

Lubenham Settlement Profile

Introduction

General Location: Lubenham sits 2 miles west of Market Harborough. The village is situated on the A4304 which cuts through the village as it connects Market Harborough with Lutterworth and the M1. The parish is relatively large and populated, containing numerous settlements such as Lubenham village proper, Gartree Prison, Gartree village, Greenacres Traveller Park, and Bramfield Mobile Home Park. The most notable employers located in the area include Deichmann Shoes, who have their UK head office in the parish and the prison. Neighbouring villages include Foxton and Gumley (north), Laughton and Theddingworth (west), with Market Harborough town lying east. Also, the parish forms Harborough District's southern boundary with Daventry District, with the border being marked by the course of the River Welland as it flows from its source near Husbands Bosworth towards Market Harborough, whilst also marking a long section of Leicestershire's historic southern border with Northamptonshire. The Leicester line of the Grand Union Canal cuts through the parish in the north-west with Foxton Locks being no more than 500 metres further north along the waterway.

Lubenham was a recipient of the prestigious 'Village of the Year' award in 2001, whereby the village performed considerably above average in the Community Involvement category. Evidence of this can be seen in the village throughout the calendar year, with the numerous local open spaces laying host to frequent and popular fundraising events as well as some extremely well-represented clubs and societies that meet often. Most popular include Open Gardens, Lubenham Heritage, Lubenham Raiders (having been joined by some very distinguished guests) and The Triumph Sports Six Club (the largest such club in the world). All of these individual groups and more contribute greatly to Lubenham's biggest annual event; The Scarecrow Festival, which attracts record numbers each year with thousands being raised, which is then distributed to all the independent organisations, trusts and charities that contribute towards improving village life.

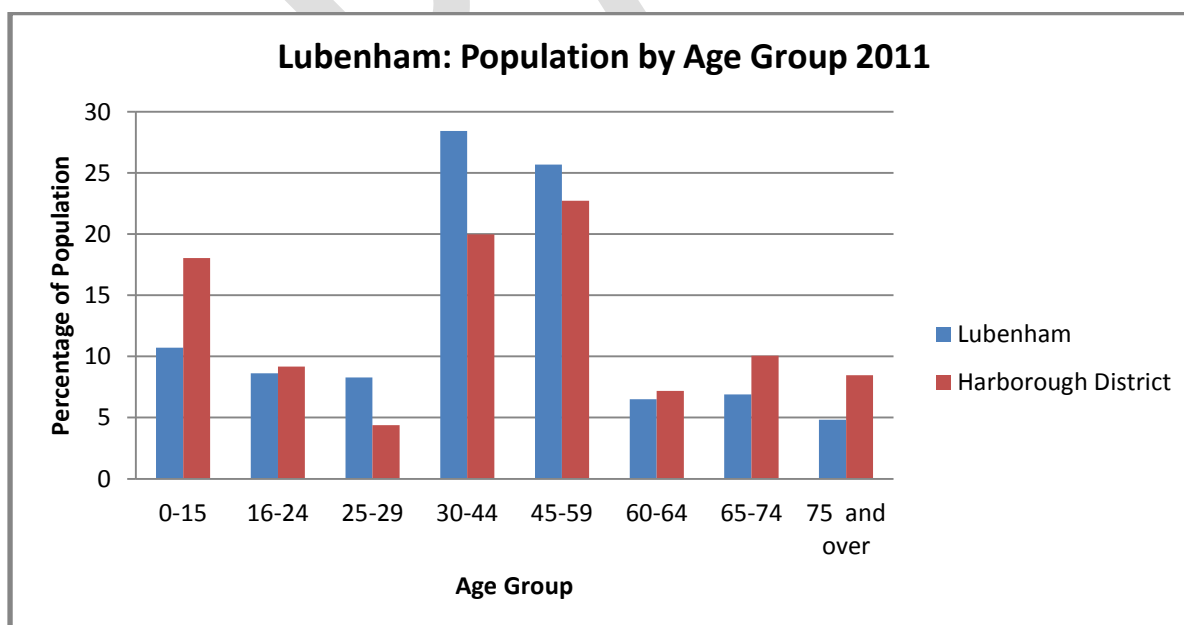
The village is identified as a Selected Rural Village in the Core Strategy for the District and as such, is outlined as a settlement that would potentially benefit from the support of limited development such as rural housing. It is therefore important to understand the function, key characteristics, role, form, issues, problems and ultimately, sustainability of the settlement, in order to determine the appropriate level of development to be directed towards the settlement and to understand the local community's aspirations for their village.



Key Statistics for Lubenham Parish (Census 2011):

- The population of the parish is 1737 of which 641 live in communal establishments (i.e. Gartree Prison). Therefore excluding those living in communal establishments the parish population is 1096. This is an increase of 9.3% since 2001, compared to an increase of 11.5% across the District over the same period;
- 11% of population (including the prison population) is in 0-15 age group, whilst 12% of the population is aged 65 or over;
- Number of dwellings is 487, an increase of 12% since 2001;
- Number of households is 476 (an increase of 62 or 15% since 2001);
- 52% of households have 2 or more cars/vans whilst 10% of households have no access to a car nor a van;
- 31% of households live in detached dwellings (compared to 48% across the District);
- 74% of dwellings are owner occupied, 11% are social rented/shared ownership and 12% are private rented;
- 5.6% of the population are in bad or very bad health;
- 6.4% of the population considered their day to day activities limited a lot and 11.5% limited a little through long term health problems or disability;
- 41% of the population (including communal establishments) is Christian and 6.6% is other religions (including Buddhist, Hindu, Jewish, Muslim and Sikh);
- 9.9% of the population (including communal establishments) is black and minority ethnic (BME).

