which are defined and protected in the current Local Plan. Land south and west of Priory Business Park on the northwestern edge of the village has planning permission for employment uses with development underway.

The impact of traffic passing through the village on the A6 has resulted in a designated Air Quality Management Area (AQMA) on a small section of the A6 Leicester Road within the settlement.

In terms of public transport, while the nearest railway station is 7 miles away (Market Harborough), the village benefits from regular bus services to:

- Leicester/Market Harborough/Northampton (no. X7)
- Leicester/Market Harborough (no. X3)
- Fleckney/Market Harborough/Foxton (no. 44)

Housing completions and commitments: 888 dwellings have been built since 2011 and as of 31 March 2023 31 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 23 housing and mixed-use sites within, adjoining or close to the village with development potential. The indicative capacity of the sites is set out below:

- Housing (dwgs): 23 (within 5 years), 1,783 (6-10 years), 1,757 (11-15 years), 497 (16+ years)
- Economic (sqm): 0 (within 5 years), 3,900 (6-10 years), 48,750 (11-15 years), 48,750 (16+ years)

While the SHELAA sets out a significant housing capacity, there are constraints which need to be considered including prevention of coalescence with Smeeton Westerby, traffic and air quality implications, local road infrastructure capacity and protection of heritage assets. No brownfield land opportunities are identified in the SHELAA.

Conclusion:

Kibworth's good range of local services, facilities and shops means that it fulfils a role not only for village residents but also for those from a wider area. It is accessible and has regular bus links to Leicester and Market Harborough. Therefore, it is considered that its classification as a Large Village within the settlement hierarchy is appropriate.

Final Settlement Hierarchy Classification: LARGE VILLAGE

Fleckney

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	5
Leisure centre	0	Food/convenience store	10	Library	5
Public swimming pool	0	GP surgery	10	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	5
Railway station	0	Protected employment area	10	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	10	Allotments	5
Sub totals	0		80		35
TOTAL	115				

Provisional Settlement Hierarchy Classification based on Stage 1: Large Village

Sense check/qualitative analysis

Census 2021:

- 5,031 population
- 2,104 households

Council Tax: Number in banding list at Jan 2022:

- 2,160 residential properties

Fleckney is located 9 miles south of Leicester and 9 miles northwest of Market Harborough, close to the district's northern border. The village is linear in form, stretching for almost 2km (north to south), with the main shops/services located centrally. Fleckney Brook runs west-east through the centre of the village before it joins the River Sence to the north east. The Grand Union Canal runs close to the eastern side of the village. The area to the north of the built-up edge of Fleckney is within Wistow Parish while part of the built-up area to the south is within Saddington Parish.

The village does not have a conservation area but there are 3 listed buildings and one non-designated heritage asset (Carmel Baptist Chapel) on the Local List. The Grand Union Canal Conservation Area is located to the east of the village. The Neighbourhood Plan (2021, currently under review) also identifies a number of local non-designated features of local heritage interest. The village has 10 assets of community value including the library, the village hall and Edward Road play area. There are numerous local green spaces listed in the Neighbourhood Plan including amenity areas and allotments. Given that the southern part of village's built-up area is within Saddington Parish, the Saddington Neighbourhood Plan identifies an area of separation between Fleckney and Saddington aimed at retaining the physical and visual separation between the villages.

Fleckney has a good range of services and facilities including a post office, supermarket, GP surgery and pharmacy, all located on High Street. The centre also has pub, cafe and takeaway. A Local Centre boundary is identified in the Neighbourhood Plan. There is an Anglican church and a Baptist church in the village.

Fleckney Sports Centre, located on the northeastern edge of the village, offers a range of facilities including a sports hall, all weather football pitch and a cricket pitch. Fleckney primary school is in the northern part of the village but there is no secondary school provision. The closest secondary school is located in Kibworth.

Employment opportunities are focused in a key employment area at Churchill Way industrial estate and in the general employment area at Victoria works on Saddington Road. Development has commenced on the Local Plan employment allocation (Policy BE1 & F2) 'Land off Marlborough Drive'.

In terms of public transport, the train stations at Leicester, Market Harborough, South Wigston and Narborough are with 7-10 miles. The village benefits from regular bus services to Leicester and Market Harborough:

- Fleckney/Market Harborough/Foxton (no. 44)
- Leicester/Wigston Magna (no. 49)

Housing completions and commitments: 348 dwellings have been built since 2011 and as of 31 March 2023 326 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 10 housing sites and 1 economic site within, adjoining or close to the village with development potential. The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 63 (within 5 years), 1,030 (6-10 years), 365 (11-15 years), 0 (16+ years)
- Economic sites (sqm): 0 (within 5 years), 0 (6-10 years), 27,094 (11-15 years), 0 (16+ years)

While the SHELAA sets out a significant housing capacity, there are constraints which need to be considered including prevention of coalescence with Saddington, local road infrastructure capacity and flood risk. Brownfield land opportunities are very limited.

Conclusion:

Fleckney has a good range of local services, facilities and employment opportunities serving the day to day needs of its residents as well as those from neighbouring villages. The village has regular bus links to Leicester and Market Harborough. While it does not benefit from secondary school provision or direct access to the major road network, its range of facilities, services, employment opportunities and access to public transport means that its classification as a Large Village is appropriate.

Final Settlement Hierarchy Classification: LARGE VILLAGE

Great Glen

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	5
Leisure centre	0	Food/convenience store	10	Library	5
Public swimming pool	0	GP surgery	10	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	5
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	15	Approx hourly bus service	10	Allotments	0
Sub totals	15		70		30
TOTAL	115				

Provisional Settlement Hierarchy Classification based on Stage 1: Large Village
<p>Sense check/qualitative analysis</p> <p>Census 2021:</p> <ul style="list-style-type: none"> • 4,724 population • 1,888 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 1,991 residential properties <p>The village of Great Glen lies approximately 6 miles southeast of Leicester city centre, close to the edge of Oadby which is part of the urban area (of Leicester). It lies in the valley of the River Sence and the A6 ran through the village until bypassed in 2003. The village lies to the northeast of the bypass and its growth in recent times is due to its favourable location as a base for commuting into the urban area and accessing its wide range of services.</p> <p>There is no conservation area in Great Glen but there are over 20 listed buildings and 2 non-designated heritage assets (The Yews and Former Station) on the Local List. The Neighbourhood Plan (2019) identifies a range of local, non-statutory heritage assets across the parish and a historic landscape character area to the northeast of the bypass incorporating the Church and other heritage assets in the vicinity.</p> <p>The village's good range of shops/services are clustered in the centre of the village and include a supermarket. A village centre is defined in the Local Plan. Educational needs are met by 1 primary school and although there is no secondary school in the village secondary school provision is available in Oadby. There are 2 independent schools close to the village (Leicester Grammar School and Stoneygate School). There is a GP surgery and a pharmacy. There is also a church.</p>

There are no protected employment areas within Great Glen parish. However, given its location, residents benefit from proximity and access to the wider Leicester urban area and its wide range of employment opportunities.

In terms of public transport, the nearest mainline railway station is 6 miles away (Leicester) and the village benefits from regular bus services to:

- Leicester/Market Harborough (no. X3)
- Leicester/Market Harborough/Northampton (no. X7)

Housing completions and commitments: 506 dwellings have been built since 2011 and as of 31 March 2023 64 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 6 housing sites within, adjoining or close to the village with development potential. The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 178 (within 5 years), 1,263 (6-10 years), 1,512 (11-15 years), 275 (16+ years)

The above SHELAA figures include the strategic site of 'Land at Stretton Hall' but not the 'Farmcare Estate' site which is partially located within the parish. While the SHELAA sets out high housing capacity, potential constraints include the capacity of the A6, heritage assets, preventing coalescence with the urban area and flood risk. No brownfield land opportunities are identified in the SHELAA.

