



**Harborough District Council
Annual Monitoring Report
2014-15
August 2016**



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Introduction

- According to the 'Town and Country Planning (Local Planning (England) Regulations 2012), Part 8', all Local Planning Authorities are required to produce a regularly updated monitoring report.
- The Annual Monitoring Report (AMR) is designed to fulfil the above regulations; Harborough District Council intends to publish the Monitoring Report annually
- This report focuses on information relevant to the 12 months period 1 April 2014 to 31 March 2015
- The content of the AMR is designed to fulfil regulations mentioned above. We are required to monitor in relation to progress in plan making, in delivery of the adopted plan and adherence to current policy and legislation

2 New Local Plan Preparation and LDS Process

On 3 December 2012, the Council resolved to prepare a new Local Plan for Harborough District. This is in response to a number of important changes which have been introduced by the Government in respect of local planning policy.

This document will provide the strategic planning framework for the District to 2031 and set out strategic allocations to deliver the strategy.

2.1 Progress to date

- Scoping Consultation took place 18th March to 28th April 2013;
 - Scoping Consultation responses were summarised and a report is available to read on our website.
 - Officers made recommendations with regards to the direction of the new Local Plan and any evidence requirements highlighted by the Consultation results; read the full report on our website.
- Options Consultation took place between 18th September to 30th October 2015 (available at the following link: <http://www.harborough.gov.uk/consultation/info/19>);
 - Options Consultations Scoping Consultation responses were summarised and a report is available to read on our website at the following link: <http://cmispublic.harborough.gov.uk/cmis5/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/4148/Committee/810/SelectedTab/Documents/Default.aspx>

To view evidence as it becomes available and follow the progress of the preparation of the new Local Plan for Harborough District please visit our website. www.harborough.gov.uk/local-plan

2.2 New Local Plan Timetable

The programme of delivery of a new Local Plan for Harborough District is set out below (*). The Local Development Scheme (LDS) will be amended shortly to reflect this updated timetable.

Table 2.1 Local Plan Timetable Key Stages

Timetable- Key Stages	
Options Consultation	Sept-Oct 2015
Pre-Submission Consultation	Nov-Dec 2016
Examination	March 2017
Adoption	November 2017

*Please note that all timings are indicative and may be subject to change – the timings outlined above are dependent upon Council decisions, evidence gathering and Duty to Cooperate with neighbouring authorities.

2.3 North West Market Harborough Strategic Development Area Master Plan

- The Market Harborough North West Strategic Development Area Master Plan was approved by Council on 7 October 2013.
- The Draft Master Plan was subject to a period of public consultation in March and April 2013. Following consideration of comments the amended Master Plan was considered by Executive in September and approved by Council in October.
- It now provides evidence in defining the extent of the strategic allocation in the new Local Plan and will be material to the determination of planning applications in due course.
- View the [North West Market Harborough Strategic Development Area Master Plan on our website](#)

3 Housing Land Supply

3.1 Method

**5 Year
Supply -
Summary to
31 March
2020**

Prior to 2014 Harborough District Council applied the Liverpool Method, which spreads any delivery shortfall of housing across the remainder of a plan period. However, the National Planning Practice Guidance Paragraph: 035 Reference ID: 3-035-20140306 states, "*Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible*".

Therefore, the Council has applied the Sedgefield method which allows for any previous shortfall in housing delivery to be delivered within the next 5 years (this applies to all 5 Year Supply calculations dated 1 April 2014 onwards). A shortfall of 546 dwellings has been added to the housing requirement for the purposes of the 5 year supply calculation

3.2 Housing Requirement for Harborough District 2011-2031

**The 5 Year
Land Supply
Position
dated 1 April
2015 was
4.45 years.
The current
calculation
can be seen
in full
overleaf,
dated 31
March 2015**

The latest evidence of objectively assessed housing need (OAN) is set out in the Leicester and Leicester Strategic Market Housing Assessment (SHMA) by GL Hearn. This recommends a total housing requirement of 9,500 dwellings for Harborough District between 2011 and 2031, or **475 dwellings per annum**.

The annual housing requirement has been delivered in only 4 out of the last 9 years (2006/07, 2007/08, 2009/10 and 2014/15). In addition to this, cumulative completions have been below the cumulative requirement for 2 consecutive years (2011/12 and 2013/14). Due to this under delivery the Council has applied a **20% buffer** to the 5 year supply calculation. Should housing delivery improve, the Council may review its position on using a 20% buffer in the future. The NPPF, paragraph 47 states, "*Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to compelling evidence that suggests this is a consistent and reliable source of land supply*."