Age Structure: The age structure of the population (including those in communal establishments) is set out in the chart below. In view of the figures include the prison population, the proportion of 0-15 year olds is less than expected and the percentages in the middle age groups are inflated.



Source: ONS Census 2011

Lubenham Parish Council

- Lubenham is served by the Lubenham Parish Council; there are currently 6 seats, with no vacancies. Meetings take place in the Village Hall monthly (every second Monday).
- Much of the proposed Market Harborough Strategic Development Area (approx. 1,500 homes and associated infrastructure and development) lies within Lubenham Parish which runs up to the edge of Market Harborough. Local concerns over this proposed development and its impacts on the village and other parts of the parish led the Parish Council to seek neighbourhood plan 'front runner' status. The application for this funding was successful and in June 2013 the parish was approved as a Neighbourhood Area. The Lubenham Neighbourhood Plan is now well under way and has moved beyond the data collection stage. Some consultation with the parish and stakeholders has taken place and the following issues have been identified:
 - Housing and Development:
 - The parish council acknowledge and accept the need for housing in Lubenham, but developments are expected to enhance to settlement, being proportionate in size and to a high standard. There is particular interest in the need for sustainability and environmental consideration in development;
 - Traffic:
 - Traffic remains a contentious issue in Lubenham, with the A4304 cutting directly through the village, acting as a significant barrier to movement around the village for children and the elderly. There is concern that new developments could increasingly 'split' the village in two.
 - Pedestrian crossings and speed camera requests have continually been refused.
 - Transport:
 - Issues centre around the continuous reduction of the bus service locations and frequency
 - The current school bus provision is unsuitable for the number of users, this may require attention with the arrival of new developments
 - Area of Separation:
 - Given the amount of development set out in the core strategy for Market Harborough in very close proximity to Lubenham, an area of separation must be maintained to protect the village's individual character and physical separateness.
 - Service Provision:
 - Lubenham's sewage removal system is currently over-capacity, and cannot support further development.
- Lubenham has seen considerable increases in its population due to the 4 separate communities within the parish. Locals are concerned that the village is outgrowing its number of services – which may be compounded by the arrival of Market Harborough's Strategic Development Area.
- There is a neighbourhood watch scheme in place in the parish;
- Assets of Community Value: Paget Road Garage site is on the list of Assets of Community Value as it provides for community well being in enabling the community to obtain off street parking and secure garages. This reduces the amount of on street parking.

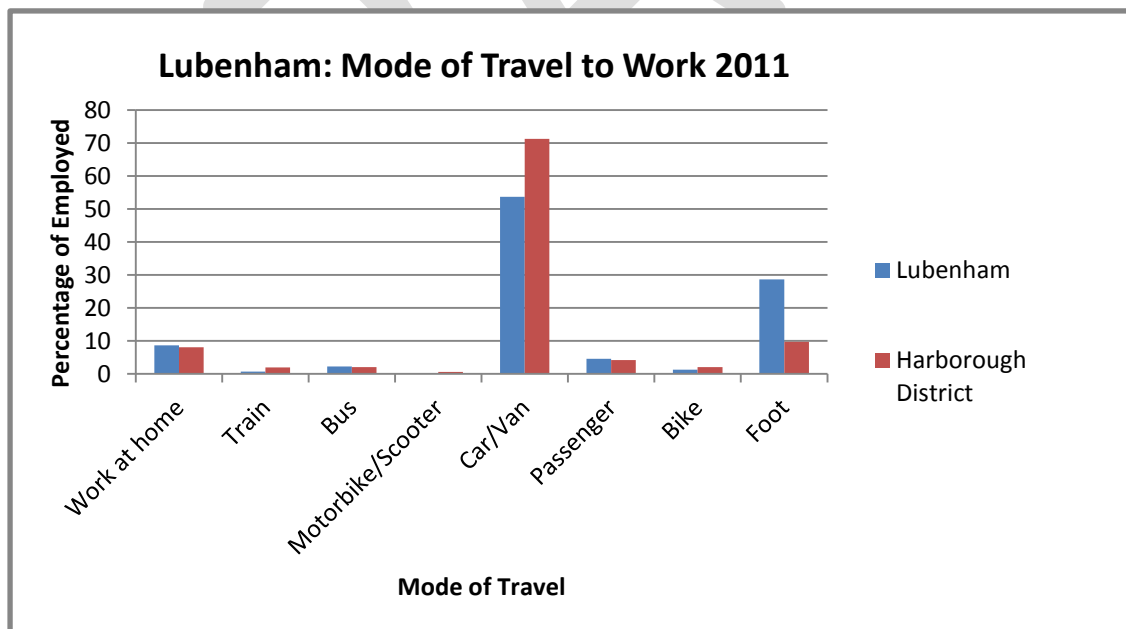
For more information: <http://lubenham.leicestershireparishcouncils.org/>
<http://www.leicestershirevillages.com/lubenham/>

