



**Harborough District Authority Monitoring
Report 2022-23**

~ 1 April 2022 to 31 March 2023 ~

Published February 2025

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1. Introduction

- 1.1 Monitoring is an important part of the planning process. The plan-led system requires the Development Plan to be the starting point for the consideration of planning applications. Through a plan, monitor, manage approach, the Council can evidence how the plan is being delivered and identify any issues where further action may be needed. The Authority Monitoring Report (AMR) is the principal way we monitor the delivery of the adopted Development Plan.
- 1.2 Production of an AMR is a requirement of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012. The monitoring of housing targets set in the Local Plan is also identified as a Key Activity in the Council's Corporate Plan, which sets out the key work priorities of the Council. This AMR also reports on the implementation of the Local Development Scheme (LDS) which sets out the timetable for plan-making in the district.
- 1.3 This AMR presents the findings of monitoring the 2011-2031 Harborough Local Plan. The AMR sets out progress against various policies within the plan in accordance with the monitoring framework set out in Appendix K of the Local Plan. There are some data gaps, but these will be filled as more information becomes available over time to be able to allow analysis.

2. Changes to Development Plan

- 2.1 This AMR reports on the 2022/23 period from 1 April 2022 to 31 March 2023. The Development Plan consists of District Council level planning documents, County Council Mineral and Waste Planning Documents and any made Neighbourhood Plans.
- 2.2 The Harborough Local Plan 2011-2031 was adopted on 30 April 2019. The County Council formally adopted the Leicestershire Minerals and Waste Local Plan up to 2031 on 25 September 2019.
- 2.3 Made Neighbourhood Plans were in place for Arnesby, Broughton Astley, Billesdon, Burton Overy, Great Bowden, Great Easton, Great Glen, Houghton on the Hill, Hungarton, the Kibworths, Lubenham, Medbourne, North Kilworth, Saddington, Scraftoft, Shearsby, South Kilworth, Swinford and Tur Langton. Reviews of the already made Foxton, Saddington (minor) and Hungarton (minor) Neighbourhood Plans were undertaken.
- 2.4 During the 2022/23 period reviews were undertaken of the already made. The East Langton Review Plan was made on 2 November 2022 after referendum. In addition to the above, the following new Neighbourhood Plans were made in 2022/23. These were:
 - Leire (16 May 2022); and
 - Tugby and Keythorpe (3 November 2022)

3. Local Development Scheme (LDS) and the Duty to Co-operate

- 1.1 An LDS sets out the project plan for the preparation of development plan documents, including the Local Plan.
- 1.2 The Council resolved to undertake a full update of the Local Plan in July 2021, given the implications of the increase in housing numbers for Leicester City Council and the resultant unmet need of 1,169 dwellings per annum to be met within the wider Leicestershire region.
- 1.3 A resolution to update the Local Plan an updated LDS was published in September 2021 and further updated in July 2022 and more recently in November 2023 (post this AMR period).

4. Housing Monitoring and Affordable Delivery

- 4.1 The monitoring of the delivery of open market and affordable homes is an important part of Local Plan monitoring. Commitments and completions can then be compared to the Local Plan Housing Trajectory, ensuring housing delivery remains on track.
- 4.2 During the 2022/23 monitoring period 9,29 new dwellings were completed, of which 191 were Affordable Homes: 106 Social Rented and Affordable Rented and 85 Shared Ownership.
- 4.3 Figure 1 below illustrates annual net additional dwellings from 2011/12 (the base date for the Local Plan) to 2022/23; housing supply has been encouragingly buoyant since the Harborough Local Plan 2011-31 was adopted in April 2019.

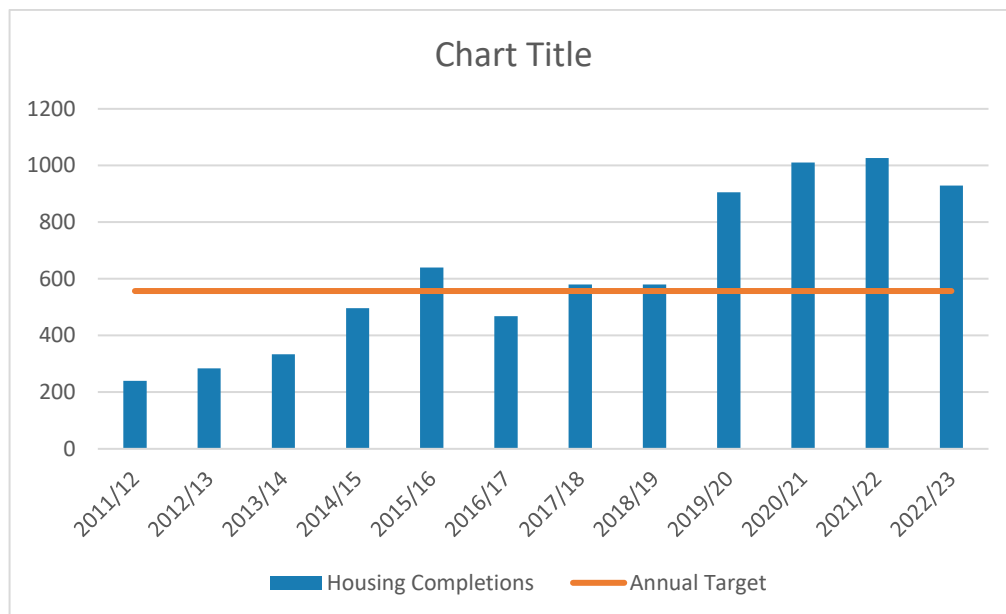


Figure 1: A bar and line graph to show annual new housing completions since 2011 (shown as columns / bars) and the minimum annual housing requirement of 557 dwellings per annum (the line), as set out in the adopted local plan to meet local housing needs.