3.3

Five Year Supply to 31 March 2020

Harborough District Housing Requirements 2011-2031			
	Row	Total	Calculation
Strategic Housing Requirements for Harborough District 2011-2031	A	9,500	n/a
Annual Housing Requirement	B	475	A / 20 years
Additional 20% Buffer	C	475	B x 0.20 (x5)
Housing Requirement to date (1 Apr 2011- 31 March 2015)	D	1,900	B x 4 years
Recorded housing completions 1 Apr 2011 to 31 March 2015	E	1,354	n/a
Shortfall to add to the next 5 years requirement	F	546	C - D
Shortfall as an annual requirement for the next 5 years	G	109	E / 5 years
Total Annual requirement for the next 5 years	H	584	B + F
Total Annual Requirement for the next 5 years, including buffer	I	679	H + (C/5)
Total Five Year Housing Requirement	J	3,396	I x 5 years
Supply of Sites: 1 Oct 2014 to 30 Sept 2019			
Projected delivery from Allocated sites with permission (See Appendix 3, Table 1.)	K	659	n/a
Projected delivery from Market Harborough SDA (See Appendix 3, Table 2.)	L	559	n/a
Projected delivery from large sites with planning permission (See Appendix 3, Table 3.)	N	1,038	n/a
Projected delivery from Neighbourhood Plan Allocated Sites without detailed planning consent (see Appendix 3, Table 4.)	M	47	n/a
Projected delivery from sites with planning permission, pending a Section 106 Agreement (See Appendix 3, Table 5.)	O	426	n/a
Projected delivery from small sites with planning permission (Sites under construction and unimplemented, see Appendix 4)	P	230	n/a
PDL Windfall allowance (See Appendix 5.)	Q	62	n/a
Five Year Supply of deliverable sites	R	3,021	K + L + M + N + O + P + Q
Five Year Assessment calculation Looking Forward: 1 Oct 2014 to 30 Sept 2019			
Annual requirement plus 20% buffer	S	679	I
Assessed Five Year Supply of Deliverable Dwellings	T	3,021	R
Supply of Land as a percentage of the requirement	U	89%	R / J
Years Supply of Land	V	4.45	R / I

Fig. 3.1 5 Year Housing Land Supply Calculation to 31 March 2020 1 April 2016 to 31 March 2020
Harborough District Council

3.4

Monitoring Housing Supply as Planned in the Adopted Core Strategy

- - 5,583 new homes have been built across the District since the start of the plan period (1 April 2006 to 31 March 2015). The Core Strategy aims to deliver 3,500 by 31 March 2016 therefore we have exceeded that target.
 - 47.6% of housing growth has been delivered in Market Harborough (1 April 2006 to 31 March 2015); slightly above the planned figure that the Core Strategy committed to (42.9%).
 - The settlements which constitute the Leicester Principal Urban Area (Bushby / Thurnby / Scraftoft) are also delivering slightly above their share of planned growth (13.6% share of actual growth to date, 11.4% planned).
 - Broughton Astley has doubled its planned 5.2% growth with a figure of 10.8% delivered by 2015 since its made Neighbourhood Plan and associated planning consents.
 - Lutterworth has delivered 6% share of housing growth (1 April 2006 to 31 March 2015); however 9.1% share of growth was planned for in the Core Strategy. A residual of 364 units exists.
 - Rural : Urban ratio – To date, Rural growth is lower than expected when compared with the planned housing distribution of the adopted Core Strategy. Rural Centres and SRV's combined, have delivered a 21.9% share of district housing growth to date. This, equates to an urban:rural ratio of 78:22, compared with a planned for ratio of 69:31. However, it is important to note that 15.5 years of the current plan period remain, and significant recent planning permissions are likely to shift the urban:rural balance once outstanding commitments start to be delivered.

3.4.1

Housing Monitoring By Settlement from 2006

Fig. 3.2

2006/7 to 2014/15 : 350 p.a.						
Settlement	Settlement Hierarchy	CS Planned Figure	% Planned Growth	Delivered to date	% Share of Delivered Housing Growth	Residual
Broughton Astley	Urban	400	5.20%	605	10.80%	-205
Lutterworth		700	9.10%	336	6.00%	364
Market Harborough		3,300	42.90%	2658	47.60%	642
Bushby		880	11.40%	761	13.60%	119
Scraftoft						
Thumby						
Urban Sub-Total		5,280	68.60%	4360	78.10%	920
Rural Centres & SRVS	Rural	2420	31.40%	1095	19.60%	1325
Other Settlements		n/a	n/a	128	2.30%	n/a
Rural Sub-Total		2420	31.40%	1223	21.90%	1197
Grand Total		7,700		5583		2,117