The next sections consider Lubenham's:

A) Transport and Communications

- **Transport:**

- Rail: Lubenham's nearest railway stations are Market Harborough (3 miles), South Wigston (12 miles), Leicester (15 miles) and Kettering (15 miles).
- Bus Services/Frequency:
 - Arriva service 58: Market Harborough – Lubenham – Theddingworth – Husbands Bosworth – North Kilworth – South Kilworth – Walcote – Lutterworth. Operates Monday – Saturday 07:55 – 17:55, 6 times a day (Extra service on schooldays from Lubenham to Market Harborough via Robert Smyth School) No night, Sunday or Bank Holiday Service. Lutterworth – Market Harborough 07:36 – 17:36, 6 times a day. For route see <http://www.arrivabus.co.uk/globalassets/documents/floating-pages/hinckleybus/from-23-august-2014/hinckley-8-58-qp-map-23aug2014.pdf>. Bus stops in village at Padget Road and The Green.
 - Centrebus service RR2: Arnesby – Shearsby – Mowsley – Laughton – Gumley – Foxton – Lubenham – Market Harborough. Operates once Tuesday and once Thursday only (No other service).
- Travel to work: Just under 54% of those employed drive a car or van to work which is considerably lower than the District average (71%). A further 5% are passengers. Just over 8% work from home at present. Lubenham shows a distinct difference to the District regarding mode of travel to work, with 28% travelling by foot (9% District average). This is due to the inclusion of the communal population.



Source: ONS Census 2011

- Road Connections: Direct access onto A4304 to Lutterworth and Market Harborough, A508 to Northampton (3 miles), A6 to Leicester and Kettering (4 miles), A427 to Corby (4 miles), A14 east and west (7 miles), M1 north and south, M6 west (13 miles).

- Lubenham is covered by the Voluntary Action South Leicestershire Community Transport initiative, providing transport for shopping, visiting friends and relatives, social activities and health appointments for the elderly, the mobility impaired/disabled, the rurally isolated and those who find it difficult to use public transport.
 - **Car Ownership:** Whilst the majority of households have access to at least one car or van, 10% of households have no access to their own private transport, slightly down on the 2001 figure of 13%, as well as being slightly lower in comparison to the District (12%). The number of households with 3 or more cars has increased from just below 12% to almost 14%. In the past 10 years the total number of cars in the parish has increased from 595 to 773 (an increase of 30%).
 - **Connectivity: Broadband coverage:**
 - Almost the entirety of Lubenham parish already has fibre broadband, provided for by commercial suppliers, having benefitted from its close proximity to Market Harborough. Due to further public investment, upgrades for villagers in more remote locations are expected to commence during summer 2014.
 - <http://www.superfastleicestershire.org.uk/when-and-where/>
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B) Local Services and Facilities

Lubenham currently has Selected Rural Village status in the Harborough District Core Strategy (2011). This means that any development will be on a small and limited scale, which reflects the size and character of the settlement and its service provision. Selected Rural Villages have been identified on the basis of the presence of at least two of six relevant services (food shop, GP surgery, library, post office, primary school and pub). This section is concerned with the range of services and facilities in Lubenham to ascertain whether the village can function as a Selected Rural Village going forward.

- **Key Services Present:**
 - School (Lubenham All Saints Church of England Primary School, School Lane)
 - Pub (The Coach and Horses Inn, Main Street)
- **Other Services/Community Facilities Present:**
 - Village Hall (Laughton Road)
 - Church (All Saints, Church Walk)
 - Children's Recreation Ground (The Green)
 - Cricket Pitch (Rushes Lane)
 - Youth Club (Village Hall)
 - Mobile Library (every third Wednesday 10am – 10:45 (Phone Box) 10:05 – 10:25 (School Lane) 10:30 – 10:50 (Westgate Lane)
 - Numerous Clubs/Societies (Lubenham Raiders Cycling, Bowls, Bingo, History, Drama, WI, Gardening, Arts and Crafts, Singing, Dancing and more)
 - Allotments
 - Annual Fundraising Events (Scarecrow Festival, Lubstock Festival and Harvest Festival)
 - Chill Out Bus (Monday Evenings)

Infrastructure Capacity Issues:

Early consultation with infrastructure providers identifies specific issues regarding:

- Capacity of Market Harborough GP practices. There is insufficient capacity to manage increased growth. S106 contributions towards the potential establishment of an Integrated Primary Care Hub in Market Harborough to provide additional GP accommodation would be sought;
- Capacity of primary school, 11-16 and post 16 educational establishments. S106 contributions towards a primary school extension and other school extensions would be sought. It is noted that the primary school site is constrained with limited space to extend;
- Shortfall in types of open space. Appropriate S106 contributions would be sought where a shortfall in certain types of open space is identified.

Lubenham has 2 out of the 6 key services identified in the Core Strategy. Based on the current Core Strategy definition, the range of services and facilities in Lubenham supports its continued designation as a Selected Rural Village. Market Harborough GP capacity issues have been identified and increased accommodation would be sought. S106 contributions would be sought towards improved GP surgery capacity and extensions to schools. It is noted that the primary school site is constrained with limited space to expand. Both issues need to be investigated further.