5. Five- Year Housing Land Supply

- 5.1 The National Planning Policy Framework (NPPF) stipulates that Local Planning Authorities (LPAs) should provide an indication of whether there are sufficient development sites available to meet the housing needs in their area in the form of a '5 Year Housing Land Supply'.
- 5.2 Full details of this assessment are detailed in the 5 Year Housing Land Supply report, which is published on the Council's website. This can be viewed [here](#).
- 5.3 **Housing requirement, shortfall and buffer:** The adopted Harborough Local Plan 2011-2031 sets a housing requirement of 557 dwellings per annum (dpa). The shortfall to add to the 5-year housing requirement is the difference between the total housing requirement (2011 to date), and actual housing completions (2011 to date).
- 5.4 The District's housing delivery from the start of the plan period (1 April 2011) to 31 March 2023 has exceeded the required 557 dwellings per annum. We have delivered a cumulative total of 958 dwellings over the required annual provision between 2011 and 2023. On this basis, there is no housing shortfall to add to the housing requirement for the five-year period from 1 April 2023 to 31 March 2028.
- 5.5 The National Planning Policy Framework (Dec 2023) (paragraph 79) specifies that an appropriate buffer should be added to the 5-year housing land supply calculation, if there is evidence of persistent undersupply, i.e. when the Housing Delivery Test result for the Local Planning Authority is 85% or less (paragraph 77, footnote 43 of the framework). Therefore, it is not necessary to add a buffer to Harborough District's housing requirement figure at the current time.
- 5.6 **Projected supply:** This is comprised of housing supply from a range of development sites across the District including allocated sites, the Market Harborough Strategic Development Area (SDA), Neighbourhood Plan allocated sites, major sites with planning permission (for 10 or more dwellings) and projected supply from small sites (up to 9 dwellings) with planning permission.
- 5.7 In the absence of national planning guidance regarding the treatment of oversupply in five-year housing land supply calculations, the Council has employed both established methodologies when considering how to treat oversupply. The Council can demonstrate more than 5 years housing land supply using either methodology (Table 1 below). However, whilst updated guidance is awaited the Council's preference is to take a cautious approach by application of the Liverpool method, therefore, the Harborough District

Local Planning Authority could demonstrate for the period 1 April 2022 to 31 March 2023, a five-year supply of 2,699 new dwellings. This equates to sufficient supply for 6.17 years of housing.

Table 1 Harborough District Council's Five-Year Housing and Land Supply calculation method and position outcome, as of 31 March 2023

Row	Part 1: Housing Requirement	Total	Calculation
A	Housing Requirement for Harborough District 2011-2031	11,140	n/a
B	Less dwellings completed between 01/04/2011 and 31/03/2023	7,642	n/a
C	Leaves a residual requirement of	3,498	A - B
D	Annual requirement (for remaining plan period 01/04/2023 to 31/03/2031 (8 years))	437	C / 8
E	Total Five-Year Housing Requirement	2,186	= D x 5 years
Row	Part 2: Supply of Sites 1 April 2023 to 31 March 2028	Total	Calculation
F	Projected delivery from Local Plan Allocated sites	521	n/a
G	Projected delivery from Market Harborough SDA	718	n/a
H	Projected delivery from Neighbourhood Plan Allocated Sites	241	n/a
I	Projected delivery from Major sites with planning permission	677	n/a
J	Projected delivery from sites with planning permission, pending a Section 106 Agreement	-	n/a
K	Projected delivery from small sites with planning permission	542	n/a
L	Five-Year Supply of deliverable sites	2,699	= F + G + H + I + J + K
Row	Part 3: Five Year Assessment calculation	Total	Calculation
M	Assessed annual requirement	437	D
N	Assessed Five-Year Supply of Deliverable Dwellings	2,699	L
O	Supply of Land as a percentage of the requirement	123.5%	N - E
P	Years Supply of Land	6.17	N / M

Table 2 5-year supply summary showing results of Liverpool and Sedgfield methods

	Sedgfield Method	Liverpool Method	Reported Range
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Annual Housing Requirement, less oversupply to date of 958 dwellings	365 dwellings per annum (dpa)	437 dpa	365 to 437 dpa
5-Year Housing Land Supply Requirement	1,827 dwellings	2,186 dwellings	1,827 to 2,186 dwellings
Total Completions 01 Apr 2022 to 31 Mar 2023	929 dwellings	929 dwellings	929 dwellings
Projected Housing Supply 01 Apr 2023 to 31 Mar 2028	2,699 dwellings	2,699 dwellings	2,699 dwellings
5 Year Housing Land Supply 01 Apr 2023 to 31 Mar 2028	7.39 years	6.17 years	6.17 to 7.39 years

6. Housing Delivery Test

6.1 The Housing Delivery Test (HDT) is a compulsory calculation undertaken by Government. It assesses the performance of Local Planning Authorities in delivering housing and its purpose is two-fold:

- **Planning application decisions:** the HDT result can trigger the presumption in favour of sustainable development when the HDT is 75% or lower (paragraph 79 of the National Planning Policy Framework (NPPF)).
- **Five-year housing land supply (5YS):** the better the HDT result, the smaller the buffer that local authorities are obliged to add to their housing requirement figures in the 5YS calculation. Sanctions are set out in paragraph 79 and footnote 8 of the framework and are summarised below:

Table 3 Consequences of Housing Delivery Test results as set out in the Framework.