Fig. 3.2 Housing Monitoring by Settlement from 2006

3.5

Total Housing Supply since 1 April 2006

Fig. 3.3

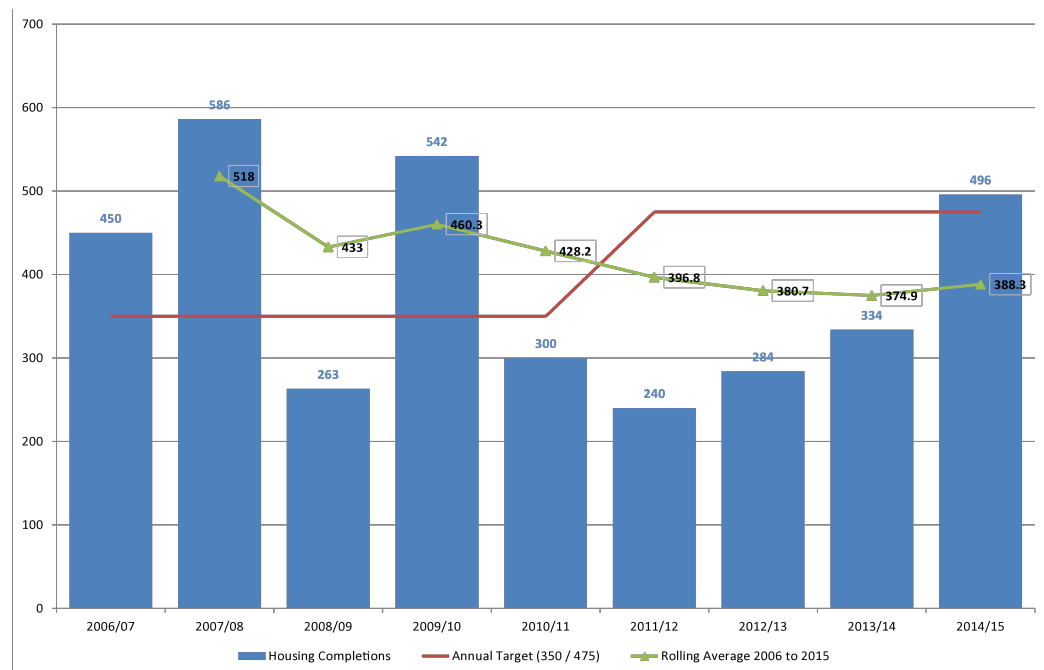


Fig. 3.3 Total Housing Supply since 2013

3.6

Housing Supply, Grouped by Settlement Hierarchy

See the following figures (3.4 -3.7) for a summary of the completion trends for each category of settlement within the District. (Fig. 3.4, Fig. 3.5, Fig. 3.6, Fig. 3.7)