C) Natural Environment

Natural Environment Constraints in and around Lubenham

Issue/Constraint	Commentary
Landscape: District Landscape Character Assessment (2007) Market Harborough SDA Landscape and Visual Assessment	<p>Located within the Welland Valley Landscape Character Area which has medium landscape capacity to accommodate development (in general terms it is an area able to accommodate development or change with some degradation of the existing landscape character – mitigation measures would be needed to address adverse landscape impacts).</p> <p>A landscape focussed assessment of the extent of existing features and the detailed landscape sensitivity/capacity assessment of the SDA was carried. This study covers part of Lubenham parish and shows that the land to the east of the village, incorporating the slope, has low/medium low capacity to accommodate development. The map showing the capacity of land parcels within the SDA area of search is included at Appendix A.</p>
Area of Separation	The Core Strategy supports the continued separation of Lubenham and Market Harborough in policy
Tree Preservation Orders	<p>Group TPOs:</p> <ul style="list-style-type: none"> • Lime Tree house/Marton House/Meridian/The Chestnuts/Beech House/Ashtree House • Hideaway <p>There are 8 individual TPOs elsewhere in the village.</p>
SSSI	None in vicinity
Local Wildlife Sites	2 close to village: Orchard House Ash 1 (mature tree) and Orchard

	House Ash 2 (mature tree) lie on northern edge of village. 2 in north west of parish: Bunkers Hill Covert (woodland); Spring Hollow (woodland)
Protected Species and Wildlife Corridors	Great crested newts Badgers Bats River Welland and dismantled railway line.
Areas at risk of flooding	Area around River Welland and brook to west of village are in Flood Zones 2 and 3.
Footpaths and Bridleways	Village well served by RoW
Other settlement/local features	Dismantled railway line to south of village

D) Built Environment

Number of Dwellings: The Census 2011 found that there were 487 dwellings in Lubenham, representing an increase of 12% since the 2001 Census, same as the increase across the District.

The number of properties in the parish liable for council tax is 515 (2014).

Completions, Commencements and Planning Permissions: From 2011 to March 2014 the Council has recorded 2 house completions. As of March 2014 there were no dwellings under construction and 6 outstanding planning permissions for residential units.

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

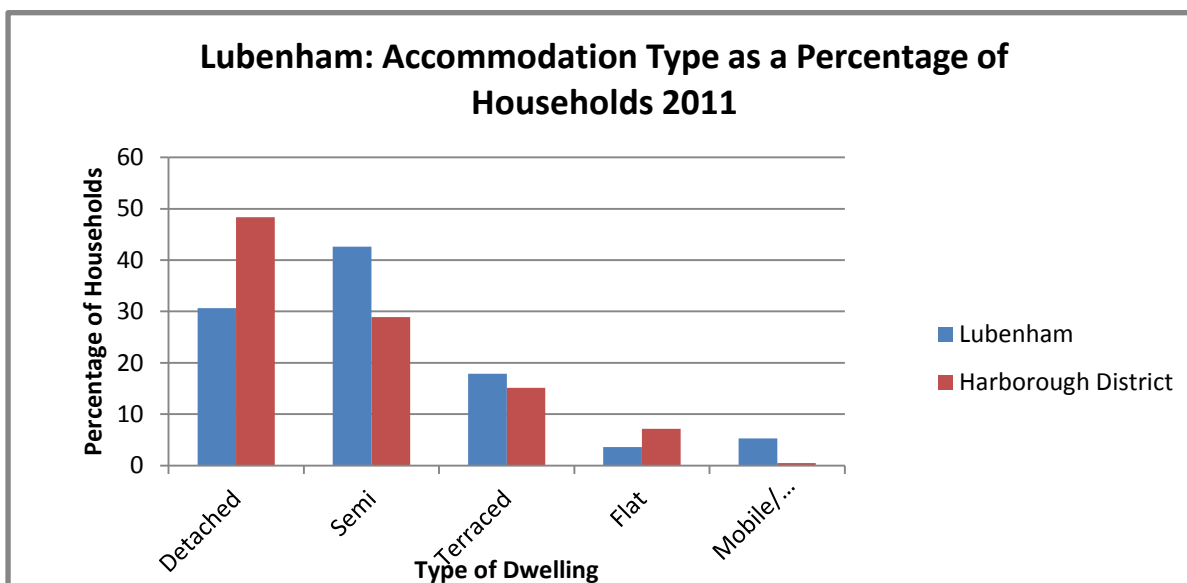
The following table summarises the SHLAA findings in relation to developable sites in Lubenham. The full document is available at:

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

No. developable sites identified in SHLAA 2014	Total area of developable sites	Estimated yield of developable sites (dwellings)	Estimated timeframe for Development (no. of dwellings)			
			0 - 5 years	6 - 10 years	11 – 15 years	16+ years
2	2.09ha	47	-	47	-	-

Tenure: In 2011, 74% of dwellings were owner occupied, a little below the District figure of 78% and down from 2001 when 77% of dwellings were owner occupied. 11% were social rented/shared ownership and 12% are private rented (up from 7% in 2001).