HDT Result	Consequence
≤95%	The authority should prepare an action plan
≤85%	20% buffer and duty bound to produce an Action Plan
≤75%	20% buffer, duty bound to produce and Action Plan and triggers the presumption in favour of sustainable development

6.2 In terms of setting the housing requirement figure for each year of the calculation, the HDT Rulebook stipulates that the housing requirement figure should be the lower of:

- the adopted housing requirement figure including any agreed unmet need (557 dpa for Harborough District);
- the local housing need figure (516 dpa),

6.3 The MHCLG published official results on 19 December 2023, for the period 1 April 2021 to 31 March 2022; based on the previous three years of housing delivery. Based on the housing requirements set out above, the Housing Delivery Test score for Harborough District Council is 216%.

7. Custom and Self-Build Monitoring

- 7.1 Under the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) the Council has a legal duty to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land within the District to bring forward self-build and custom housebuilding projects. As a local planning authority, the Council must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period and is also required to have regard to the register when carrying out its planning, housing, land disposal and regeneration functions.
- 7.2 The Harborough Local Plan, which was adopted in 2019, sets out the Council's approach to supporting self-build and custom housebuilding. Policy H5 Housing standards, mix and standards supports the delivery of self-build plots and custom housebuilding in any location that is suitable for housing. The policy also encourages self-build/custom housing on strategic allocations capable of accommodating 250 dwellings or more (as part of an appropriate mix of dwellings) where there is evidence of demand. Policies L1 East of Lutterworth Strategic Development Area and SC1 Scraftoft North Strategic Development Area specify that the provision of serviced plots for self-build and custom housebuilding should form part of a suitable mix of housing types within these areas.
- 7.3 Table 4 below sets out the number of entries on the Self-Build and Custom Housebuilding Register for each completed Base Period (31 October – 30 October) as of the end of March 2023.

Table 4 A table to show the number of entries on the Self Build and Custom Housebuilding Register for each completed base period as at 31 March 2023

Base Period	Individuals	Associations	Plots required
1 (launch - 30/10/16)	7	0	7
2 (31/10/16 - 30/10/17)	14	0	14
3 (31/10/17 - 30/10/18)	10	0	10
4 (31/10/18 - 30/10/19)	17	0	17
5 (31/10/19 – 30/10/20)	39	0	39
6 (31/10/20 – 30/10/21)	35	0	35
7 (31/10/21 – 30/10/22)	28	0	30
Totals	150	0	152

7.4 Of those on the register as of 31 March 2023:

- More than three quarters of entrants are seeking to build properties with 4 or more bedrooms;
- The size of plot required is fairly equally split between over 500sqm, 300-500sqm and 150-300sqm;
- Almost all are seeking a plot for a detached house;
- While about a quarter of entrants identify up to 5 of the sustainable settlements (listed on the application form) as their preferred location for a self-build plot, a third of entrants are much less specific, selecting 10 or more preferred locations.

7.5 The Council has 3 years to grant planning permissions for plots equivalent to entries on the register for a base period. As of March 2023, there were 48 entries on the district's self-build register for the base periods 1 (launch to 30 October 2016), 2 (31 October 2016 to 30 October 2017), 3 (31 October 2017 to 30 October 2018) and 4 (31 October 2018 to 30 October 2019). As at 31st March 2023, the following permissions had been granted for 29 self and custom build plots.

Table 5 Permissions granted for self and custom build to 31st March 2023

Base period permission granted	Planning permission reference	Decision date	Settlement	Number of plots 1.1
3	18/01006/OUT	31/08/2018	Great Glen	5
4	16/00034/OUT 18/00058/REM 18/02144/REM	12/02/2019	Shangton	11
5	20/00496/OUT	28/05/2020	Broughton Astley	1
6	20/01893/FUL	07/07/2021	Hungarton	2
7	19/00250/OUT	15/05/2022	Lutterworth	0
7	21/01090/FUL	08/09/2022	Walton	1
8	21/00826/OUT	29/11/2022	Sutton in the Elms	9
				Total 29

7.6 A further 15 self-build plots as part of the outline planning permission for the East of Lutterworth Strategic Development Area (19/00250/OUT) have not been included in the totals as they are not yet available.

7.7 Information about the Council's approach to promoting self-build and custom housebuilding and to meeting its legislative duties is set out in its [Self-build and Custom Housebuilding Corporate Policy](#) document. This was endorsed by the Council's Cabinet on 6 July 2020.

7.8 Further details about the register and applying to join the register through the online form are available on the Council's [website](#).

8. Gypsy, Traveller and Travelling Showpeople Monitoring

- 8.1 The Council is required to plan for all housing needs including those of the Gypsy and Traveller and Travelling Showpeople communities.
- 8.2 In December 2023, the Government published an updated version of the Planning Policy for Traveller Sites. In Annex 1, the document revised the definition of gypsies and travellers, and travelling showpeople to include those who have ceased to travel temporarily or permanently. As a result of this change, those who did not meet the definition when the Gypsy and Traveller Accommodation Assessment for Leicester and Leicestershire (GTAA) was prepared in 2017 have now been included into the calculations of five-year land supply for gypsies and travellers, and for travelling showpeople.

Gypsy and Traveller Pitches

- 8.3 The GTAA provides the evidence base for the adopted Local Plan.
- 8.4 The GTAA sites found a requirement for a total of 5 pitches over the whole plan period (2011-2031):
- 3 new pitches by March 2021
 - 1 further pitch by March 2026
 - 1 further pitch March 2031
- 8.5 As with other housing requirements, this is a minimum, not a maximum target.
- 8.6 Policy H6: Gypsy, Traveller and Travelling Showpeople in the adopted Local Plan sets out both how the planning authority will be both proactive and reactive on this issue.
- 8.7 The policy identifies how the pitch requirement will be addressed through the allocation of sites at Claybrooke Parva (3 pitches), Smithfields, Dunton Bassett (2 additional pitches existing boundary) and a reserve site at Bonham's Lane for 10 pitches.
- 8.8 The policy protects existing sites from non-Gypsy and Traveller development. It also sets out how any other applications for new Gypsy and Traveller pitches would be considered.