Conclusion:

Great Glen has a good range of local services, facilities and shops and its proximity to Leicester urban area means that it benefits from a much wider range of accessible employment opportunities and higher order services. Therefore, it is considered that its classification as a Large Village within the settlement hierarchy is appropriate.

Final Settlement Hierarchy Classification: LARGE VILLAGE

Great Bowden

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	15	Protected employment area	0	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	10	Allotments	5
Sub totals	15		60		20
TOTAL	95				

Provisional Settlement Hierarchy Classification based on Stage 1: Medium Village

Sense check/qualitative analysis

Census 2021:

- 1,537 population
- 660 households

Council Tax: Number in banding list at Jan 2022:

- 661 residential properties

Great Bowden lies in the Welland Valley immediately to the north of Market Harborough and to the west of the A6. The village manages to retain its village identity and strong sense of community despite its proximity to Market Harborough. An important part of the physical and visual separation between the two settlements is an area known as 'Bowden Ridge'. This along with low lying land to the east of Great Bowden is a designated Area of Separation aimed at preventing coalescence and protecting the character of the village. Supporting physical features impacting the village include the Midland Mainline, which cuts through the centre of the village as it heads north to Leicester, and the Grand Union Canal (Market Harborough Arm) to the west of the village.

Great Bowden is one of the oldest settlements in Leicestershire and predates Market Harborough by several hundred years. The most obvious feature of the village is the grouping of housing around various greens, of which three now remain; Nether, Upper and 'The Green'. The majority of Great Bowden is a Conservation Area with most of the parish's 55 listed buildings within the village itself. The Great Bowden Neighbourhood Plan (2020) identifies 19 non-designated heritage assets, ridge and furrow and sites of historical environmental significance.

Within the village's centre there is a convenience store (with post office and café), coffee shop/homeware store, 2 pubs and place of worship. There is a primary school in the village and Robert Smythe Academy (secondary school) on the northern edge of Market Harborough is approximately a mile away from the centre of the village and therefore accessible by walking/cycling. There is a recreation ground (with playground) which is adjoined by the tennis courts (used by Market Harborough Lawn Tennis Club). Market Harborough with its wide range of shops, services and facilities are relatively close by and accessible. There is one Asset of Community Value listed (The Red Lion Pub and Garden).

While there are limited employment opportunities in Great Bowden parish, the proximity of Market Harborough and its range of businesses and vibrant town centre services and facilities provide local employment opportunities which are accessible to residents of the village.

In terms of public transport, Market Harborough train station is within walking/cycling distance of the village (1-1.5 miles). There is a regular bus service into Market Harborough (nos. 44 and 33C)

Housing completions and commitments: 209 dwellings have been built since 2011 and as of 31 March 2023 9 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 10 housing sites and 1 economic site within, adjoining or close to the village with development potential. The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 472 (6-10 years), 0 (11-15 years), 0 (16+ years)
- Economic sites (sqm): 0 (within 5 years), 0 (6-10 years), 36,582 (11-15 years), 0 (16+ years)

The 2021 Strategic Housing Land Availability Assessment identifies moderate capacity within and adjacent to the village. Any development would need to take into account constraints including the high number of heritage assets, maintaining separation, settlement character and transport impacts. No brownfield land opportunities are identified in the SHELAA.

Conclusion

With a reasonable range of local service and facilities within the village and access to both bus and train services, the village can meet most day to day needs of its residents. Its proximity to Market Harborough and its wide range of shops, employment opportunities and higher order facilities is beneficial to residents but does not change its role in mainly serving its own residents. It is Market Harborough's higher order services and facilities that serve the surrounding and wider area. It is considered that Great Bowden's designation as a Medium Village is appropriate.

Final Settlement Hierarchy Classification: MEDIUM VILLAGE

Ullesthorpe

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	10	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	10	Allotments	5
Sub totals	0		70		20
TOTAL	90				

Provisional Settlement Hierarchy Classification based on Stage 1: Medium Village
<p>Sense check/qualitative analysis</p> <p>Census 2021:</p> <ul style="list-style-type: none"> • 1,162 population • 502 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 539 residential properties <p>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. 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 20th century housing development.</p> <p>The village has a Conservation Area which incorporates the disused railway line (part of the former Leicester – Rugby line which closed in 1962), running north-south through the village, and is part of the green infrastructure of the settlement. The oldest part of the village, forming the substantive part of the Conservation Area, lies to the west of the disused railway line. Heritage assets include 5 listed buildings and 1 Scheduled Monument (Moat, fishponds and shifted village earthworks).</p> <p>The village has a reasonable level of services and facilities for its size. There is a GP surgery, shop, two pubs, a charity run pre-school, a primary school and a place of worship. There is a village hall that hosts a range of community events and groups. In terms of open space there is the golf course north of the village, playing fields and playground to the northeast and allotments to the west of the village.</p>

Employment opportunities are limited within the village but an extended range of employment opportunities located at Magna Park, approximately 3 miles to the southwest of the village, and Lutterworth.

In terms of public transport, the nearest railway station is Hinckley approximately 8 miles away. The village benefits from an hourly bus service to Lutterworth and Hinkley (no.8)

Housing completions and commitments: 132 dwellings have been built since 2011 and as of 31 March 2023 6 dwellings have planning permission or are allocated for development. There is no neighbourhood plan for the parish.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 8 housing sites and 1 economic site within village and 1 economic site in wider parish with development potential. The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 19 (within 5 years), 172 (6-10 years), 42 (11-15 years), 0 (16+ years)
- Economic sites (sqm): 0 (within 5 years), 84,910 (6-10 years), 6,584 (11-15 years), 0 (16+ years)

The 2021 Strategic Housing Land Availability Assessment identifies moderate capacity within and adjacent to the village. Any development would need to take into account constraints such as heritage assets, landscape setting, green infrastructure including the former railway line and village form. Brownfield land opportunities are very limited.

Conclusion

Ullesthorpe has a reasonable level of local services and facilities for its size and access to an hourly bus service. While there are few employment opportunities within the settlement, Magna Park and Lutterworth are relatively close by offering an extended range. As it is able to meet most day to day needs of village and neighbouring village residents, it is considered that Ullesthorpe's identification as a Medium Village is appropriate.

Final Settlement Hierarchy Classification: MEDIUM VILLAGE

Husbands Bosworth

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	10	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		60		25
TOTAL	85				

Provisional Settlement Hierarchy Classification based on Stage 1: Medium Village

Sense check/qualitative analysis

Census 2021:

- 1,461 population
- 595 households

Council Tax: Number in banding list at Jan 2022:

- 610 residential properties

Husbands Bosworth lies on the A4304, midway between Market Harborough and Lutterworth. It is close to the southern edge of the district and the A5199 from Leicester to Northampton passes north to south through the village. It is situated on a ridge, close to watershed area of two rivers, the Avon flowing westwards and the Welland flowing eastwards. In addition, the Grand Union Canal runs to the north of the village. There are 3 source protection zones in the vicinity and a sand/gravel quarry to the south.

Much of the village is within the Conservation Area and the Grand Union Canal to the north is also a Conservation Area. There are 29 listed buildings in the parish most of which are in the village and 1 Scheduled Monument (outside the village). Areas of ridge and furrow are identified as non-designated heritage assets in the Neighbourhood Plan (2020) as well as a local landscape character area extending north of the village.

For its size the village has a reasonable range of services and facilities, including a village store, GP surgery (with dispensary), pubs and church. Unlike the larger villages there is no supermarket. There is a primary school based across two sites. There is an ambition to re-site the school.

Employment opportunities are limited within the village. Within the wider parish there is 1 General Employment Area designated for protection/renewal in the current Local Plan but since this is located well outside the village, offers only limited employment opportunities and is not accessible by sustainable modes or public transport it has not been included in the scoring for Husbands Bosworth.