Accommodation Type: In terms of housing type, the percentage of households living in detached dwellings (31% in 2011) was well below the District level of 48%. The proportion of semi detached properties in Lubenham is particularly high in comparison to the District (almost 43% compared to 29%). The stock of mobile/other accommodation probably reflects the existence of Bramfield Park (Mobile Home Park) and Greenacres (Traveller's site) in the parish.



Source: ONS Census 2011

Under Occupancy: The 2011 Census found that almost 49% of households had at least 2 more bedrooms than required, same as the District figure.

Households: Of the 487 households in Lubenham:

- 26% were one person households (same as across the District);
- 21% are pensioner only households (compared to 23% across the District);
- 11% were single pensioner households (compared to 13% across the District);
- 28% have dependent children (compared to 30% across the District);
- 3% had no central heating.

Built Environment Features/Heritage Assets/Designations

Issue/Constraint	Commentary
Conservation Area	Lubenham Conservation Area was first designated in 1975. The boundary was revised in 2006. The designation incorporates much of the eastern part of the village.
Scheduled Monuments	1 – Old Hall moated site
Listed Buildings:	
Grade I	Church of All Saints
Grade II*	None

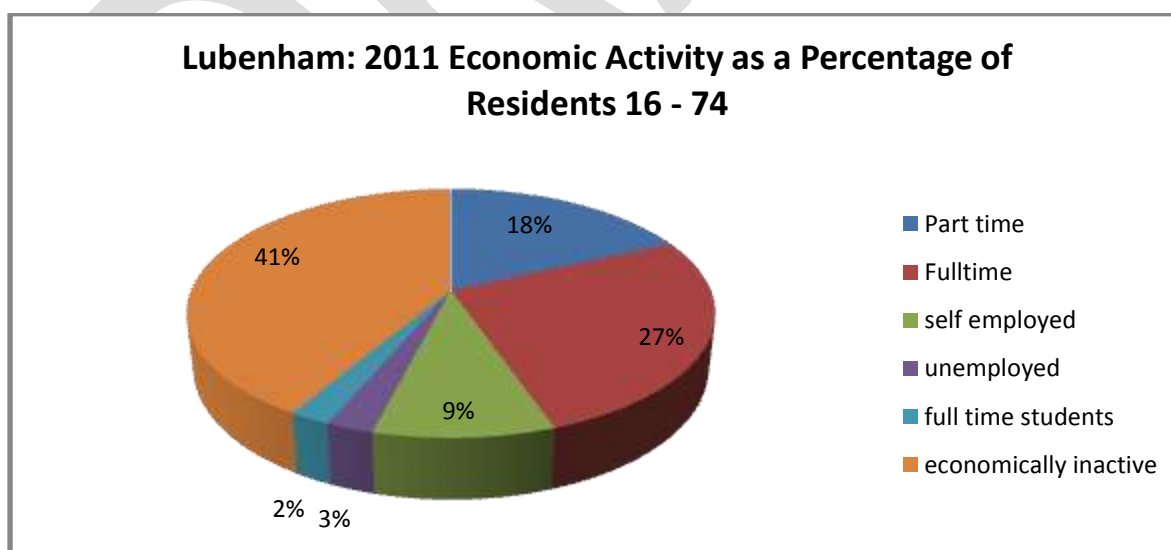
Grade II	16
Ridge and Furrow	Not known
Archaeological Sites	Area around Moat House/The Old Hall/Summer House/Moat
Recreation Grounds/Play Areas	Recreation ground and play area
Open Space, Sport and Recreation	See map
Other	HSE and National Grid Gas Buffer Consultation Zone runs to the north of the village

E) Local Employment and Economic Activity

Local Employment:

Alongside Deichmann Shoes and the prison, there are a number of small businesses in Lubenham which provided limited employment opportunities. Market Harborough with its much wider range of employers is close by. The Census found that, of the 816 people in employment in the parish, almost 30% either walk or cycle to work. This includes Gartree where a number of residents will be employed at the prison. Over 8% of those in employment work from home or mainly from home, similar to the District figure.

Economic Activity: In 2011, 59% of Lubenham's population aged 16-74 was economically active, lower than the District figure of 74%. This is accounted for by the prison population. The unemployment rate of was similar to the District figure of 2.5%. 137 people classed themselves as self employed. Of the economically inactive, 23% were retired.