Calculating Gypsy and Traveller pitch requirements

- 8.9 The Local Plan includes an identified pitch requirement for 29 new pitches over the whole plan period (2016-2031). This equates to an annual

requirement of 1.93 pitches per year. A 5% buffer has been added to the annual housing requirement figure 'to ensure choice and competition in the market for land', conforming to paragraph 73(a) of the 2019 National Planning Policy Framework. Previous shortfall of delivery has also been added. This brings the annual requirement to 4.84 pitches per year for the next 5 years, a total 5-year requirement of 24.22 pitches.

8.10 During the 2022/23 AMR period, the council noted no new pitch completions. The assessed supply for 22/23 onwards is 5 pitches, which equates to 1.03 years' worth of supply, as set out in Table 6.

8.11 The Local Plan has therefore planned for and delivered the 4 pitches required to meet the known Gypsy and Traveller need for 2016-2026; a minimum of 1 additional pitch needs to be completed by 2031 to meet the requirement for the plan period. Table 6 shows the land supply position for Gypsy and Traveller pitches as of 31 March 23.

Table 6 The five-year supply of gypsy and traveller pitches as of 31 March 2023

Row	Harborough District Gypsy and Traveller Pitch Requirements 2016-2031	Total	Calculation
A	Pitch requirement for Harborough District 2016-2031	5	n/a
B	Adopted estimation of Gypsy & Traveller pitch requirement for those who do not meet the PPTS definition, for Harborough District 2016-2031	24	
C	Total requirement for Harborough District 2016-2031	29	A + B
D	Annual Pitch requirement	1.93	C / 15 years
E	5-year Pitch requirement	9.67	D * 5 years
F	Pitch requirement to date (1 Apr 2016 to 31 March 2023)	13.53	D * 7 years
G	Recorded pitch completions 1 Apr 2016 to 31 March 2023	4	n/a
H	Shortfall to add to the next 5 years requirement	9.53	F - G
I	Annual pitch requirement including Shortfall, before buffer	4.61	F + H / 5
J	Additional 5% buffer	0.23	I * 0.05
K	Annual requirement for the next 5 years, including 5% buffer	4.84	I + J
L	Total Five Year Pitch Requirement	24.22	K * 5
	Supply of sites: 1 April 2016 to 31 March 2022		
M	18/01350/FUL - Spinney View Farm, Claybrooke Parva Permission Issued: 26.09.2018. Status: Commenced	3	n/a
N	Local Plan Allocation H6 - Smithfields, Lutterworth Rd, Dunton Bassett	2	n/a
O	Five-Year Supply of deliverable sites	5	M + N

Five Year Assessment Calculation, 1 Apr 2023 – 31 March 2028			
P	Annual requirement plus 5% buffer	4.84	K
Q	Assessed five-year supply of deliverable pitches	5	O
R	Supply of pitches as a percentage of the requirement	20.64%	$Q / L * 100$
S	Years supply of Pitches	1.03	Q / P

Unidentified Gypsy and Traveller Needs

8.12 Need arising from those who do not meet the planning definition, or unknown needs has been recognised in the Local Plan. Policy H6 includes a reserve site at Boneham's Lane, Gilmorton "to meet future accommodation needs due to either i) an increase in the need of pitches arising from a change to the Planning Policy Traveller Sites (PPTS) definition; and/or sufficient evidence is provided that the identified 'unknown' Gypsy and Traveller population does meet the PPTS definition of Gypsy and Traveller. The policy also sets out how any other applications for Gypsy and Traveller Pitches will be considered.

8.13 An assessed supply position including this reserve site has also been calculated. The 5-year supply position including this site is 3.10 years as set out below.

Table 7 The five-year requirement of gypsy and traveller pitches as of 31 March 2023

Row	Harborough District Gypsy and Traveller Pitch Requirements 2016-2031	Total	Calculation
A	Pitch requirement for Harborough District 2016-2031	5	n/a
B	Adopted estimation of Gypsy & Traveller pitch requirement for those who do not meet the PPTS definition, for Harborough District 2016-2031	24	
C	Total requirement for Harborough District 2016-2031	29	A + B
D	Annual Pitch requirement	1.93	C / 15 years
E	5-year Pitch requirement	9.67	D * 5 years
F	Pitch requirement to date (1 Apr 2016 to 31 March 2023)	13.53	D * 7 years
G	Recorded pitch completions 1 Apr 2016 to 31 March 2022	4	n/a
H	Shortfall to add to the next 5 years requirement	9.53	F - G
I	Annual pitch requirement including Shortfall, before buffer	4.61	F + H / 5
J	Additional 5% buffer	0.23	I * 0.05
K	Annual requirement for the next 5 years, including 5% buffer	4.84	I + J
L	Total Five Year Pitch Requirement	24.22	K * 5
	Supply of sites: 1 April 2016 to 31 March 2022		
M	18/01350/FUL - Spinney View Farm, Claybrooke Parva Permission Issued: 26.09.2018. Status: Commenced	3	n/a

N	Local Plan Allocation H6 - Smithfields, Lutterworth Rd, Dunton Bassett	2	n/a
O	Local Plan reserve site for evidenced need arising from the identified 'unknown' population and/or changes to the PPTS definition: Land at Boneham's Lane, Gilmorton	10	n/a
P	Five-Year Supply of deliverable sites	15	M + N + O
	Five Year Assessment Calculation, 1 Apr 2022 – 31 March 2027		
Q	Annual requirement plus 5% buffer	4.84	K
R	Assessed five-year supply of deliverable pitches	15	P
S	Supply of pitches as a percentage of the requirement	61.93%	R / L * 100
T	Years supply of Pitches	3.10	R / Q

Travelling Showpeople Plots

8.14 There are no known sites for future supply at present, until new sites come forward for planning permission. Table 8 shows the land supply position for Travelling Showpeople plots as of 31 March 2023 which is 0 years supply of plots.