In terms of public transport, the nearest railway station is Market Harborough, 7 miles away. The village benefits from a 1.5 – 2 hourly bus service to Market Harborough/Lutterworth (no. 58)

Housing completions and commitments: 132 dwellings have been built since 2011 and as of 31 March 2023 20 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 4 housing sites within, adjoining or close to the village with development potential. The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 205 (6-10 years), 10 (11-15 years), 0 (16+ years)

The 2021 Strategic Housing Land Availability Assessment identifies moderate capacity within and adjacent to the village. Any development would need to take into account constraints such as primary school capacity, heritage assets, source protection zones and local landscape. Brownfield land opportunities are very limited.

Conclusion:

Husbands Bosworth has a reasonable level of important local services and facilities for a village of its size, including a scheduled bus service. While employment opportunities are limited, most day to day needs of village and neighbouring village residents can be met. It is considered that Husbands Bosworth's identification as a Medium Village is appropriate.

Final Settlement Hierarchy Classification: MEDIUM VILLAGE

Billesdon

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	-	Primary school	10	Defined village centre	-
Leisure centre	-	Food/convenience store	10	Library	-
Public swimming pool	-	GP surgery	10	Pre-school/nursery	-
Defined Town Centre	-	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	-	Pub/restaurant/cafe	10	Pharmacy	-
Railway station	-	Protected employment area	-	Play area	5
Community hospital	-	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	-	Approx hourly bus service	-	Allotments	5
Sub totals	0		60		20
TOTAL	80				

Provisional Settlement Hierarchy Classification based on Stage 1: Medium Village
<p>Sense check/qualitative analysis</p> <p>Census 2021:</p> <ul style="list-style-type: none"> • 915 population • 420 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 451 residential properties <p>The village of Billesdon is located just off the A47, 9 miles east of Leicester city centre. Thurnby/Bushby is the closest part of the Leicester urban area and lies just 4 miles from Billesdon. The Parish is in the northern part of Harborough district and the B6047, which leads south to Market Harborough (12 miles) and north to Melton Mowbray (14 miles), forms its eastern boundary. Uppingham lies approximately 11 miles to the east along the A47 and Oakham a similar distance to the northeast.</p> <p>Billesdon is a compact village which was formerly on the main Leicester - Uppingham Road, until it was by-passed by the A47 in 1986. Although effectively a crossroads village, several roads, routes and lanes converge at the Market Place. Billesdon has a Conservation Area, 43 listed buildings and 1 Scheduled Monument (Market Cross in Market Place). The Neighbourhood Plan, adopted in 2014, is in the process of being reviewed.</p> <p>The village has a reasonable range of services and facilities for its size, including a GP surgery, convenience store, two pubs and two places of worship. The village has a primary school and the Coplow Centre is a multi-functional community facility.</p>

While there is a range of small businesses in the parish, there is significant commuting (although working from home may have reduced this). While the Neighbourhood Plan allocates a site for business uses, this has not come forward for development to date.

The nearest railway station is Leicester (9 miles). There is a bus service between Leicester and Uppingham (no. 747) which is hourly at peak times but otherwise every 2 hours.

Housing completions and commitments: 37 dwellings have been built since 2011 and as of 31 March 2023 81 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 12 housing sites within, adjoining or close to the village with development potential. The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 65 (within 5 years), 195 (6-10 years), 0 (11-15 years), 0 (16+ years)

The 2021 Strategic Housing Land Availability Assessment identifies moderate capacity within and adjacent to the village. Any development would need to take into account constraints including the high number of heritage assets, landscape setting and green infrastructure. Brownfield land opportunities are limited.

Conclusion:

Billesdon has a reasonable level of services and facilities for its size and access to a bus service into Leicester. However, there are few employment opportunities within the settlement. While, in terms of number of households, it is the smallest of the proposed Medium Villages, its services and facilities are on a par with other settlements in this hierarchy tier and can meet most day to day needs of village and neighbouring village residents. It is considered that its classification as a Medium Village is appropriate.

Final Settlement Hierarchy Classification: MEDIUM VILLAGE

Houghton on the Hill

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	5
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		50		25
TOTAL	75				

Provisional Settlement Hierarchy Classification based on Stage 1: Medium Village

Sense check/qualitative analysis

Census 2021 (excludes part of village formerly in Hungarton Parish):

- 1,818 population
- 726 households

Council Tax: Number in banding list at Jan 2022:

- 775 residential properties

Houghton on the Hill (hereafter referred to as Houghton) lies some seven miles east of the centre of Leicester, straddling the A47. It is equidistant between its closest neighbours Billesdon and Thurnby/Bushby also on the A47. Houghton is in the northern part of Harborough district, lying close to the boundary with Leicester City. Market Harborough is some 15 miles away to the south. The bulk of the village is located to the south of the A47, with the historic clustering of activity along Main Street still being evident despite recent development. A number of tributaries of Bushby Brook originate to the southwest of the village before flowing westerly out of the parish. The River Sence passes through the south eastern side of the parish before forming the majority of Houghton's southerly border and flowing on towards Great Glen.

Houghton has a Conservation Area focusing primarily on Main Street and fields to the south. There are 22 listed buildings. The parish has a Neighbourhood Plan, which was made in 2018, and work has started on its review.

The village has a convenience store, post office facility, primary school, two pubs and a place of worship. While there is no GP surgery, the village has a pharmacy. There are few employment opportunities in the village but its proximity to the Leicester urban area means that there is a range of

employment opportunities to access. There are 8 Assets of Community Value listed (The Rose and Crown, The Old Black Horse, Cricket pitch, St Catherines Green, Village hall and field, Houghton Field, Methodist Schoolroom and Chapel, Allotments).

In terms of public transport, the nearest railway station is Leicester (6 miles). The village has a bus service between Leicester and Uppingham (no. 747) which is hourly at peak times but otherwise every 2 hours.

Housing completions and commitments: 110 dwellings have been built since 2011 and as of 31 March 2023 35 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 6 housing sites within, adjoining or close to the village with development potential (the potential 'Farmcare Estate' strategic site also extends up to the edge of the village but is not included in the figures below). The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 30 (within 5 years), 356 (6-10 years), 130 (11-15 years), 64 (16+ years)

For its size, the 2021 SHELAA identifies moderate housing capacity within and adjacent to the village. Any development would need to consider constraints including the village's numerous heritage assets, landscape setting and traffic impacts (A47 and local).

Conclusion

Houghton has a reasonable level of services and facilities for its size and access to a bus service into Leicester. While there are few employment opportunities within the settlement, it is close to the urban area of Leicester. It is considered that its classification as a Medium Village is appropriate as it can meet most day to day needs of village and neighbouring village residents.

Final Settlement Hierarchy Classification: MEDIUM VILLAGE

Gilmorton

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		50		15
TOTAL	65				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village
<p>Sense check/qualitative analysis</p> <p>Census 2021:</p> <ul style="list-style-type: none"> • 1,239 population • 515 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 608 residential properties <p>Gilmorton village lies 3 miles north-east of Lutterworth. Leicester is 10 miles to the north, whilst Market Harborough is 15 miles to the east of the parish. Concern over future growth at Lutterworth led to the designation of an Area of Separation in the recently adopted Neighbourhood Plan (2022) to help safeguard the setting and character of Gilmorton village. The north-east of the parish is occupied by Bruntingthorpe airfield, a defunct RAF base that is home to an aircraft museum, now used for both aviation and non-aviation purposes.</p> <p>Although the village does not have a Conservation Area, the parish has 19 listed buildings and 2 Scheduled Monuments (Motte, moat and fishponds west of All Saints Church and Moated site at Cotes de Val well outside the village). The Neighbourhood Plan also identifies 7 local non-designated heritage assets, including several areas of ridge and furrow.</p> <p>Gilmorton's services and facilities include a primary school, post office, village shop, village hall, three pubs/restaurants, place of worship and sports/recreation facilities.</p>

Employment opportunities within the village are limited. Supporting nearby areas of employment opportunities include Bruntingthorpe Proving Ground and Airfield, Lutterworth and Magna Park.

In terms of public transport, the nearest mainline railway station is Ruby (10 miles). The village has no bus service.