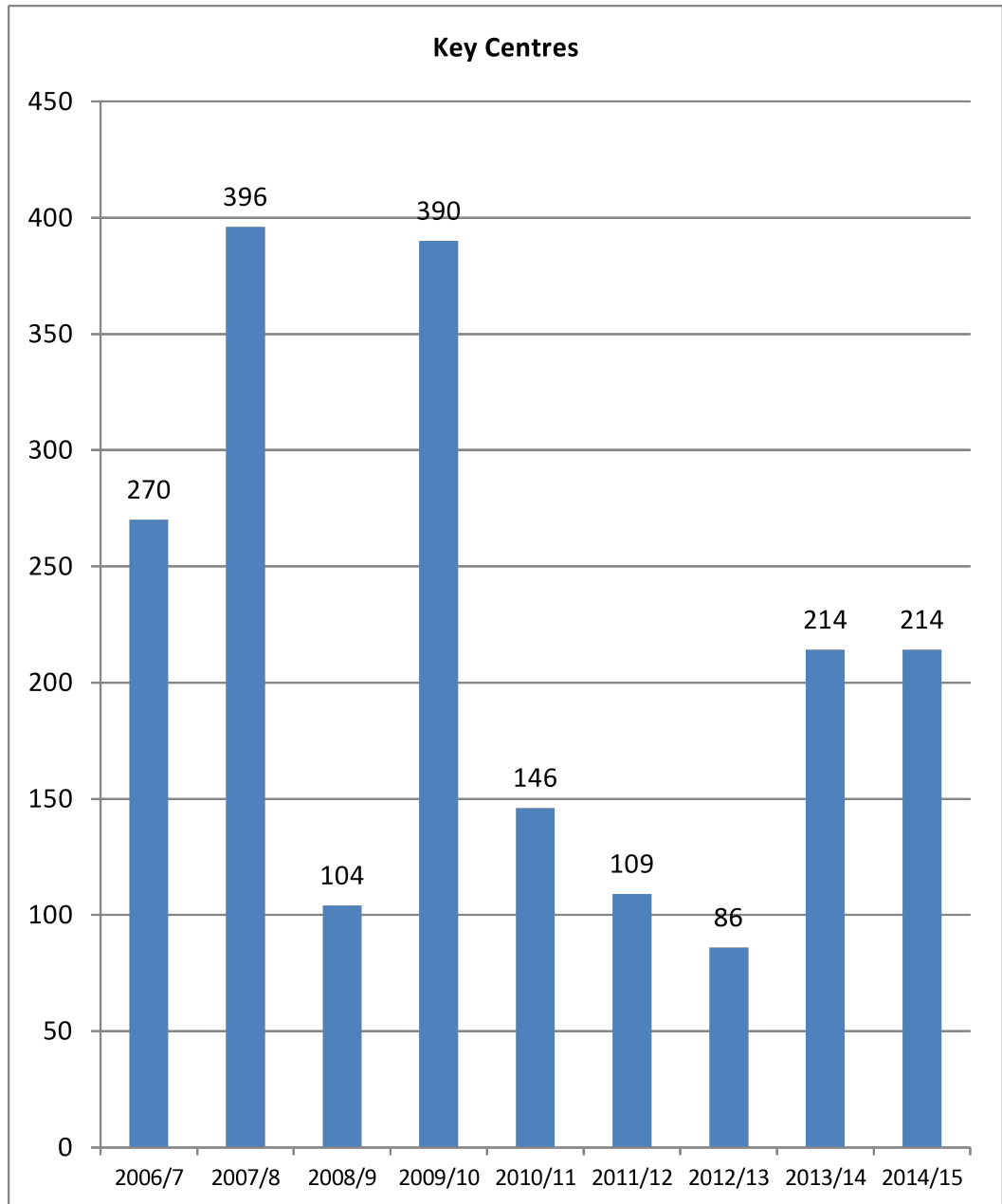


Fig. 3.4 Key Centres, from 1 April 2006

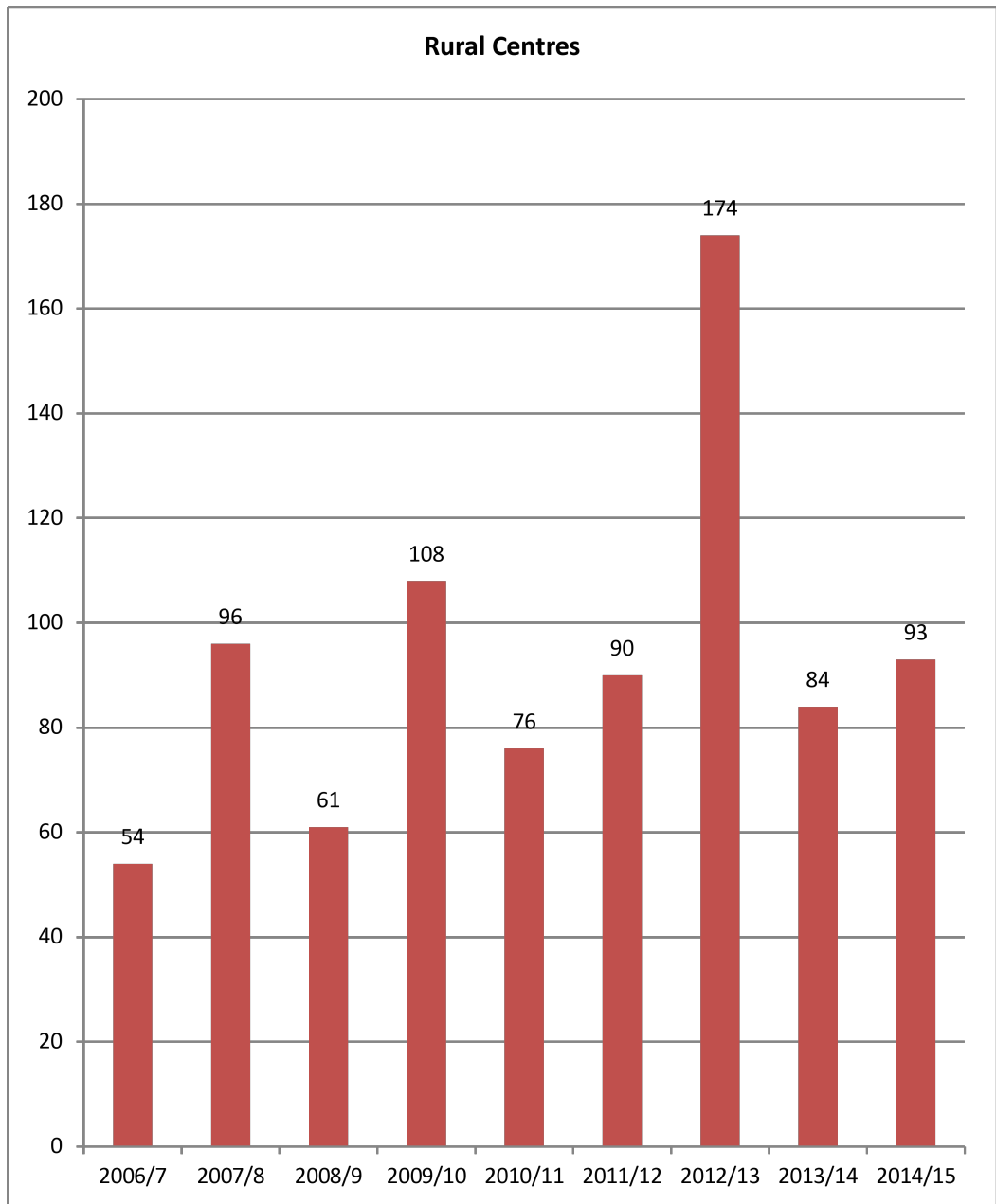


Fig. 3.5 Rural Centres, from April 2006

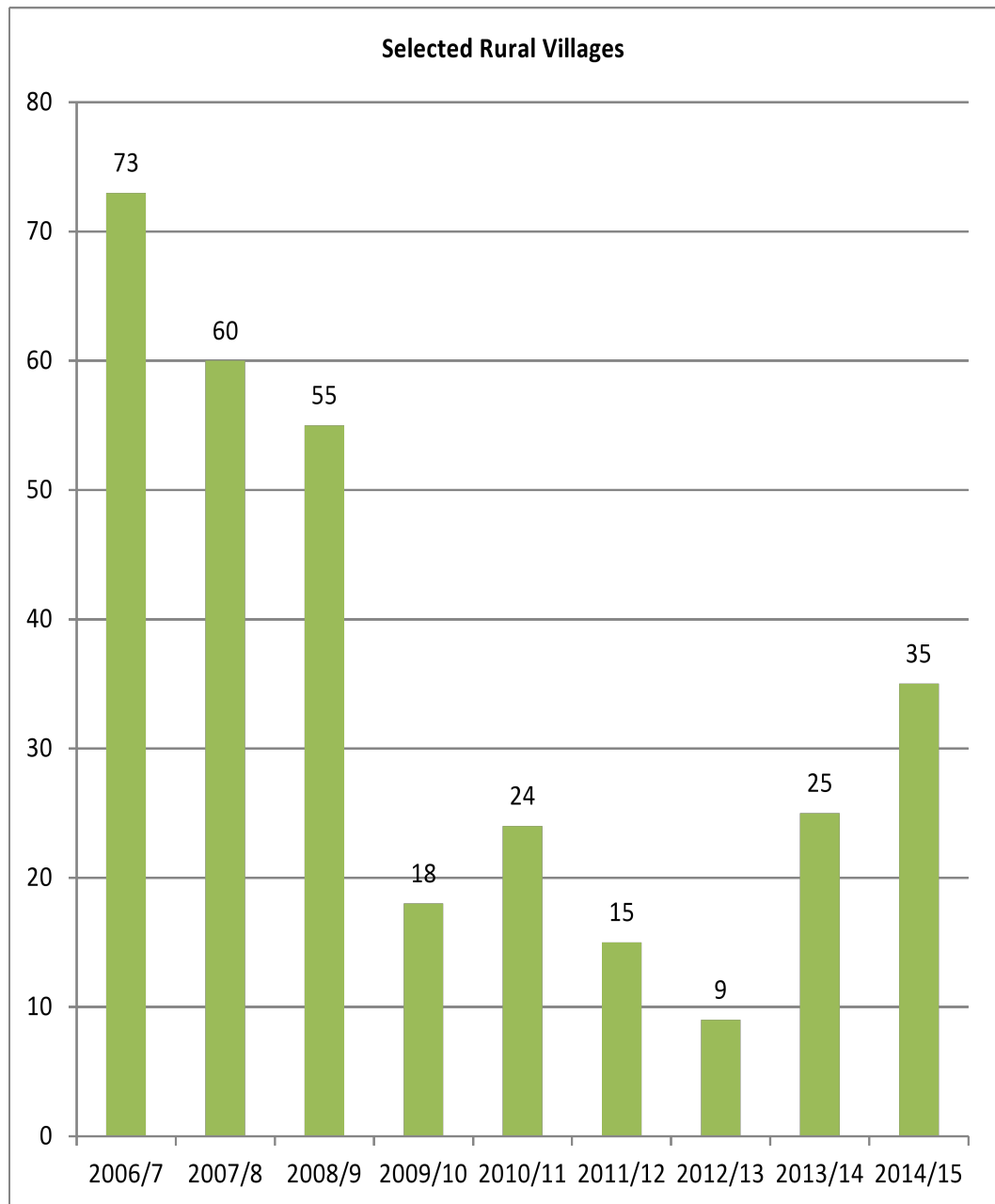


Fig. 3.6 Selected Rural Villages, from 1 April 2006