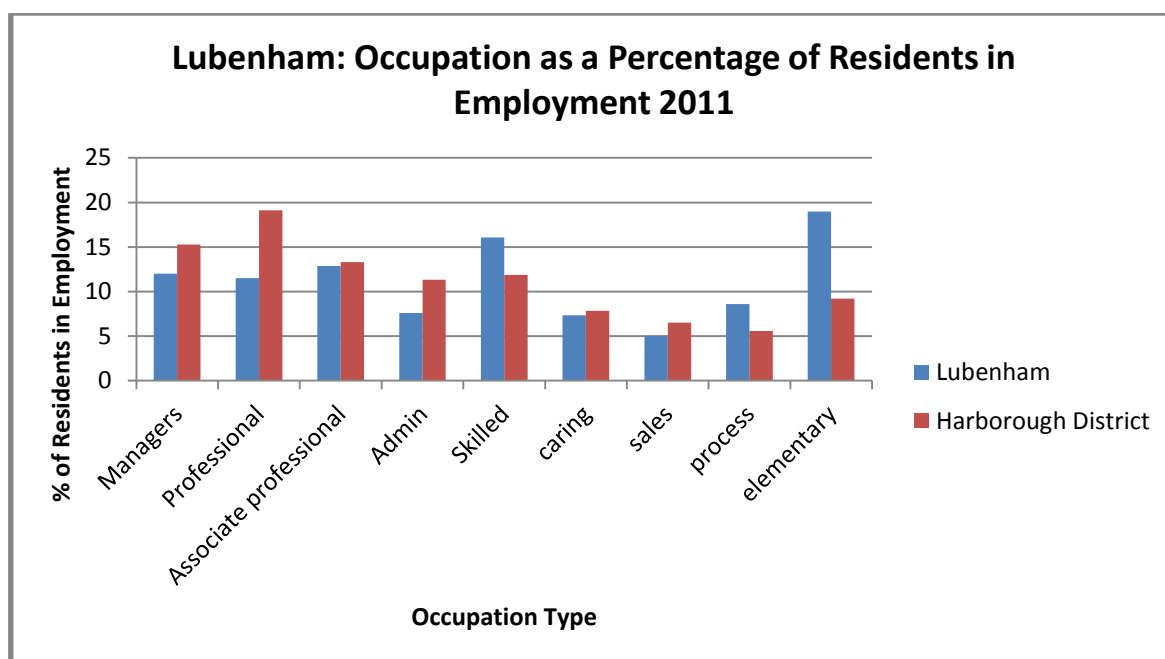


Source: ONS Census 2011

Qualifications (16 and over population including communal establishments): In 2011 the percentage of the 16 and over population without any qualifications was 21%, a little above the comparable District figure of 18% but below the regional and national levels of

23% and 25% respectively. 165 people (11%) had a degree or higher degree. Whilst this is below the District figure of 19%, it is skewed by the inclusion of the communal establishment population.

Occupation: The percentages in the managerial and professional occupations are below the corresponding levels for the District whilst the levels in the process and elementary occupations are well above the District figures. This reflects the range of communities and the varied housing accommodation types which are included in the parish of Lubenham.



Source: ONS Census 2011

Emerging Findings:

Opportunities

Lubenham benefits from a reasonable bus service between Market Harborough and Lutterworth, although this has been reduced recently. It has good access to Market Harborough and the motorway network via the A4304 and has fibre broadband. The village is relatively close to the train station. The village has 2 key services but is close to Market Harborough with its extensive range of services and facilities. Whilst the village provides some employment, there is a wide range of employment opportunities in Market Harborough.

Developable housing land has been identified through the SHLAA across 2 sites. A Neighbourhood Plan is being prepared for Lubenham and other sites may be identified as part of this process.

Constraints

The village primary school has limited capacity and an extension may be required. The site is constrained with limited space for an extension. Development would also be expected to

contribute to improved GP service capacity in Market Harborough. The capacity of the sewerage system is identified locally as an issue.

Maintaining Lubenham's separation from Market Harborough, particularly in light of the SDA development, is a local priority. There are also areas of low capacity between the two settlements identified in landscape evidence.

There is an extensive area of flood risk to the south of the village around the Welland. There are 2 Local Wildlife Sites close to northern edge of the village and a dismantled railway line to the south of the village.

The A4304 cuts through the village and is a significant barrier to movement and causes safety concerns. On street parking also causes issues around the village and will need to be addressed in development proposals. A safe cycle route to Market Harborough is being promoted.

Development would need to respect the scheduled monument, the Conservation Area and the high number of listed buildings (including their setting) in the village through sensitive siting and design.

Overall Summary

Lubenham has the services to support its continued designation as a Selected Rural Village and it is relatively close to Market Harborough with its extended range of services, facilities and employment opportunities. It has the capacity to accommodate limited growth providing development is sympathetic to the existing village form, its heritage assets, existing open spaces, the need to maintain separation from Market Harborough and the proposed SDA and any specific housing needs in the village.