Housing completions and commitments: 210 dwellings have been built since 2011 and as of 31 March 2023 27 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 2 housing sites within, adjoining or close to the village with development potential. The indicative housing capacity of the sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 223 (6-10 years), 0 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies moderate housing capacity within and adjoining the village. Any development would need to take account of the village's heritage assets, lack of public transport, area of separation and traffic implications.

Conclusion

Gilmorton has grown significantly in recent years and its population is similar to some Medium Villages. However, despite having a reasonable of basic local services and facilities, the village does not have a GP surgery or bus service, resulting in a reliance on use of the private car. It is considered that the village's classification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Bitteswell

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	0
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	15	Approx hourly bus service	10	Allotments	0
Sub totals	15		40		5
TOTAL	60				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021:

- 531 population
- 196 households

Council Tax: Number in banding list at Jan 2022:

- 222 residential properties

Bitteswell village lies immediately to the north-west of Lutterworth, close to the A4303, A426, A5 and M1 (junction 20). It lies close to the district's border with the Borough of Rugby formed by the A5. The parish (Bitteswell with Bittesby) incorporates much of Magna Park which lies to the west of the village. Given its proximity to Lutterworth and Magna Park, ensuring the prevention of coalescence is a local concern which is addressed in the current Local Plan through the designation of an Area of Separation.

Much of the village is a Conservation Area incorporating the parish's 14 listed building. There is also 1 Scheduled Monument in the wider parish (Bittesby deserted medieval village) and 1 non-designated heritage asset on the Local List (Gate piers to former Bitteswell Hall).

Bitteswell has a primary school, village hall, two pubs, place of worship and cricket ground. Whilst the village has a limited range of services and facilities, a wider range (including supermarkets, post office, leisure centre, secondary education and post office) are available in nearby Lutterworth.

Similarly, while the village has few employment opportunities, Magna Park (the district's largest employment area) is within the wider parish and Lutterworth is nearby, both offering a wide range of business activity.

In terms of public transport, the nearest mainline train station is Rugby (6 miles). The village has a regular bus service to Leicester – Lutterworth - Rugby (no. X84)

Housing completions and commitments: 6 dwellings have been built since 2011 and as of 31 March 2023 17 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 5 housing sites within and adjoining the village with development potential. However, there are further sites within the parish for large scale development more associated with Lutterworth's potential growth). The indicative housing capacity of the 5 sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 229 (6-10 years), 0 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies moderate housing capacity within and adjoining the village. Any development would need to take account of the village's heritage assets, settlement character and the need to prevent coalescence with Lutterworth and Magna Park.

Conclusion

Bitteswell has a reasonable range of facilities and services including a bus service and primary school provision. Magna Park is close by and Lutterworth's wider range of shops, employment opportunities and higher order facilities is beneficial to residents, particularly as there is a regular bus service. It is considered that Bitteswell's identification as a Small Village is appropriate given it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Dunton Bassett

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	10	Allotments	5
Sub totals	0		40		15
TOTAL	55				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village
<p>Sense check/qualitative analysis</p> <p>Census 2021:</p> <ul style="list-style-type: none"> • 794 population • 329 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 336 residential properties <p>Dunton Bassett lies in the western part of Harborough district, approximately a mile to the southeast of Broughton Astley and 3 miles north of Lutterworth. The A426 passes through the eastern part of the village and parish while the M1 runs within 250m of the eastern edge of the village, although there is no access to the motorway at this location. The built-up part of the village is elongated in form, stretching for approximately a mile east to west with the centre and bulk of the village located to the west of the A426.</p> <p>While Dunton Bassett does not have a Conservation Area, there are 14 listed buildings (including the Church of All Saints) and one Scheduled Monument (Moated site with fishpond). The Neighbourhood Plan designates a Local Built Environment Character Area and seeks its protection wherever possible through the accompanying policy. It also identifies areas of ridge and furrow as non-designated heritage assets.</p> <p>The village has a primary school, village hall, pub (the Dunton Bassett Arms), place of worship, allotments, playground, along with football and cricket grounds. The local shop and post office closed in 2018 according to the Dunton Bassett Neighbourhood Plan which was adopted in 2023.</p>

Unsurprisingly, there are few employment opportunities within the parish. The nearest significant employment areas are in Broughton Astley, Lutterworth and Magna Park.

In terms of public transport, the nearest railway stations are Narborough (6 miles), South Wigston (7 miles), Hinckley (9 miles), Rugby (10 miles) and Leicester (11 miles). The village is served by the following hourly (approximately) bus service to:

- Lutterworth/Broughton Astley/Leicester (84)

Housing completions and commitments: 3 dwellings have been built since 2011 and as of 31 March 2023 11 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 2 housing sites within or adjoining the village with development potential. The indicative housing capacity of the 2 sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 14 (6-10 years), 28 (11-15 years), 0 (16+ years)

It should be noted that the strategic SHELAA site 21/8192 (Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna) adjoins the northern edge of the village. This is not included in the capacity above.

Whilst limited housing capacity is identified the 2021 SHELAA, any development would need to take account of the village's heritage assets, character, form and traffic impacts (both A426 and within the village).

Conclusion

Dunton Bassett benefits from a reasonable range of local services and facilities including a bus service and primary school provision. While it lacks a local convenience store, Broughton Astley is close by and provides numerous additional key services such as shops, GP surgery and secondary school. It is considered that Dunton Bassett's classification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Foxton

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/ playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		30		25
TOTAL	55				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village
<p>Sense check/qualitative analysis</p> <p>Census 2021:</p> <ul style="list-style-type: none"> • 485 population • 205 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 208 residential properties <p>Foxton lies south of the A6, 3 miles north-west of Market Harborough and 3 miles south-east of Kibworth, with Leicester approximately 12 miles away to the north-west. Foxton's key feature is the Grand Union Canal with the Market Harborough Arm passing through the southern part of the village. The Market Harborough Arm and the Leicester line intersect at Foxton Junction which lies to the south-west of the village and is the site of both Foxton Locks and the remains of Foxton Inclined Plane. The village of Foxton is set in agricultural land. It slopes down from the church in the south to a small brook that skirts the north of the village. Maintaining separation from an expanding Market Harborough is a local concern and led to the designation of an Area of Separation in the Foxton Neighbourhood Plan (reviewed in 2021).</p> <p>The Foxton Conservation Area incorporates most of the village and includes 10 listed buildings. A further 6 listed buildings are associated with the Foxton Locks/Canal to the west. The Grand Union Canal is a Conservation Area and the Inclined Plane at Foxton Locks is a Scheduled Monument. The Foxton Neighbourhood Plan Review (2021) also identifies 15 local heritage assets which should be conserved and enhanced, along with an area of ridge and furrow to the west of the village.</p>

Foxton village has a range of services and facilities including a primary school, pub, village hall, allotments, place of worship and a recreation ground. While it does not have a village shop, Market Harborough is close by with its wide range of shops and extended range of higher order services/facilities.

Employment opportunities in the parish are limited but Market Harborough's proximity means that there is a wider employment base close by. This includes the site allocated for employment use in the current Local Plan (as part of the North West Market Harborough Strategic Development Area) just off Gallow Field Road.

In terms of public transport, Market Harborough is the nearest train station 5 miles away. The village is served by a bus service to Market Harborough (hourly at peak times). Service no. 44 Market Harborough-Kibworth-Fleckney.

Housing completions and commitments: 27 dwellings have been built since 2011 and as of 31 March 2023 6 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 2 housing sites within, adjoining or close to the village with development potential (there are other sites within the parish not included in these figures as they are more aligned to potential growth at Market Harborough). The indicative housing capacity of the 2 sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 11 (6-10 years), 7 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies low housing capacity within the village. Any development would need to need to take account of heritage assets (including the two Conservation Areas), the existing form of the village, separation, flood risk and landscape setting.