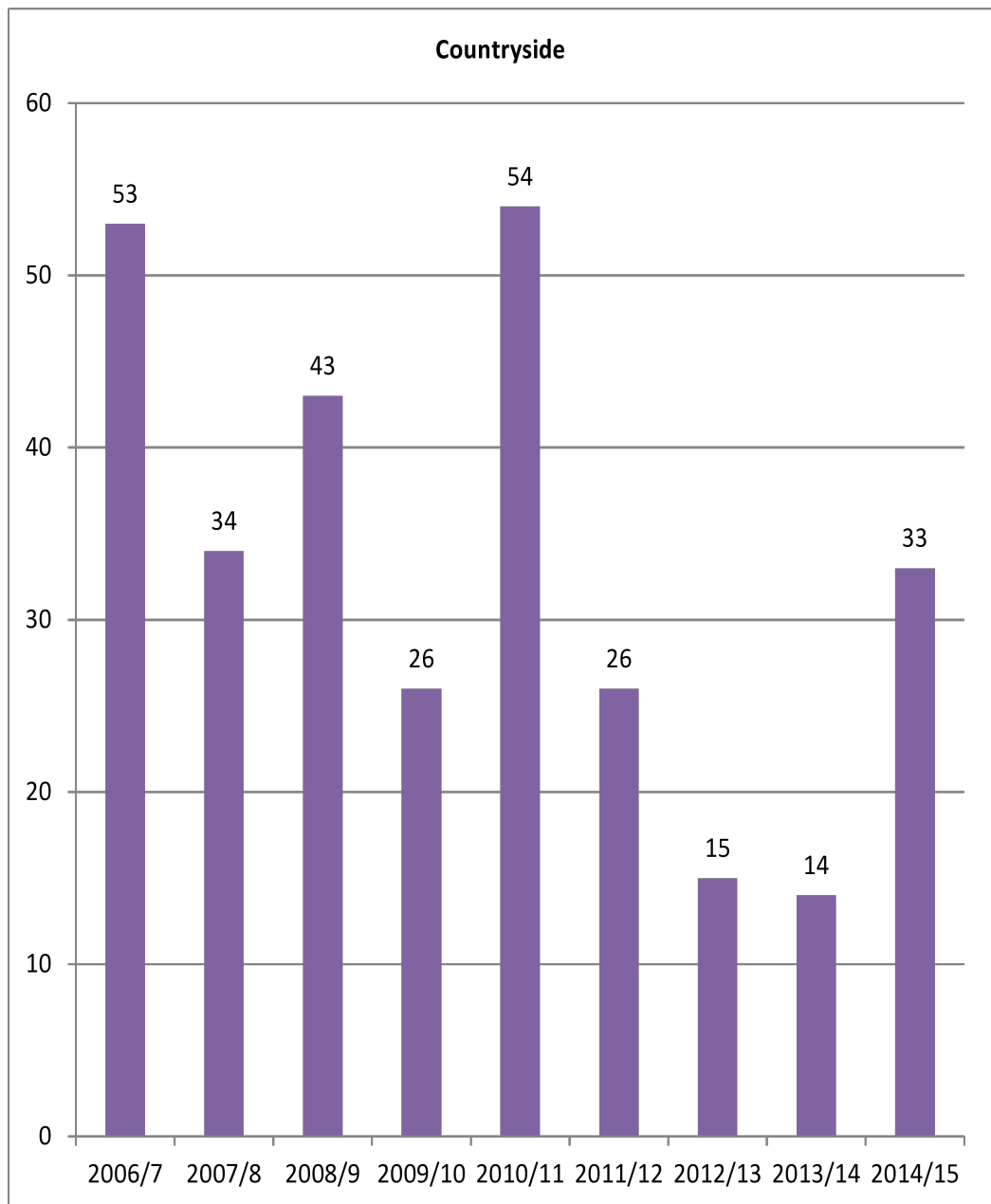


Fig. 3.7 Countryside, from 1 April 2006

3.7

Total Affordable Housing Supply Since 1 April 2006

Fig. 3.8

Affordable Housing completion rates average at 66.1 new homes per annum since the start of the plan period in 2006