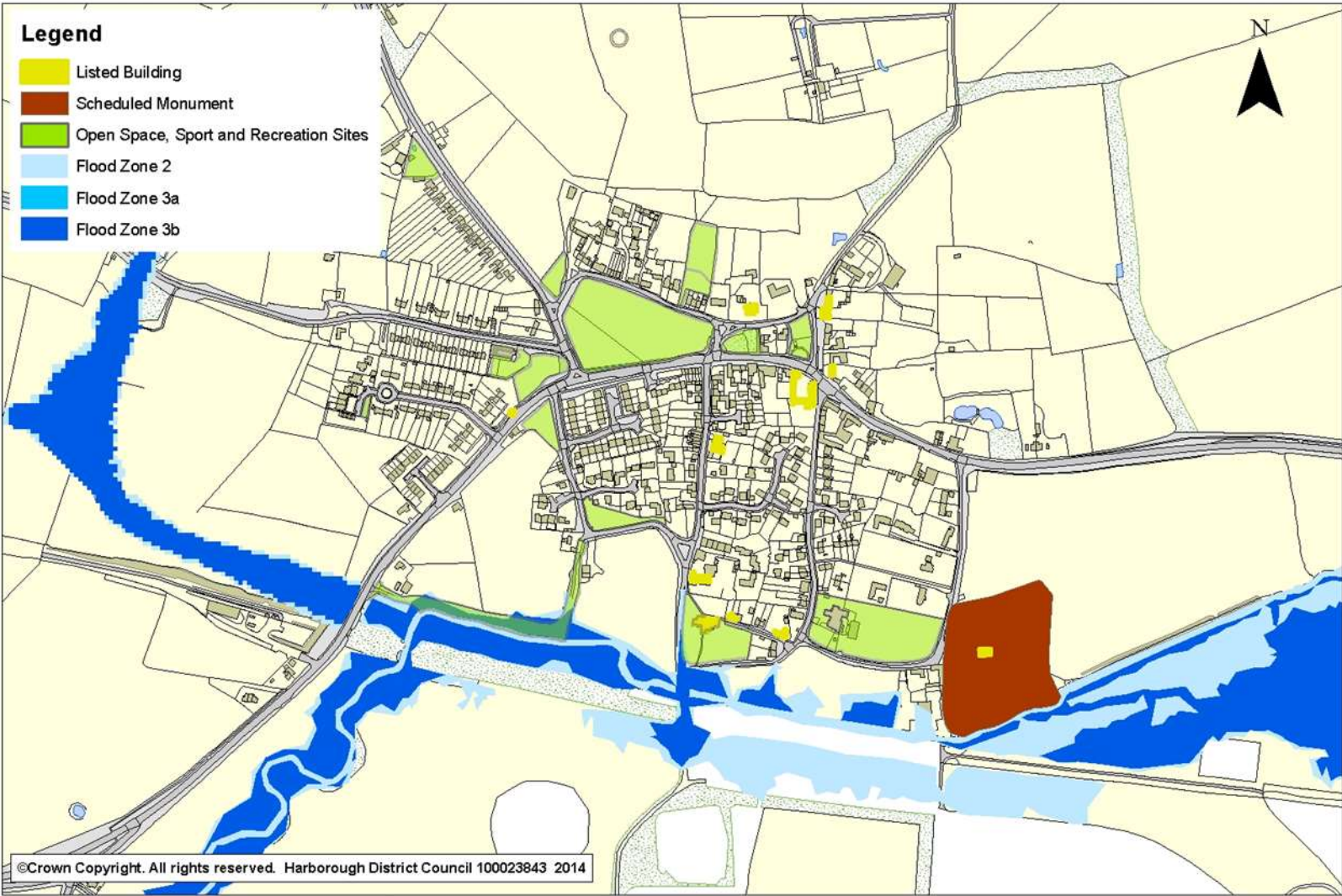
Appendix 1: Maps showing

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

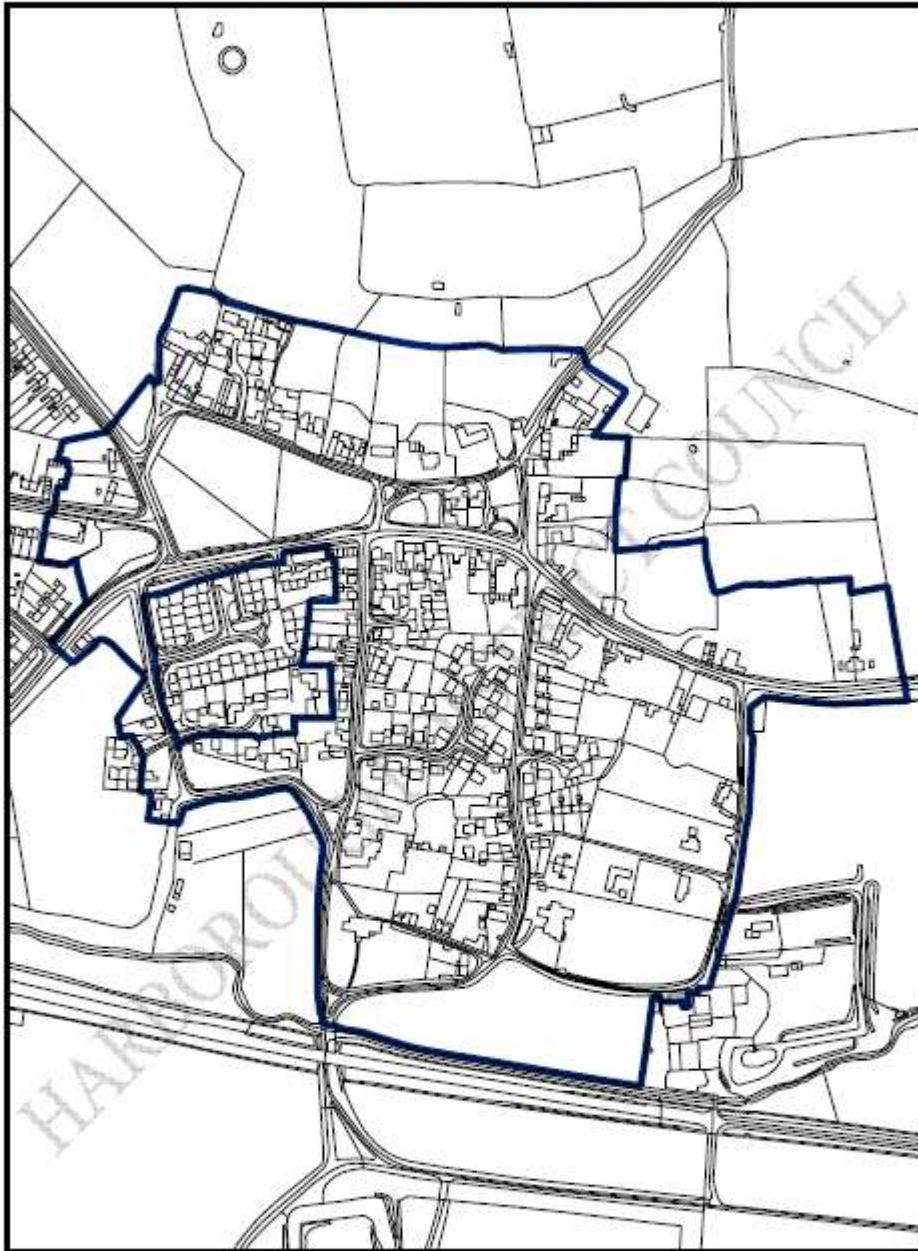
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Appendix 1