Conclusion

Foxton has a reasonable range of services and facilities for a village of its size and benefits from being close to Market Harborough which is accessible by public transport. It is considered that its identification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Great Easton

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	0
Sub totals	0		40		15
TOTAL	55				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021 (rounded):

- 752 population
- 304 households

Council Tax: Number in banding list at Jan 2022:

- 314 residential properties

Great Easton sits in the Welland Valley on the southeastern edge of the district. The parish borders both Corby Borough and Rutland County. Market Harborough is approximately 10 miles away while Corby is the nearest town to the village being only half the distance away.

The Conservation Area covers most of the village and includes all but one of the 48 listed buildings in the Parish. The Neighbourhood Plan (2017) identifies ridge and furrow as a non-designated heritage asset. The Jurassic Way route passes through the centre of the village.

The village has a basic range of local facilities and services including a village hall, farm shop, pub, primary school and place of worship. The primary school lies within the adjoining parish between Great Easton and the smaller village of Bringhurst. Given its accessibility by foot, it has been included in the audit for both villages. The village recently lost its convenience store (with post office).

There are few employment opportunities within the village. Corby is the closest town with a wide range of employment opportunities.

In terms of public transport Corby is the nearest station (6 miles) with Market Harborough being 10 miles away. The village is served by a bus service (6 buses at 2-3 hour intervals) to Corby - Oakham (no. R1)

Housing completions and commitments: 34 dwellings have been built since 2011 and as of 31 March 2023 23 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 3 housing sites and 0 economic sites within, adjoining or close to the village with development potential. The indicative capacity of the sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 69 (6-10 years), 0 (11-15 years), 0 (16+ years)

Whilst limited housing capacity is identified the 2021 SHELAA, any development would need to take account of the village's high number of heritage assets, character, flood risk associated with the village brook and landscape setting.

Conclusion

Great Easton has a reasonable range of services and facilities for a village of its size, including a primary school and access to public transport. It is considered that its identification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Medbourne

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	0	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	10	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	0
Sub totals	0		40		15
TOTAL	55				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021:

- 498 population
- 208 households

Council Tax: Number in banding list at Jan 2022:

- 216 residential properties

Medbourne is situated in the Welland Valley, occupying an area in the south-east of Harborough district. The B664, the main route from Market Harborough to Uppingham, cuts through the village with Market Harborough being 5 miles south-west and Uppingham 7 miles north-east. The parish borders Northamptonshire to the south and is also very close to the district's border with Rutland. The name Medbourne is of Anglo-Saxon origin ('Meadow Stream'), with the brook that gives the parish its name flowing south through the area before joining the River Welland which forms the entire southern boundary of the village of the parish.

Medbourne has a Conservation Area Heritage. The village's 30 listed buildings are located within the Conservation Area as is its one Schedule Monument (Bridge at Medbourne). The Neighbourhood Plan (Review, 2021) also identifies 21 buildings/structures and several areas of ridge and furrow as non-designated heritage assets. Nevill Holt (a Registered Park and Garden with 13 listed buildings) lies approximately half a mile from the village.

Medbourne village has a reasonable range of services and facilities including a village store/post office, pub (the Nevill Arms), village hall, sports field/pavilion and playground. Notably, Medbourne does not have a primary school or a scheduled bus service.

Employment opportunities within the parish are limited. There are some small-scale employers relating to the service provision and local equestrian businesses but home-working and commuting dominate.

In terms of public transport, the nearest train station is Market Harborough (6 miles) and there is no scheduled bus service serving the village.

Housing completions and commitments: 16 dwellings have been built since 2011 and as of 31 March 2023 54 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 1 housing site within, adjoining or close to the village with development potential. The indicative housing capacity of the site is set out below:

- Housing sites (dwgs): 0 (within 5 years), 0 (6-10 years), 20 (11-15 years), 20 (16+ years)

Only limited housing capacity is identified the 2021 SHELAA and any development would need to take account of the village's (and surrounding) heritage assets, character, form and flood risk.

Conclusion

Medbourne benefits from a reasonable range of local services and facilities. While it does not have a primary school or access to a scheduled bus service, it can meet some of day to day needs of its residents. It is considered that Medbourne's classification as a Small Village is appropriate.

Final Settlement Hierarchy Classification: SMALL VILLAGE

North Kilworth

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		30		25
TOTAL	55				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village
<p>Sense check/qualitative analysis</p> <p>Census 2021:</p> <ul style="list-style-type: none"> • 766 population • 303 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 333 residential properties <p>North Kilworth lies on the A4304 with Lutterworth/M1 some 5 miles away whilst Market Harborough is 7 miles to the east. The parish occupies a position on Harborough's south-western boundary with Northamptonshire; a boundary which is generally determined by the route of the River Avon. The majority of the village lies to the south of the A4304 with development to the north of the road being more grouped, allowing views to open countryside. Kilworth Springs Golf Club and Kilworth House Hotel are within the parish. Located close to the eastern edge of the village is the Grand Union Canal and a newly constructed marina. The village is located on the edge of a large natural aquifer which accounts for the large number of springs in and around the area. This natural feature is key to the village's Local Nature Reserve, part of the wider North Kilworth Millennium Green, which features a new moat area with boardwalks and open water to improve wildlife habitats.</p> <p>Much of the village is a Conservation Area incorporating 10 of the parish's 12 listed buildings. The nearby Grand Union Canal is also a Conservation Area.</p> <p>North Kilworth has a reasonable range of services and facilities for its size including a village hall, a primary school, a pub (The White Lion), a place of worship and a range of play/open spaces which are identified and protected through the Neighbourhood Plan (2017). Pre-school provision</p>

has recently opened in the village. Millennium Green and The Bogs are notable as they were designated as a Local Nature Reserve in 2006. There is a golf course to the south of the village.

There are limited employment opportunities although the development of the marina has added to these. Lutterworth and Magna Park, 6-7 miles to the west, provide a wide range of further employment opportunities.

In terms of public transport, Market Harborough is the nearest railway station (9 miles away) with Rugby train station 10 miles away. The village is served by a scheduled bus service every 1.5-2 hours between Market Harborough and Lutterworth (no 58)

Housing completions and commitments: 85 dwellings have been built since 2011 and as of 31 March 2023 21 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 4 housing sites within, adjoining or close to the village with development potential. The indicative housing capacity of the sites is set out below:

- Housing sites (dwgs): 63 (within 5 years), 61 (6-10 years), 105 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies moderate housing capacity within or adjoining the village. Any development would need to have regard to the village's significant number of heritage assets, potential impact on the aquifer, the Local Nature Reserve and pedestrian movement across the A4304 through the village.

Conclusion

North Kilworth has a reasonable level of services and facilities for its size and benefits from a scheduled bus service and primary school provision. It is considered that North Kilworth's identification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Claybrooke Magna

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	0
Strategic employment opportunities	0	Approx hourly bus service	10	Allotments	5
Sub totals	0		40		10
TOTAL	50				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021:

- 692 population
- 267 households

Council Tax: Number in banding list at Jan 2022:

- 268 residential properties

Claybrooke Magna, along with its close neighbour Claybrooke Parva, lies in the most westerly part of Harborough district. It is located within a mile of the A5 and the parish's northwestern extent forms the border with Blaby district. The village lies between Hinckley and Lutterworth, both approximately 6 miles away.

Claybrooke Magna does not have a Conservation Area but there are 4 listed buildings in the village. A further 3 listed buildings and part of the Scheduled Monument 'Roman town at High Cross' lie in the parish.

The village has a reasonable range of service and facilities including a pub (Pig in Muck), village hall, allotments and a play area. It also has a primary school which, although located in the adjoining parish of Claybrooke Parva, serves both villages and is accessible by foot.

There are few employment opportunities in the village. However, Magna Park/Lutterworth and Hinckley are relatively close by and provide a wide range of job opportunities.

In terms of public transport, the nearest train stations are Hinckley (6 miles), Narborough (9 miles), Nuneaton (9 miles) and Rugby (11 miles). The village is served by a scheduled hourly bus service to Hinckley - Lutterworth and Magna Park (No 8).