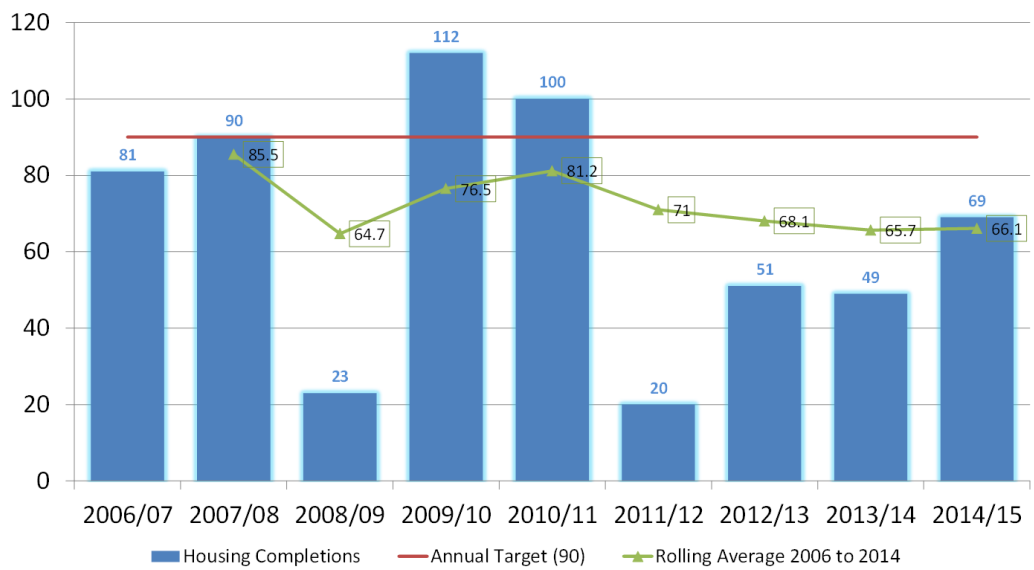


Fig. 3.8 Total Affordable Housing Supply

4 Core Strategy Monitoring Framework

4.1 Objective 1: To meet strategic housing requirements, the accommodation needs of the District's population and the need for affordable housing