Table 8 The Five-Year Supply of Travelling Show People plots as of 31 March 2023

Row	Harborough District Travelling Showpeople Pitch Requirements 2016-2031	Total	Calculation
A	Plot requirement for Harborough District 2016-2031	30	n/a
B	Adopted estimation of Travelling Showpeople plot requirement for those who do not meet the PPTS definition, for Harborough District 2016-2031	4	
C	Total requirement for Harborough District 2016-2031	34	A + B
D	Annual Plot requirement	2.27	C / 15 years
E	5-year Plot requirement	11.33	D * 5 years
F	Plot requirement to date (1 Apr 2016 to 31 March 2023)	15.87	D * 7 years
G	Recorded plot completions 1 Apr 2016 to 31 March 2023 17/01357/FUL - 18 plots, Land at Moorbarns Lane Lutterworth	18	n/a
H	Shortfall to add to the next 5 years requirement	0.00	F - G
I	Annual plot requirement including Shortfall, before buffer	3.17	F + H / 5
J	Additional 5% buffer	0.16	I * 0.05
K	Annual requirement for the next 5 years, including 5% buffer	3.33	I + J
L	Total Five Year Plot Requirement	16.66	K * 5
	Supply of sites: 1 April 2016 to 31 March 2023		

M	None	0	n/a
O	Five-Year Supply of deliverable sites	0	M + N
	Five Year Assessment Calculation, 1 Apr 2023 – 31 March 2028		
P	Annual requirement plus 5% buffer	3.33	K
Q	Assessed five-year supply of deliverable plots	0	O
R	Supply of plots as a percentage of the requirement	0.00%	$Q / L * 100$
S	Years supply of plots	0.00	Q / P

9. Employment Land Monitoring

Completions

9.1 During the 2022/23 monitoring period 63.5ha of employment land was completed in the district and 0.4ha of employment land was lost to alternative uses, giving a net employment land completions figure of 63ha for the year. Table 9 provides a breakdown of Net Completions by employment type and states equivalent floorspace (sqm). Table 10 shows the quantity of net completions on allocated sites.

Table 9 Completions by employment type

Employment Monitoring 2022/23 (by category)	Net Completions 2022/23 (hectares)	Net Completions 2022/23 (floorspace equivalent sqm)
<i>Office</i>	0	262
<i>Industrial</i>	-0.1	-254
<i>Non Strategic Storage & Distribution</i>	0.5	2,153
<i>Strategic Storage & Distribution</i>	62.5	197,127
<i>Total</i>	63	199,288

Table 10 Net completions on allocated sites

Employment completions 2022/23 by type	Allocated sites (net)	Other sites (net)	Net completions 2022/23
Office (ha)	0	0	0
Industrial (ha)	0.3	-0.07	0.23
Non-strategic Storage & Distribution (ha)	0.25	0.46	0.71
Strategic Storage & Distribution (ha)	19.54	0.43.1	62.64
Total ha	20.09	43.5	63.5

Equivalent floorspace Total sq.m	104,398	94,890	199,288
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Commitments/Supply

9.2 Table 11 & 12 gives an overview of the district's employment land supply on 1 April 2023 which totals 242.9Ha. Supply exists for all types of employment: office, industrial and warehousing. Overall, the largest element of supply is for strategic warehousing. This comprises 2 extensions (1 allocated, 1 other) to Magna Park near Lutterworth, marketed as Magna Park North and Magna Park South.

Table 11 Overview of total employment land supply (ha) on 1 April 2023

Employment Supply at 01/04/23 by type (ha)	Net Commitments 2022/23)	Net Commitments Previous Years	Grand Total-Supply
Office	0.1	17.1	17.2
Industrial	0.3	20.8	21.1
Non-Strategic Storage & Distribution	1.1	23.1	24.2
Strategic Storage & Distribution	0	179.9	179.9
Total	1.5	240.9	242.4

Table 12 Overview of total employment land supply (sqm) on 1 April 2023

Employment Supply at 01/04/23 Floorspace Equivalent (sqm)	Net Commitments 2022/23)	Net Commitments Previous Years	Grand Total-Supply
Office	562	70,338	70,900
Industrial	1020	69,894	70,914
Non-Strategic Storage & Distribution	2460	84,282	86,742
Strategic Storage & Distribution	0	265,322	265,322
Total	4042	489,836	493,878

Table 13 Net commitments on allocated sites

1.2 Employment Supply at 01/04/23 (by type)	Net Commitments (Allocated Sites)	Net Commitments (Other sites)	Grand Total- Supply
Office	18.3	-1.1	17.2
Industrial	19.8	1.3	21.1
Non-Strategic Storage & Distribution	22.9	1.3	24.2

Strategic Storage & Distribution	159.8	20.1	179.9
Total (ha)	220.8	21.6	242.3
1.3 Total equivalent floorspace (sqm)	422,614	71,264	493,878

9.3 Most of the district's employment supply is on allocated sites (Table 13).

These sites are expected to be developed gradually, potentially in phases, delivering completed unit/s periodically throughout the remainder of the plan period to 2031. The pace of delivery will depend on the strength of the wider economy, local market conditions and any ongoing implications of Brexit and the Covid-19 pandemic, as in the past delivery is likely to vary from year to year.