Housing completions and commitments: 47 dwellings have been built since 2011 and as of 31 March 2023 5 dwellings have planning permission or are allocated for development (combined figure for Claybrooke Magna and Claybrooke Parva).

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 2 housing sites within, adjoining or close to the village with development potential. The indicative housing capacity of the sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 60 (6-10 years), 98 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies moderate housing capacity within or adjoining the village. Any development would need to take account of heritage assets, the need to maintain separation with Claybrook Parva and relate well to current village form.

Conclusion

Claybrooke Magna has a reasonable range of services for a village of its size and benefits from a scheduled bus service and a primary school within walking distance. It is considered that its classification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Lubenham

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		30		20
TOTAL	50				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021 (rounded, excludes Gartree and NW Market Harborough SDA but includes Bramfield Mobile Home Park):

- 860 population
- 380 households

Council Tax: Number in banding list at Jan 2022:

- N/A (no equivalent figure available) residential properties

This assessment relates to the village of Lubenham which sits less than a mile to the west of Market Harborough and is situated on the A4304 which cuts through the village as it connects Market Harborough with Lutterworth and the M1. It is in the Welland valley and the river itself flows close to the village's southern edge. The wider Lubenham parish is relatively large and populated, comprising 4 settlements (Lubenham village, Gartree Estate, Greenacres Traveller Park, and Bramfield Mobile Home Park). Gartree Prison is also located within the parish as is part of the North West Market Harborough Strategic Development Area. Maintaining separation with the growing town is a local concern and a Separation Area is designated in the Lubenham Neighbourhood Plan (2017, with NP review underway).

Much of the village is within the Lubenham Conservation Area. The village has 14 listed buildings and a Scheduled Monument on its southeastern edge (Old Hall Moated Site). The line of the disused railway runs to the south of the village.

The village has a reasonable range of services and facilities including a primary school, village hall, pub (The Coach and Horses), place of worship, play facilities and a range of open spaces. Residents also benefit from the village's proximity to Market Harborough's much wider range

of higher order services, facilities and retail offer. There are 2 Assets of Community Value listed (Coach and Horses Public House, Primary School).

While employment opportunities are limited within the village, Lubenham is close to Market Harborough's wide range of employment opportunities emanating from the town's numerous businesses.

In terms of public transport, the nearest train station is Market Harborough approximately 2.5 miles away. There is a scheduled bus service every 1.5-2 hours (5 a day) between Market Harborough and Lutterworth (no.58).

Housing completions and commitments: 50 dwellings have been built since 2011 and as of 31 March 2023 34 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 4 housing sites within, adjoining or close to the village with development potential (N.B. there are other sites within the parish boundary, the development of most of them would be more associated with the growth of Market Harborough and therefore are not included here). The indicative housing capacity of the 4 housing sites is set out below:

- Housing sites (dwgs): 21 (within 5 years), 177 (6-10 years), 0 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies moderate housing capacity within or adjoining the village. Any development would need to have regard to the village's significant number of heritage assets, separation with Market Harborough, flood risk and existing open spaces.

Conclusion

Lubenham has a reasonable level of services and facilities for its size and benefits from a scheduled bus service. It is close to Market Harborough with its extended range of employment opportunities, facilities and shops. It is considered that Lubenham's identification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

South Kilworth

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		30		20
TOTAL	50				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021:

- 579 population
- 218 households

Council Tax: Number in banding list at Jan 2022:

- 230 residential properties

Located on the southern edge of the district, South Kilworth sits on the Leicestershire's border with Northamptonshire. It is 6 miles southeast of Lutterworth, 9 miles west of Market Harborough and 11 miles north east of Rugby. The village stands within a mile of the river Avon and the stream running south of the village feeds Stanford Reservoir 0.5km away (a drinking water reservoir lying on the Leicestershire/Northamptonshire border). As well as the main village, centred on the Church of St Nicholas and the Rectory, there is an area of residential development on North Road leading to North Kilworth. This area of approximately 30 detached dwellings is not connected to the main village but is close by.

South Kilworth does not have a Conservation Area but the village has 8 listed buildings with a Scheduled Monument (Moated site and fishponds south-west of Highfields Farm) south of the village. The South Kilworth Neighbourhood Plan (2019) identifies 5 non-designated heritage assets due to their importance to the community and the village's heritage. It also identifies area of well-preserved ridge and furrow as non-designated heritage assets.

South Kilworth has a reasonable range of services and facilities including a primary school, village hall, sports field and play area, place of worship and pub (the White Hart). There is no village store but there is a butcher shop adjacent to the abattoir. There is one Asset of Community Value listed (The White Hart).

There are few employment opportunities within the parish with most residents commuting to work or working from home.

In terms of public transport, the nearest train stations are Rugby (9 miles) and Market Harborough (10 miles). There is a 1.5 – 2 hourly scheduled bus service between Market Harborough - Lutterworth (no. 58)

Housing completions and commitments: 34 dwellings have been built since 2011 and as of 31 March 2023 11 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies no housing or economic sites within, adjoining or close to the village with development potential. However, sites may come forward in a future Call for Sites. The abattoir is a brownfield land opportunity and is an allocation in the Neighbourhood Plan.

Any future development would need to take account of the village's heritage assets, landscape setting and flood risk.

Conclusion

South Kilworth has a reasonable range of services and facilities for a village of its size and benefits from a scheduled bus service and primary school provision. It is considered that its identification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Tugby

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		30		20
TOTAL	50				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village
<p>Sense check/qualitative analysis</p> <p>Census 2021 (figures include Keythorpe):</p> <ul style="list-style-type: none"> • 364 population • 151 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 165 residential properties <p>Tugby lies some 12 miles from Leicester (to the east) and 14 miles from Market Harborough (south). The village is located on the A47 which connects Leicester to Uppingham (5 miles away) and Peterborough. Tugby lies in the eastern part of Harborough district close to Rutland. While the village straddles the A47, the substantive part of the village lies to the south. The hamlet of Keythorpe lies south of Tugby.</p> <p>The village has a Conservation Area (south of the A47) within which 6 of the parish's 10 listed buildings are located. There is one entry on the Local List (Former Toll House – Chestnut Cottage, Uppingham Road). The Tugby and Keythorpe Neighbourhood Plan was made in 2022 and identifies 3 local heritage assets as well as ridge and furrow as non-designated local heritage assets.</p> <p>The village has a reasonable range of services and facilities for its size including a primary school, village hall, Fox and Hounds Public House, place of worship, café and a butcher's which opens 3 days a week.</p> <p>While the nearest strategic employment opportunities lie to the west in the Leicester urban area, there is a small grouping of businesses in the village to the north of the A47.</p>

In terms of public transport, the nearest railway stations (Leicester, Market Harborough and Oakham) are all approximately 12 miles away. The village has a bus service between Leicester and Uppingham (no. 747) which is hourly at peak times but otherwise every 2 hours.

Housing completions and commitments: 26 dwellings have been built since 2011 and as of 31 March 2023 16 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 3 housing sites within, adjoining or close to the village with development potential. The indicative housing capacity of the sites is set out below:

- Housing sites (dwgs): 10 (within 5 years), 22 (6-10 years), 0 (11-15 years), 127 (16+ years)

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies moderate housing capacity within, adjoining or close to the village with development potential. Any development would need to need to take account of heritage assets, the existing form of the village, the impact of and on the A47 and landscape setting.

Conclusion

Tugby has a reasonable range of services and facilities for a village of its size and benefits from having a scheduled bus service into Leicester. While it is one of the smallest villages proposed in this hierarchy tier, due to its services and facilities its identification as a Small Village is considered appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Walcote

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	0	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		30		20
TOTAL	50				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021:

- 505 population (includes Misterton)
- 208 households (includes Misterton)

Council Tax: Number in banding list at Jan 2022:

- 205 residential properties (includes Misterton)

Walcote is located on the A4304 some 1.5 miles to the east of Lutterworth and the M1 Junction 20. The majority of the village lies to the north of the main road. The wider parish is known as Misterton and Walcote and it incorporates the eastern half of the East of Lutterworth Strategic Development Area which has planning permission and lies to the east of the M1.