Table 4.1

Policies	Indicator	Target	HDC Reference	Monitoring Update
CS1 Spatial Strategy	Total amount of housing planned to be delivered over the plan period	At least 7,700 dwellings (2006-2028) At least 350 dwellings per annum (2006-2028)	HDC Local Indicator 1 (Core Output Indicator H1)	Harborough District Council currently has a 5 Year Land Supply of 4.64 years as at 31 March 2014; 31 March 2015 figure was 4.45 years
Policy CS2: Delivering New Housing	Net additional dwellings provided in the previous 5 years	5 year milestones (using the start date of the plan i.e. 2006/07):	HDC Local Indicator 2 (Core Output Indicator H2(a))	Since the start of the plan period 5,583 new homes have been built across the District.
	Net additional dwellings provided in the reporting year	By 31 March 2011 at least 1750 dwellings will be provided across the District	HDC Local Indicator 3 (Core Output Indicator H2(b))	A Five Year Supply Summary is available in section 3.3 Five Year Supply to 31 March 2020 of this report.
	Net additional housing expected to come forward over at least a 15 year period	By 31 March 2016 at least 3500 dwellings will be provided across the District	HDC Local Indicator 4 (Core Output Indicator H2(c))	
	Net additional dwellings expected to come forward each year over the remaining plan period to meet the overall housing requirement,	By 31 March 2021 at least 5250 dwellings will be provided across the District	HDC Local Indicator 5 (Core Output Indicator H2(d))	For more details including housing trajectory for the plan period please refer to the full 5 Year Land Supply Report, dated April 2015
		By 31 March 2026 at		

Policies	Indicator	Target	HDC Reference	Monitoring Update
	taking into account previous delivery since the start of the plan period.	least 7000 dwellings will be provided across the District.		
CS3: Delivering Housing Choice and Affordability	Gross affordable housing completions	At least 90 dwellings per annum (2010-2028) including delivery from both existing commitments and planned growth	HDC Local Indicator 6 (Core Output Indicator H5)	Target for the period 1 Apr 2014 – 31 Mar 2015 is 90 affordable dwellings. Delivery of affordable housing for the period 1 Apr 2014 – 1 April 2015 = 69 See section 3.7 Total Affordable Housing Supply Since 1 April 2006, in August 2016, in Harborough District Council Annual Monitoring Report 2015-2016 August 2006 in this report for more detail.
Policy CS4: Providing for Gypsy, Traveller and Travelling Showpeople Needs	Net additional Gypsy and Traveller pitches provided	- At least 30 pitches - At least 10 transit pitches - At least 29 plots for Showpeople (2007-2016)	HDC Local Indicator 7 (Core Output Indicator H4)	Since the start of the plan period a total of 5 social rented pitches have been delivered For the period 1 Apr 2014 – 1 April 2015 3 pitches have been approved

4.2 Objective 2: To meet employment needs, foster economic growth and maintain high employment levels in the District

Table 4.2

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS7: Enabling Employment and Business Development Policy	Total amount of additional employment floorspace by type	To be determined following review of existing employment sites and allocations (as per Policy CS7d)	HDC Local Indicator 6 (Core Output Indicator H5)	Not currently monitored.
	Employment land available by type	To be determined following review of existing employment sites and allocations (as per Policy 7d)	HDC Local Indicator 9	Please refer to the following reports on our website: 1. Employment Land Availability Assessment 2012 2. Existing Employment Areas Review 2012 3. Leicester and Leicestershire HMA Employment Land Study 2013

4.3 Objective 3: To locate new development in sustainable locations that respect environmental capacity and which have appropriate infrastructure, services and facilities in place or where these can realistically be provided; and to encourage the appropriate re-use of brownfield sites in sustainable locations.

Table 4.3

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS2: Delivering New Housing Policy CS13: Market Harborough Policy CS14: Lutterworth Policy CS15: Leicester Principal Urban Area Policy CS16: Broughton Astley Policy CS17: Countryside, Rural Centres and Rural Villages	Location of new housing growth	Housing growth as follows: -At least 3,300 dwellings at Market Harborough; -At least 700 dwellings at Lutterworth; -At least 880 dwellings at the Leicester PUA; -At least 400 dwellings at Broughton Astley; -2,420 dwellings at the Rural Centres and selected rural villages	HDC Local Indicator 10	For information on housing growth since 2006 and how this looks against the planned figures please refer to section 3.4 Monitoring Housing Supply as Planned in the Adopted Core Strategy of this report. For information on housing growth by settlement please refer to the current 5 Year Land Supply Report, dated 2014/2015 or in section 3.3 Five Year Supply to 31 March 2020 of this report
Policy CS2: Delivering New Housing	Percentage of dwellings completed at a minimum of 40 dwellings per ha on sites within	100% of dwellings on appropriate sites of 0.3ha or above	HDC Local Indicator 11	Not currently monitored by Strategic Planning; encouraged by Development Management as part of the planning decision process.