9.4 Of the 12 allocated employment sites, 5 are partially developed and 3 have extant consent, 2 in outline and 1 with reserved matters approved for Phase 1. Outline permission for another 2 was lapsed on 31 March 2022 although these remain as commitments due to their allocation status. The remaining 2 allocations had planning applications pending on 31 March 2022.

10. Monitoring the Employment Key Indicators of The Harborough Local Plan 2011-2031 Monitoring Framework (Appendix K)

- 10.1 The Harborough Local Plan 2011-2031 Monitoring Framework (Appendix K) contains several Key Indicators related to employment policies and the delivery of land for business and employment. Performance against these Key Indicators is set out in Appendix 1.

11. Employment Trends

11.1 Table 14 shows the trend in net employment land completions in the district annually over the Plan period 2011/12 to 2022/23.

Table 14 Annual Net Completions

Year	Total (Hectares)
2011/12	1.6
2012/13	1.4
2013/14	2.3
2014/15	-4
2015/16	7.2
2016/17	1.4
2017/18	5.9
2018/19	0.3
2019/20	58.7
2020/21	26
2021/22	7.1
2022/23	63
Total all years	171

11.2 The data shows that the net completion figure for 2022/23 is 63Ha substantially higher than all previous years except 2019/20. Completions in 2022/23 are up compared to the previous 2 years, due to the construction of further new units at Magna Park North and South during the year which were begun in the previous monitoring year. Figure 3 shows the trend for employment land completions by B class use over the period 2011/12 to 2022/23.

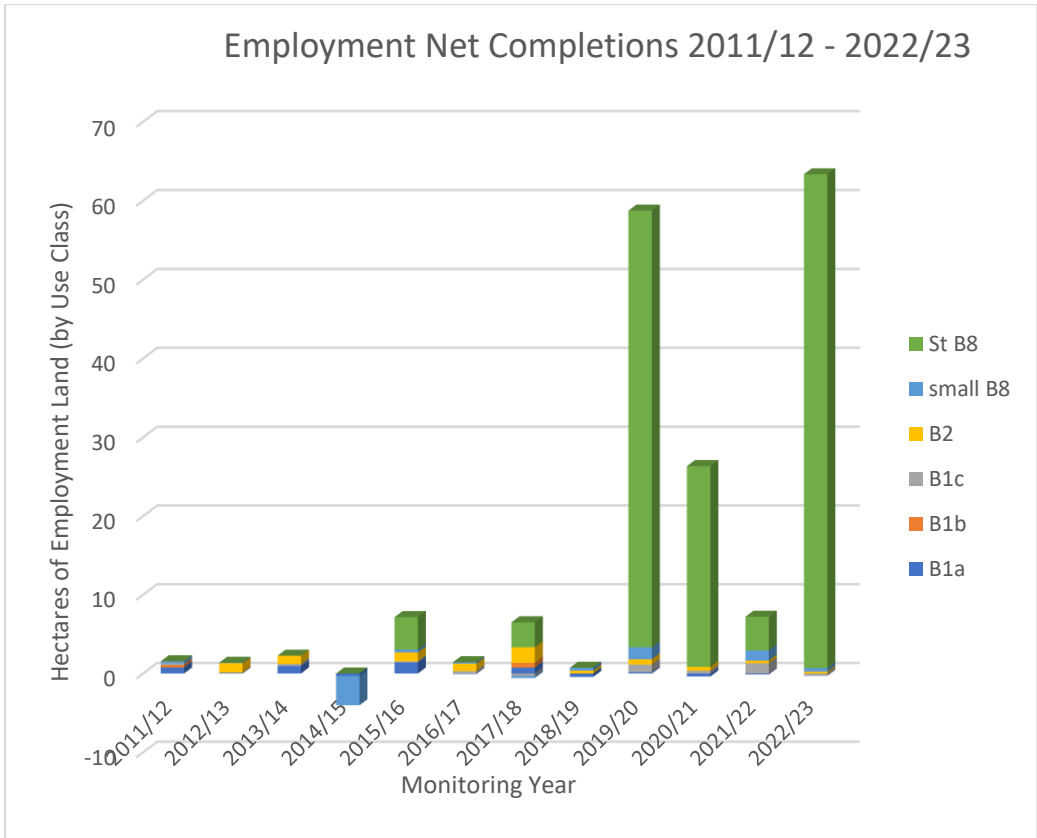


Figure 2 Employment Net Completion by use 2011-2023

12.Retail Monitoring

12.1 Retail monitoring data is currently unavailable and will be updated once it is available.

13. Heritage and Conservation Areas

- 13.1 The Council has a heritage and conservation policy officer whose role is to review conservation areas across the district. A heritage champion has also been appointed by the Council. The heritage champion is currently Councillor Bateman. Their role is to support and promote the protection of the historic environment across Harborough District.
- 13.2 Within the Harborough District there are 1,284 Listed Buildings, 6 Historic Parks & Gardens, 65 Scheduled Monuments, 62 Conservation Areas with The Grand Union Canal designated separately as a Conservation Area.
- 13.3 A programme of work to review and re-appraise the conservation areas is now underway. A conservation area appraisal and management plan was adopted for Bitteswell in February 2023.
- 13.4 There are no conservation areas at risk. The Historic England Heritage at Risk Register 2022 records one building, eight places of worship and one archaeological site, eight places of worship and one archaeological site. Work on the Kibworth Harcourt Windmill has resulted in its removal from the register in 2022. Work is ongoing at Withcote Hall to facilitate its removal from the register.
- 13.5 In February 2023 the Council added 11 new entries to its 'Local List of Non-Designated Heritage Assets'. The full list can be found [here](#).