Walcote does not have a Conservation Area but there are 2 listed buildings in the village and a further 4 in the parish. In nearby Misterton, the church is listed and there is a scheduled monument (Bowl Barrow at Misterton). The Neighbourhood Plan (2021) identifies 18 locally valued non-designated heritage assets in Walcote village along with areas of preserved ridge and furrow on the edge of the village. The village has one entry on the Local List (24-34 Lutterworth Road).

The village has a reasonable range of services and facilities for its size including a garage with convenience store, village hall, playing field, play park, allotments and a community owned pub (the Black Horse Inn). Lutterworth is close by and offers an extended range of shops, services and facilities including those relating to health and educational needs.

There is one Asset of Community Value listed (The Black Horse Inn).

While having limited employment opportunities itself, the village's proximity to Lutterworth, Magna Park and the strategic road network mean that there is access to a wide range of businesses.

In terms of public transport, the nearest railway station is Rugby (8 miles away). The village has a scheduled bus service running every 1.5-2 hours between Market Harborough and Lutterworth (no 58).

Housing completions and commitments: 11 dwellings have been built since 2011 and as of 31 March 2023 8 dwellings have planning permission or are allocated for development (includes Misterton).

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 2 housing sites within, adjoining or close to the village with development potential (N.B. there are other sites in wider parish, the development of which would be associated with the growth of Lutterworth rather than Walcote). The indicative housing capacity of the village sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 69 (6-10 years), 47 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies moderate housing capacity within and adjoining the village. Any development would need to have regard to the village's heritage assets and maintaining separation with Lutterworth (given committed development).

Conclusion

Walcote has a reasonable level of services and facilities for village of its size. Its proximity to Lutterworth and Magna Park mean that an extended range of shops, facilities, services and employment opportunities are accessible. The village also benefits from a bus service. It is considered appropriate to identify Walcote as a Small Village as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Church Langton

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	5
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	0
Community hospital	0	Post office	0	Sports ground/playing field	0
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		30		15
TOTAL	45				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021 (as part of East Langton parish there is no Census data for Church Langton alone):

- 383 population (includes East Langton)
- 164 households (includes East Langton)

Council Tax: Number in banding list at Jan 2022:

- 168 residential properties (includes East Langton)

Church Langton village is situated mainly in the parish of East Langton and is part of five villages known collectively as 'the Langtons'. It shares a close physical relationship with East Langton village. The two villages are separated by Langton Road which bisect the parish with Church Langton to the north and East Langton to the south. So as to maintain the separation of the 2 village communities, the Neighbourhood Plan (2022) for the parish designates an Area of Separation. Although not noticeable on the ground, the western part of Church Langton lies within West Langton parish. Church Langton lies 4 miles north of Market Harborough and 3 miles east of Kibworth.

Church Langton has a Conservation Area within which lie 8 listed buildings. West Langton Hall (a Registered Park and Garden) adjoins the village on its southwestern edge. The Neighbourhood Plan also identifies a number of local heritage assets of significance in Church Langton and areas of well-preserved ridge and furrow adjacent to the village are identified as non-designated heritage assets.

Church Langton has a reasonable range of services and facilities including a community hall, primary school, pub (the Langton Arms), place of worship and allotments. While there is no village store, there is a convenience food store at the service station located 1.5 miles to the south on the A6 roundabout.

Employment opportunities within the village are limited but both Kibworth and Market Harborough are nearby and offer a wider range of employment opportunities.

In terms of public transport, the nearest train station is Market Harborough (5 miles) and the village is served by a scheduled bus service (hourly at peak times otherwise 2 hourly) between Fleckney – Kibworth - Great Bowden - Market Harborough - Foxton (no. 44)

Housing completions and commitments: 18 dwellings have been built since 2011 and as of 31 March 2023 27 dwellings have planning permission or are allocated for development (figures include East Langton).

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 3 housing sites within, adjoining or close to the village with development potential. The indicative housing capacity of the sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 40 (6-10 years), 18 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies limited housing capacity within the village. Any development would need to need to take account of heritage assets (including the Conservation Area, West Langton Hall and the setting of East Langton and its Conservation Area), the maintenance of separation with East Langton village and landscape setting.

Conclusion

Church Langton has a reasonable range of services for a village of its size and benefits from a primary school and scheduled bus service. It is considered that its classification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Hallaton

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		30		15
TOTAL	45				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021:

- 622 population
- 243 households

Council Tax: Number in banding list at Jan 2022:

- 259 residential properties

Hallaton lies in the east of the district between Market Harborough (7 miles southwest) and Uppingham (5 miles northeast). The A47 (Leicester – Peterborough) is 2.5 miles to the north. The village is known for its annual Bottle Kicking and Hare Pie Scramble which take place on Easter Monday. There is a small village museum offering history of the area and the historic importance of the village was reinforced in 2003 with the discovery of the Hallaton Hoard.

Hallaton's Conservation Area incorporates much of the village. There are 62 listed buildings and 1 Scheduled Monument (Butter Cross) in the village (more across the parish). In addition, the Hallaton Neighbourhood Plan (2021) identifies 28 structures and buildings as non-designated local heritage assets. It also identifies remaining ridge and furrow across the parish as non-designated heritage assets. The track of the disused railway line (closed in 1953) is designated as a wildlife corridor. There are numerous open, undeveloped spaces within the village which contribute to its character which the Neighbourhood Plan seeks to protect.

Hallaton has a reasonable range of services including a primary school, village hall (Stenning Hall), 2 pubs (The Fox and the Bewicke Arms), museum, recreation ground, children's play area and allotments. There is also a mobile post office facility (1 hour 2 days a week).

The village has a number of local small businesses but the nearest main employment centres are Market Harborough, Corby and Leicester. Commuting relies on private car usage.

In terms of public transport, the nearest train station is Market Harborough (9 miles away). Notably the village does not have a scheduled bus service.

Housing completions and commitments: 28 dwellings have been built since 2011 and as of 31 March 2023 12 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 6 housing sites within, adjoining or close to the village with development potential. The indicative housing capacity of the sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 80 (6-10 years), 122 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies moderate housing capacity within or adjoining the village. Any development would need to have regard to the village's significant number of heritage assets, open spaces, landscape setting and character.

Conclusion

Hallaton has a reasonable level of services and facilities for its size. While residents do not have access to a scheduled bus service, it has primary school. It is considered that the level of services and facilities is such that Hallaton's identification as a Small Village is appropriate as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Leire

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	0	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/field	5
Strategic employment opportunities	0	Approx hourly bus service	10	Allotments	5
Sub totals	0		30		15
TOTAL	45				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021:

- 637 population
- 249 households

Council Tax: Number in banding list at Jan 2022:

- 248 residential properties

The village of Leire lies in the west of the district less than 2 miles south of Broughton Astley and 3 miles north of Lutterworth. It lies to the west of the A426 and M1 (although the nearest junction to the village is Lutterworth J20). The former railway runs close to the western edge of the village and is now a nature walk (Jubilee Walk).

Most of the village lies within the Conservation Area as are the village's 11 listed buildings. In addition, the Neighbourhood Plan (2022) identifies 12 non-designated local heritage assets, the majority of which are in the village. Similarly, it identifies areas of ridge and furrow across the parish as non-designated local heritage assets. Concerns over the potential future growth of Broughton Astley and its potential to impact on the character and setting of Leire led to the designation of an Area of Separation in the Neighbourhood Plan.

Services and facilities within the village include a village hall, two public houses (the Queens Arms, the Crab and Cow), playing field with play area, allotments and a place of worship.

The village has only small-scale employment opportunities and many residents work elsewhere with commuting by car common. Broughton Astley, Lutterworth and Magna Park offer extended employment opportunities within a reasonable travelling distance.

