

Examination of the Harborough Local Plan 2020-2041

Stage 2 Matters, Issues and Questions (MIQs)

Written Statement by Harborough District Council

MATTER 11: Implementation of the Plan

Whether the Plan's provision for Implementation and Monitoring is effective?

Policy IM01

Matter 11, Issue 1: Monitoring and Delivery

Q1. How would the implementation of Plan policies be achieved? What mechanisms are there to assist development sites to progress?

1. Harborough has a strong housing market and a good track record of development sites coming forward. This is evidenced by the current planning status of the proposed allocation sites, with considerable progress being made towards planning applications and in some cases with planning permission granted or with a resolution to grant as set out below:

Local Plan reference	Site address	Planning application reference	Status
OA1/ SA02	Land South of Gartree Rd	26/01350/OUT	Pending consideration
TB1	East of Zouche Way, Thurnby/ Bushby	25/01615/OUT	Resolution to grant
S1	Scraptoft East	26/00289/OUT	Pending consideration
S2	Beeby Road, Scraptoft	25/00767/OUT	Resolution to grant
MH6	Compass Point Business Park	26/01234/FUL	Pending consideration
L1	Land off Leicester Rd, Lutterworth	26/00447/FUL	Pending consideration

L2	M1 junction 20/ Swinford Rd, Lutterworth	25/00746/OUT	Outline approved
BA1	Land off Frolesworth Rd, Broughton Astley	26/00480/OUT	Pending consideration
F1	Land North of Kilby Rd, Fleckney	25/00515/OUT	Resolution to grant
GG1	Land North of Leicester Rd, Great Glen	25/01467/OUT	Pending consideration
K2	Land south and west of Priory Business Park, Kibworth	26/00229/OUT	Pending consideration
B1	Gaulby Rd, Billesdon	25/01548/OUT	Resolution to grant
GB1	Land North of Dingley Road, Great Bowden	25/00608/FUL	Approved
HH1	Land North of Uppingham Rd, Houghton	25/00599/OUT	Resolution to grant
HH2	Land North of Stretton Lane, Houghton	24/00359/FUL	Refused contrary to officer recommendation
HB1	Land off Welford Road, Husbands Bosworth	26/00470/OUT	Pending consideration
U1	Land south of Ashby Road, Ullesthorpe	25/01565/OUT	Resolution to grant
MP1	Land South of George House, Coventry Road	26/00765/FUL	Pending consideration
MP2	Land at Mere Lane, Magna Park	26/00574/OUT	Pending consideration

2. In addition, the Plan provides a number of mechanisms to support delivery; including flexibility in HN01 Affordable Housing providing for off-site delivery of affordable houses in exceptional circumstances, lower levels of affordable housing and review mechanism again in exceptional circumstances. Appendix 6 setting out masterplan requirements recognises the balance to be struck between the value of masterplanning work and the need to ensure sites are able to progress and deliver development in a timely manner. As such, the exact methodology for masterplanning and the relationship with the development management process is likely to be bespoke to each site and this is allowed for in Appendix 6, requiring this to be agreed at pre app stage, depending on the circumstances and needs of each development. This allows for a bespoke service to support implementation of individual sites.
3. Further support for implementation is provided through the Government's New Homes Accelerator programme, which aims to speed up delivery of large-scale housing developments across England. Delivery of the Land South of Gartree Road site is being supported by the Accelerator programme, with support being provided across a range of planning and related disciplines. Homes England, ATLAS and the applicants are working closely with the Council to generate the best possible outcome in terms of support for the prompt determination of the planning application and subsequent site delivery.

Q2. How would the implementation of the Plan be monitored? Would it be effective? How would the results of monitoring be acted upon?

4. The implementation of the Harborough Local Plan 2020–2041 would be monitored through the Council's Annual Authority Monitoring Report (AMR). Under Policy IM01, the Council will monitor the delivery and effectiveness of the Plan's policies against the specific performance indicators and targets contained in Appendix 3: Monitoring Framework. This will allow the Council to assess whether the Plan is achieving its objectives and whether policies are being implemented effectively.
5. The monitoring system will be effective because it uses key indicators and performance measures to identify whether the Plan is delivering as intended. Policy IM01 specifically states that monitoring will consider social, economic and environmental changes, as well as development and infrastructure delivery. This means that monitoring is not simply focused on whether development is taking place, but also whether the wider objectives of the Plan are being achieved.