14. Community Infrastructure Levy (CIL)

14.1 Harborough District Council has not adopted CIL.

15. Neighbourhood Planning

15.1 Neighbourhood Planning is an important part of plan-making in Harborough. It is for the parish or town council, or a neighbourhood forum, to prepare the Neighbourhood Development Plan, if they choose to do so. The Council meets the requirements of paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) to give assistance and advice to Neighbourhood Plan groups.

15.2 The Council can offer early advice about whether a Neighbourhood Development Plan is the most appropriate planning document for a community given the local needs and aspirations and whether any wider strategic planning policies are relevant to the area.

15.3 HDC has undertaken to:

- be proactive in providing information and data to communities about neighbourhood planning when required.
- fulfil its duties and take decisions as soon as possible, and within statutory time periods where these apply.
- set out a clear and transparent decision-making timetable and share this with those wishing to prepare a neighbourhood plan or an Order.
- constructively engage with the Qualifying Body throughout the process including when considering the recommendations of the independent examiner of a neighbourhood development plan or Order proposal.

15.4 HDC is obliged to:

- designate the neighbourhood area.
- designate a neighbourhood forum.
- issue the decision by the local planning authority on whether to put a neighbourhood plan or order proposal to referendum following receipt of the report of the independent examiner.
- issue details of time periods for a local planning authority to seek further representations and make a final decision, where they propose to make a decision which differs from that recommended by the examiner.
- adhere to the time period within which the referendum must be held, following the decision that the plan or Order proposal should be put to referendum;
- adhere to the time period for a local planning authority to make a neighbourhood plan or Order after it has been approved in each applicable referendum.

- adhere to the time period for a local planning authority to make a modified neighbourhood plan following receipt of the report of the independent examiner, where the modifications do not change the nature of the plan.

15.5 HDC is also required to check proposed Neighbourhood Development Plans to ensure that it meets all the relevant legislation and regulations, and generally conforms to the strategic elements of the Local Plan. Paragraph 1.6.6 of the adopted Local Plan identifies policies that are not strategic and with the exception of these policies, neighbourhood plans should be in general conformity with all policies in the Local Plan. Once a draft Neighbourhood Development Plan has been prepared correctly, the Council arranges for an independent examination. If the Neighbourhood Development Plan passes the examination, the Council is responsible for arranging a local referendum concerning support for the plan. The costs incurred by the examination and the referendum will be met by the Council. If the referendum supports the Neighbourhood Development Plan, then the Neighbourhood Plan is 'made' and becomes part of the overall development plan (which includes the Local Plan and associated documents).

15.6 During the 2022/23 period reviews were undertaken of the already made. East Langton Neighbourhood Plan. The East Langton Review Plan was made on 2 November 2022 after referendum.

15.7 There were two new Neighbourhood Plans were made in 2022/23:

- Leire (16 May 2022); and
- Tugby and Keythorpe (3 November 2022)

16. Duty to Cooperate Activity

- 16.1 The Duty to Cooperate (DtC) was introduced through the Localism Act 2011 and is a legal duty for local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis on strategic cross boundary matters when preparing local plans. The Duty to Cooperate is not a duty to agree but local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters.
- 16.2 Harborough District forms part of the Leicester and Leicestershire (L&L) Housing Market Area (HMA) and Functional Economic Market Area (FEMA). The Council has developed a particularly strong working relationship with the L&L authorities. There is a long history of cooperation and working on joint evidence documents and strategic matters. This includes the preparation of the non-statutory Strategic Growth Plan (2018) which sets out vision and strategy for Leicester and Leicestershire to 2050.
- 16.3 In terms of governance, joint strategic planning work over the monitoring year has continued to be overseen by the Members' Advisory Group (MAG). The MAG comprises a councillor from each of the authorities, plus an observer from the Leicester and Leicestershire Enterprise Partnership (LLEP) and it meets on a regular basis, currently every two months. Any proposals or recommendations of the MAG pertaining to key strategic planning issues are subject to ratification by individual local authorities.
- 16.4 MAG is supported by a Strategic Planning Group (SPG) made up of senior officer representatives responsible for overseeing strategic planning in each of the constituent authorities. SPG meets on a regular basis, currently monthly. The SPG is itself supported by further officer groups including the Planning Officers' Forum (POF), which is a formal meeting of Chief Officers responsible for planning and transport services across Leicester and Leicestershire. The Forum provides professional advice to the SPG and is supported by joint officer level meetings, which includes managers responsible for planning and transportation policy within Leicester and Leicestershire.
- 16.5 During the 2022/23 monitoring period, the focus of DtC between the L&L authorities has been housing and employment needs and addressing the issue of Leicester's unmet need for housing and employment land. This has involved collaborative working on several joint evidence studies, some of which are still ongoing, and the preparation of a Statement of Common Ground (SoCG) on the apportionment of the unmet need across the Leicestershire authorities.

16.6 The monitoring year 22/23 saw the completion and publication of:

- **L&L Housing and Economic Needs Assessment (HENA, 2022):** confirms Leicester and Leicestershire as the Housing Market Area (HMA) and the Functional Economic Market Area (FEMA) and sets out recommendations in relation to the level of housing and employment needs. Alongside this work the following were also published:
 - **L&L Housing and Economic Needs Assessment Housing Distribution Paper (June 2022):** sets out and applies the redistribution process to give a proposed distribution of Leicester's unmet housing need across Leicestershire; and
 - **L&L Housing and Economic Needs Assessment Employment Distribution Paper (June 2022):** Sets out advice on how Leicester's unmet employment land need to 2036 should be met.
- **L&L Authorities - Statement of Common Ground relating to Housing and Employment Needs (June 2022):** sets out how the L&L authorities have addressed the DtC; housing and employment needs to 2036; unmet need to 2036; and the apportionment of unmet need to 20236 and includes confirmation that:
 - the authorities have continuously engaged on strategic matters through established governance mechanisms; joint evidence preparation; previous statements; and the adoption of a non-statutory Strategic Growth Plan;
 - the Housing and Economic Needs Assessment and accompanying Sustainability Appraisal (June 2022) are complete and have informed the statement;
 - the Strategic Transport Assessment and Strategic Growth Options and Constraints Mapping will be completed later;
 - the authorities agree their respective local housing need and the theoretical capacity of the area;
 - the authorities agree their respective employment land need;
 - the authorities agree Leicester City has an unmet housing and employment need and how this could be apportioned; and
 - Hinckley and Bosworth Borough Council disagree with the proposed apportionment of unmet need for housing