In terms of public transport, the nearest train station is Hinckley (9 miles) with Rugby station 10 miles away. The village has a scheduled bus service running approximately hourly between Leicester - Lutterworth - Rugby (X84).

Housing completions and commitments: 5 dwellings have been built since 2011 and as of 31 March 2023 12 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 5 housing sites within, adjoining or close to the village with development potential. The indicative housing capacity of the sites is set out below:

- Housing sites (dwgs): 5 (within 5 years, now an allocation in the NP), 76 (6-10 years), 0 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies moderate housing capacity within and adjoining the village. Any development would need to have regard to the village's heritage assets, maintaining separation with Broughton Astley, open spaces and village form.

Conclusion

Leire has a reasonable range of services and facilities, including a scheduled bus service, and is close to Broughton Astley. In terms of households, it is a similar size to other settlements within the Small Village tier. Therefore, it is considered appropriate to identify Leire as a Small Village as it has the services and facilities to meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Tilton on the Hill

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	0	Defined village centre	0
Leisure centre	0	Food/convenience store	10	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	5
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	0
Sub totals	0		30		15
TOTAL	45				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village
<p>Sense check/qualitative analysis</p> <p>Census 2021:</p> <ul style="list-style-type: none"> • 608 population • 250 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 265 residential properties <p>Tilton on the Hill (hereafter referred to as Tilton) lies on the B6047 which 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 which leads to Leicester city centre some 12 miles to the west. 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.</p> <p>The village centre is a Conservation Area within which most of the parish's 18 listed buildings are located. In addition, there are 5 Scheduled Monuments (Moated site, Churchyard Cross, Mound 220yds north-west of church, Defended enclosure on Robin-a-Tiptoe Hill and Whatborough deserted medieval village). Tilton Railway Cutting is a Geological Site of Special Scientific Interest.</p> <p>The village has a reasonable range of facilities including a village store, village hall, place of worship and pub (Rose and Crown) as well as a playing field and play area. The village does not have a primary school. No neighbourhood plan has been adopted covering Tilton on the Hill to date.</p>

Employment opportunities within the parish are limited, with commuting relying on use of private car.

In terms of public transport, Oakham (8 miles) is the nearest with Leicester some 11 miles away. There is no scheduled bus service serving the village.

Housing completions and commitments: 20 dwellings have been built since 2011 and as of 31 March 2023 17 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 2 housing sites within, adjoining or close to the village with development potential. The indicative housing capacity of the sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 38 (6-10 years), 43 (11-15 years), 0 (16+ years)

Limited housing capacity is identified in the 2021 SHELAA but any development would need to take account of the village's heritage assets, landscape setting and be sympathetic to the form of the village.

Conclusion

Although it does not have a primary school or access to a scheduled bus service, Tilton has a reasonable range of services and facilities for its size and is able to meet some of the day to day needs of its residents. It is considered that its identification as a Small Village is appropriate.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Arnesby

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	0
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	5
Sub totals	0		30		10
TOTAL	40				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village

Sense check/qualitative analysis

Census 2021:

- 351 population
- 144 households

Council Tax: Number in banding list at Jan 2022:

- 130 residential properties

Arnesby is a hilltop village located in the western half of the district close to the border with Blaby district. It lies 9 miles south of Leicester city centre on the Welford Road (A5199).

Most of the village lies within the Conservation Area as do most of the village's 13 listed buildings and one Scheduled Monument (Manorial site immediately south east of St Peter's Church). The Neighbourhood Plan (2019) identified one further structure (Post-medieval well, the Paddocks) and areas of ridge and furrow around the village as non-designated heritage assets.

Services and facilities in the village include a primary school, village hall, restaurant, two places of worship, a playing field and allotments. There are 2 Assets of Community Value listed (Little India restaurant, Primary School).

There are few employment opportunities within the village and wider parish. However, edge of the urban area of Leicester is only some 4 miles to the north although access is reliant on car usage.

In terms of public transport, the nearest train stations are South Wigston (6 miles), Narborough (8 miles) and Leicester (9 miles). The village does not have a scheduled bus service.

Housing completions and commitments: 12 dwellings have been built since 2011 and as of 31 March 2023 1 dwelling has planning permission.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies no housing or economic sites within, adjoining or close to the village. However, sites may come forward in a future Call for Sites.

Any future development would need to take account of the village's heritage assets, landscape setting and compact form.

Conclusion

Arnesby has a reasonable level of services and facilities for its size but lacks a bus service. While it will be the village with the fewest households in the Small Village category, it is considered appropriate to identify it as such as it can meet some of the day to day needs of its residents.

Final Settlement Hierarchy Classification: SMALL VILLAGE

Swinford

Higher order services/facilities	Score	Important services/facilities	Score	Supporting services/facilities	Score
Secondary school	0	Primary school	10	Defined village centre	0
Leisure centre	0	Food/convenience store	0	Library	0
Public swimming pool	0	GP surgery	0	Pre-school/nursery	0
Defined Town Centre	0	Village hall/meeting venue	10	Regular/limited bus service	0
Defined primary shopping area	0	Pub/restaurant/cafe	10	Pharmacy	0
Railway station	0	Protected employment area	0	Play area	5
Community hospital	0	Post office	0	Sports ground/playing field	5
Strategic employment opportunities	0	Approx hourly bus service	0	Allotments	0
Sub totals	0		30		10
TOTAL	40				

Provisional Settlement Hierarchy Classification based on Stage 1: Small Village
<p>Sense check/qualitative analysis</p> <p>Census 2021:</p> <ul style="list-style-type: none"> • 633 population • 247 households <p>Council Tax: Number in banding list at Jan 2022:</p> <ul style="list-style-type: none"> • 255 residential properties <p>Swinford is located at the most south-westerly point of the district, no more than half a mile from the busy junction of the M1/M6 and A14, with the A5 passing approximately 1 mile to the west. Although this means the village benefits from good access to the highway network, recent improvements to the junction and the development of the nearby windfarm have impacted on the landscape setting of the village. Due to Swinford's occupation of the district's most south-westerly point, the southern border of the parish with Daventry district is determined by the course of the River Avon as it flows from the east towards Rugby. The village is about 4 miles south of Lutterworth and 5 miles northeast of Rugby.</p> <p>The village has a Conservation Area in which most of the parish's 17 listed buildings are located. The boundary of nearby Stanford Hall Registered Park and Garden extends up to the south-eastern edge of the village. In addition, the Neighbourhood Plan (2018) identifies 14 groups of buildings as non-designated heritage assets due to their contribution to the heritage streetscape. Areas of well-preserved ridge and furrow are also identified as non-designated heritage assets.</p> <p>The village has a range of services and facilities including a primary school, pub (The Chequers Inn), village hall, place of worship, play area and sports field. There are 2 Assets of Community Value listed (The Chequers Inn, Glebe Land Play Area).</p>

There are few employment opportunities in the village or wider parish but its location means that it is accessible by car to a significant number of towns and cities and therefore attractive to commuters.

In terms of public transport, the nearest railway station is Rugby some 6 miles away. There is no scheduled bus service.

Housing completions and commitments: 28 dwellings have been built since 2011 and as of 31 March 2023 37 dwellings have planning permission or are allocated for development.

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) identifies 8 housing sites within, adjoining or close to the village with development potential. The indicative housing capacity of the sites is set out below:

- Housing sites (dwgs): 0 (within 5 years), 145 (6-10 years), 77 (11-15 years), 0 (16+ years)

The SHELAA 2021 identifies moderate housing capacity within and adjoining the village. Any development would need to have regard to the village's heritage assets, landscape setting, open spaces and village form.

Conclusion

Swinford has a reasonable range of services and facilities for a village of its size. However, it does not have a scheduled bus service. In terms of households, it is a similar size to other settlements within the Small Village tier. Therefore, it is considered appropriate to identify Swinford as a Small Village as it has the services and facilities to meet some of the community's day to day needs.

Final Settlement Hierarchy Classification: SMALL VILLAGE