6. Policies in the Local Plan will be reviewed at least every five years taking account of factors identified by the NPPF or other national guidance in place at the time of the review. Where monitoring identifies significant or persistent issues, the findings will inform appropriate action, including the potential for a full or partial review of the Local Plan. Under Policy IM01, where a review is required, the Council must submit the updated Plan for examination within 30 months.

Q3. The Plan's monitoring framework is included at Appendix 3. It lists Plan policies against Plan objectives and provides key indicators against those policies aimed to deliver them. Are the key indicators appropriate and would they provide an effective measure? Would the monitoring framework provide an effective mechanism to monitor success of the Plan?

7. Yes. The key indicators in Appendix 3 are appropriate because they are directly linked to the Plan's objectives and policies. They cover a range of social, economic and environmental matters, as well as development and infrastructure delivery. This provides a broad and effective basis for measuring whether the Plan is achieving its objectives and to monitor the success of the Plan.

Q4. Overall, does the Plan deal adequately with uncertainty?

8. Yes, the Plan deals adequately with uncertainty. The Plan treads a careful line between providing certainty and flexibility to allow for changing circumstances.
9. Flexibility to allow for changing circumstances and uncertainty is allowed for through a number of mechanisms within the Plan. Most importantly, the Plan provides a contingency in the supply of land to meet housing and employment needs. This is to allow for slower than expected delivery of any sites or a lower rate of delivery, should unexpected circumstances dictate.
10. In relation to housing, the Plan allocates and makes provision for a total of 15,324 dwellings (as demonstrated in the Housing Trajectory (2025) ([HDC2 Appendix 1 AM29.1](#)) to meet the housing requirement of 13,182 dwellings, providing a contingency in supply.

11. Similarly, in relation to employment needs, Policy DS02 provides for a modest surplus in provision against need, as illustrated in Table 4. This is to provide choice for businesses and to enable existing businesses to expand and to facilitate the replacement of older employment premises which are not surviving modern business needs, as circumstances change in the future.
12. Elsewhere in the Plan, policies allow for uncertainty through feedback and review mechanisms. For example, Policy HN01: Affordable Homes allows for uncertainty in the housing market and site-specific development costs through provisions around the submission of viability assessments and subsequent review mechanisms to vary the rate of affordable housing. Similarly, Policy AP01 criterion 3f) provides a policy approach informed by monitoring information, where the approach is influenced by the latest circumstances.

Q5. The Council is required to commence plan making under the new local plan system 5 years after adoption of this Plan. Policy IM01 criterion 2 refers to a whole plan/partial review or update of the Plan. In practical terms would it be possible for the Council to undertake an early whole Plan/partial review/update of this Plan and submit it for examination in the current/legacy local plan system before 31 December 2026 deadline? If this is not possible, how would Policy IM01 need to be changed to accord with the new local plan system?

13. No, it would not be practically possible to submit an early whole Plan/partial review of this Plan under the current/legacy local plan system before the 31 December 2026 deadline.
14. This policy was drafted prior to current arrangements. Following publication of [the Town and Country Planning \(Local Planning\) \(England\) Regulations 2026](#), and in response to Questions 6 below, the policy would need to be amended as follows to accord with the new local plan system. To accord with the new planning system, the previous reference to consultation in accordance with Regulation 18 is proposed to be replaced by reference to the Gateway 1 self-assessment. The timescales for this are amended compared with the submitted version of the Policy to take account of the requirements of this stage in the new plan-making process (including the need to undertake scoping consultation prior to publication of the Gateway 1 self-assessment).

Policy IM01: Monitoring and review of the Local Plan

1. The Council will monitor, through the preparation of its Annual Monitoring Report, the delivery and effectiveness of policies of this Local Plan against

specific performance indicators and targets set out in Appendix 3: Monitoring Framework.