16.7 **Neighbouring authority consultations:** during the 2022/23 monitoring year, the following responses were submitted to neighbouring local authorities' local plan consultations:

- Leicester City Regulation 19 Local Plan Publication Draft (February 2023)
- North Northamptonshire Strategic Plan Scope and Issues Consultation (May 2022)
- Northampton Local Plan Part 2 Proposed Modifications (July 2022)

17. Local Plan policy IMR1-Monitoring and review of the Local Plan

- 17.1 Policy IMR1 of the Local Plan sets out criteria for a full or partial update of the plan, including publication of a Local Plan for Leicester City that includes satisfactorily evidence of an unmet local housing need, in the absence of an adopted MOU or Statement of Common Ground. The trigger to commence a full or partial review of the Local Plan was activated as a consequence of Leicester City Council publishing a Regulation 19 on 16 January 2023.

18. Policy Omissions

18.1 During the monitoring period of 1 April 2022 to 31 March 2023, the following Appeals challenged new development decisions based on various Local Plan policies. Appeal outcomes have not contravened the adopted Local Plan.

- None to report.

18.2 During the monitoring period of 1 April 2022 to 31 March 2023, the following planning applications were approved, contrary to the adopted Development Plan:

- 21/01600/OUT
- 21/02148/FUL
- 22/01318/FUL
- 22/01104/OUT

19. Appendix 1

Objective 1: Housing

Key Policies	Key indicators	Target	Trigger	Previous Yr (2021/22)	2022/23	Commentary
SS1, H1	Amount of housing delivered.	Delivery of housing in accordance with housing trajectory.	Any significant fall below delivery of annual target.		-35	The housing trajectory (October 2022) predicted completions of 993 dwellings in 2022/23. The actual number of completions was 958 dwellings.

Objective 2: Employment

Key Policies	Key indicators	Target	Previous Yr	Current MY	Total @ 31/03/23	Commentary
SS1 BE1 BE2	Net additional floorspace provided	At least min. floorspace required per use class met in plan period				Targets relate to completions at LP allocation sites only (2018/19 – 2030/31: Total 59Ha) as per Policy BE1.
	Office	18.6 Ha	0.65Ha	0 Ha	0.65 Ha	A total of 0.55 Ha of land (equivalent to 1,128 sq.m of additional floorspace) has been completed in 2022/23. Trigger: Year 3 of monitoring against

						policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/23 is -15.3Ha, this shortfall is greater than 20% of the target (i.e. 20% of 59Ha=11.8Ha) therefore the trigger is ACTIVATED
	Industrial	18.9 Ha	1.46Ha	0.3 Ha	1.76 Ha	A total of 0.55 Ha of land (equivalent to 1,128 sq.m of additional foorspace) has been completed in 2022/23. Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/23 is -15.3Ha, this shortfall is greater than 20% of the target (i.e. 20% of 59Ha=11.8Ha) therefore the trigger is ACTIVATED
	Non-Strategic S&D	21 Ha	0.74 Ha	0.25 Ha	0.99 Ha	A total of 0.55 Ha of land (equivalent to 1,128 sq.m of additional foorspace) has been completed in 2022/23. Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/23 is -15.3Ha, this shortfall is greater than 20% of the target (i.e. 20% of 59Ha=11.8Ha) therefore the trigger is ACTIVATED

	Strategic S&D	700,000 sq.m	236,060 sq.m	197,127sq.m	433,187 sq.m	<p>Target relates to completions at the 2 sites identified in Policy BE2.</p> <p>A total of 197,127sq.m of additional floorspace (approx. 62.6Ha) has been completed in 2022/23 at Magna Park North and Magna Park South.</p> <p>No permissions have been granted contrary to Policy BE2 (2).</p> <p>Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/23 is +161,687sqm (Trigger:20% of 700,000=-140,000) as there is a surplus the trigger is NOT ACTIVATED.</p>
BE2	Empl. & training strategy secured for each proposal.	Minimum of 25% of total new jobs created filled by Harborough residents	No data	No data	No data	<p>Obligation for a 'Construction Job and Business Employment Strategy'(CJBES) secured via S106 for 15/00919/FUL (Magna Park North Unit G), completed in 2019/20.</p> <p>CJBES to be monitored in future years. Data (subject to developer co-operation) may not be available until after the completion of each development phase.</p>

Objective 3: Location of Development

Key Policies	Key indicators	Target	Previous Yr (2019/20)	2020/21	Total @ 31/03/23	Commentary
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	None stated	n/a	n/a	n/a	Geographical distribution of employment completions (Ha) monitored from 2019/20 onwards only. BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Market Harborough	4.6 Ha	0 Ha	4.6 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Lutterworth (<i>excl. Magna Park</i>)	1.04 Ha	0.35 Ha	1.04 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Broughton Astley	0.65 Ha	0.55 Ha	1.2 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Fleckney	0 Ha	0 Ha	0 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.

SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Kibworth	0.92 Ha	0.27 Ha	1.19 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
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