Lubenham




Lubenham Conservation Area



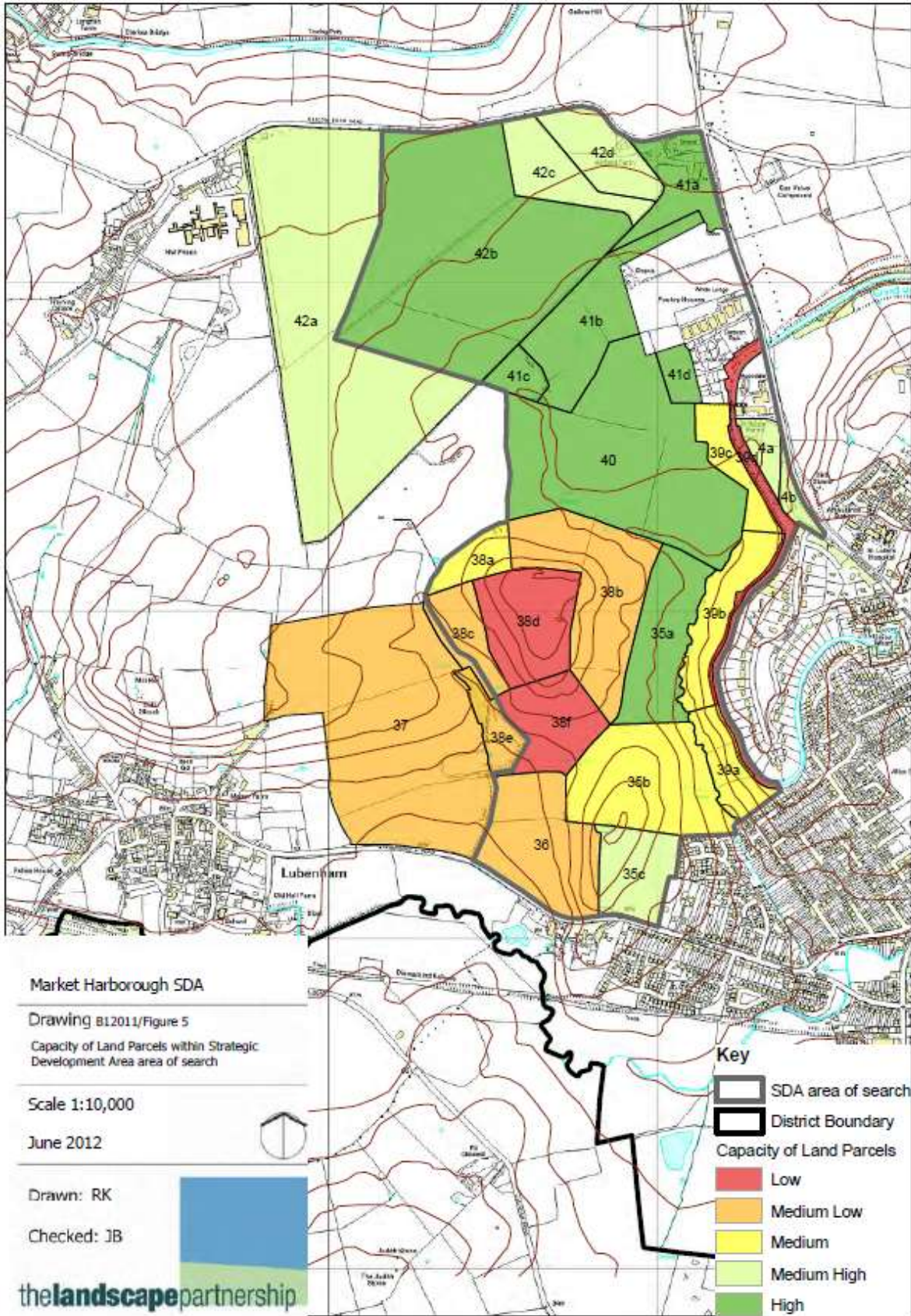
— Conservation Area Boundary 0 50 100 200 300 400 Meters

Designated 1975
Boundary Revised: 10th July 2006

1:4,006 

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Capacity of Land Parcels within the SDA Area of Search (2012) – Taken from MH SDA Landscape and Visual Assessment



SHLAA 2014 Lubeham Sites