2. A full ~~or partial~~ update of the Local Plan will be commenced (defined as **publishing a Gateway 1 self assessment) within 5 years of adoption of this Plan** in accordance with Regulation 21 of the Town and Country Planning (Local Planning) (England) Regulations 2026 **(or equivalent under any subsequent Regulations)** ~~the publication of an invitation to make representations in accordance with Regulation 18 of the Town and County Planning (Local Planning) (England) Regulations 2012) (or equivalent under any subsequent Regulations)~~ **or** within 6 **18** months of the following:
 - a) The adoption by the Council of a Statement of Common Ground (SoCG), or equivalent, which proposes a quantity of housing or employment development for the period to 2041 that is significantly greater than the housing requirement or employment need identified and planned for in this Local Plan; or
 - b) In the absence of an adopted SoCG, or equivalent document, 12 months from the date of publication of a Local Plan in the Leicester and Leicestershire Housing Market Area (defined as publication of an invitation to make representations in accordance with Regulation 19 of the Town and Country (Local Planning) (England) Regulations 2012) (or equivalent under any subsequent Regulations) that includes satisfactory evidence of an unmet local housing need; or
 - c) The adoption by the Council of a SoCG, or equivalent, which proposes a quantity of Strategic Distribution for large-scale Warehousing (use class B8 in units of more than 9,000 sqm gross floorspace) that is significantly greater than the scale of Strategic Distribution floorspace identified and planned for in this Local Plan; or
 - d) Conclusion of a review based on key indicators, as set out in the monitoring framework, including identification of significant and persistent shortfalls in the delivery or supply of housing against the housing requirement of this Local Plan.
3. ~~2. Any full or partial~~ **The** update of the Local Plan ~~triggered by the above~~ will be submitted for examination within 30 months from the date it commenced.

Q6. Section 15C of the Planning and Compulsory Purchase Act (as amended) confirms that only one local plan may have effect in relation to a local planning authority's area at any one time. Therefore, would the requirement for a partial review be effective?

15. No, the reference to a partial review has been superseded by section 15C of the Planning and Compulsory Purchase Act (as amended) and as such, is no longer considered effective. As such, the proposed amendments to Policy IM01 above remove references to a partial review.

Q7. A primary purpose of policy IM01 criterion 2, which requires a whole Plan/partial Plan review/update, is to address any quantified unmet housing need from Leicester City to 2041. Would this effectively address any unmet need to 2041?

16. Yes, IM01 criterion 2 is effective in addressing any quantified unmet housing need from Leicester City to 2041.

17. The Leicester and Leicestershire Statement of Common Ground relating to Housing Distribution following NPPF and new Standard method published December 2024 (December 2025) [SCG-NLP 18] has been prepared and agreed across Leicester and Leicestershire. This was necessary due to the significant reduction in Leicester City Council's local housing need following publication of the 2024 NPPF and deletion of the previous 35% urban uplift for cities including Leicester.

18. The 2025 Leicester and Leicestershire SoCG [SCG-NLP 18] is based upon the [Updated Housing Distribution Report \(November 2025\)](#). This explains that it is important to distinguish between those local plans within Leicester and Leicestershire which are progressing against the two different national policy backdrops and therefore different standard methods for calculating LHN: Leicester, Charnwood, Melton partial review and the Harborough Local Plan are prepared in accordance with the 2023 NPPF and previous standard method resulting in a need to distribute 18,700 dwellings of unmet need from Leicester between 2020 and 2036; and, Blaby, Hinckley and Bosworth, North West Leicestershire and Oadby and Wigston local plans which are progressing in accordance with the current NPPF and standard method, which results in significantly less unmet need of 2,455 dwellings between 2024 and 2036 and 8,320 dwellings between 2036 and 2046. The paper explains that this distinction is important to avoid a 'mix and match' approach

between the two standard methods due to the very different distribution patterns arising from the 2023 and current standard methods.

19. As such, the 2025 SoCG [SCG-NLP 18] is explicit in only being applicable to plans progressing in accordance with the current standard method – ie Blaby, Hinckley and Bosworth, North West Leicestershire and Oadby and Wigston. It explains that for plans such as Harborough's progressing in accordance with the 2023 NPPF and current standard method, the previous 2022 Leicester and Leicestershire SoCG [SCG-NLP3] remains valid. The 2025 SoCG will however inform the next Local Plan and provide the agreed position to inform Harborough's contribution to meeting Leicester's unmet housing need, unless further superseded.