Policies	Indicator	Target	HDC Reference	Monitoring Update
	<p>or adjacent to the Principal Shopping and Business Area of Market Harborough and Lutterworth.</p> <p>Percentage of dwellings completed at a minimum of 30 dwellings per hectare elsewhere within the district.</p>	100% of dwellings on appropriate sites of 0.3ha or above	HDC Local Indicator 12	Not currently monitored by Strategic Planning; encouraged by Development Management as part of the planning decision process.
Policy CS12: Delivering Development and Supporting Infrastructure	Provision of necessary infrastructure	Delivery of the Core Strategy Infrastructure Services plan.	HDC Local Indicator 13	<p>S106 income has been used to deliver various benefits across the District, including Affordable Housing.</p> <p>Refer to section 4.3.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure—Affordable Housing Spending record: for full details.</p>
Policy CS2: Delivering New Housing	% of new dwellings on previously developed land (PDL)	<p>At least 35% (2006-2028)</p> <p>At least 16% (2010-2028) including delivery from both existing commitments and planned growth</p>	HDC Local Indicator 14 (Core Output Indicator H3)	For information on housing growth by settlement and land type please refer to the current 5 Year Land Supply Report, 2014/2015 or section 3.3 Five Year Supply to 31 March 2020 in this report

4.3.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure—Affordable Housing Spending record:

Table 4.4 Policy CS12: Delivering Development and Supporting Infrastructure—Affordable Housing Spending record

<u>Development site</u>	<u>Amount received</u>	<u>Amount spend so far</u>	<u>Where spent</u>	<u>Housing provider</u>
Former Mushroom Farm, Kibworth	£87,500	£87,500	Affordable Housing	Seven Locks Housing
8 Knoll Street, Market Harborough	£5,777	£0	-	-
22 Coventry Road, Broughton Astley	£21,664	£0	-	-
7 & 8 The Cuttings, Thurnby	£2,888.50	£0	-	-
22 High Street, Kibworth	£14,442	£0	-	-
Plot 3, Tower Court, Rushes Lane, Lubenham	£21,263.75	£0	-	-
No Site Details	£3,610	£0	-	-
Building 2, 22 High Street, Kibworth	£3,610	£0	-	-
5 Wier Road	£11,554	£0	-	-
No site details	£2,888	£0	-	-

4.4 Objective 4: To protect, enhance and, where appropriate, secure the provision of additional accessible community services, facilities, open spaces and infrastructure throughout the District.

Table 4.5

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS12: Delivering Development and Supporting Infrastructure	Provision of necessary infrastructure	Delivery of the Core Strategy Infrastructure Services plan	HDC Local Indicator 15	Community funding from S106 agreements has been used to deliver various benefits across the District. Please refer to section 4.4.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure— S106 Grant Allocation record for full details.
Policy CS8: Protecting and Enhancing Green Infrastructure	Provision of open space associated with new development in accordance with the standards contained within the District Council's document 'Provision of Open Space , Sport and Recreation'	100% of relevant developments to comply with the standards	HDC Local Indicator 16	Not currently monitored by Strategic Planning; enforced by Development Management as part of the planning decision process.
Policy CS8: Protecting and Enhancing Green Infrastructure	Amount of eligible open spaces managed to Green Flag standard.	All publicly accessible open space in the District to achieve the 'Good' quality standard when assessed against the 'Green Flag' standard.	HDC Local Indicator 17 (Core Output Indicator 4c)	91.6% of Open Space holds 'Good' or better in Green Flag Standards. See section 4.4.2 Footnote Policy CS8: Protecting and Enhancing Green Infrastructure for more details.

4.4.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure— S106 Grant Allocation record

Table 4.6 Policy CS12: Delivering Development and Supporting Infrastructure— S106 Grant Allocation record

<u>Grant Allocated to</u>	<u>Allocation Amount</u>	<u>Project Summary</u>	<u>Delivery deadline</u>
Fleckney Sports Centre	£15,429	Provision of two multi sports pitches on newly acquired land	Mar-16
Swinford School	£26,000	Outdoor Classroom and Play Equipment	Sep-15
Scraptoft Church	£18,000	Provide Disabled Access	Jul-16
Thurnby Memorial Hall	£20,260	The installation of a production/ commercial kitchen and refurbishment of the existing gallery kitchen	Aug-16
RFM Studios	£30,000	Construction of a purpose built rehearsal room and recording studio facility	Sep15
Broughton Astley Parish Council	£1,694	Provision of a toilet block at the Parish Allotments	Dec-14
Kibworth Joint Recreation Committee	£125,000	To Purchase 11.6 acres of Recreational land from LCC	Purchase of land by Oct-2015
Kibworth Village Hall	£20,000	Restoration of village hall facilities	Oct-16
Great Glen Parish Council	£401.26	Provide play equipment	Jun-15
Thurnby and Bushby Parish Council	£388.49	Provide additional benches	Jun-15

4.4.2 Footnote Policy CS8: Protecting and Enhancing Green Infrastructure

Table 4.1 is a summary of the current Quality rating for all Open Space across the District, as at 31st March 2015. Please note that Open Spaces are continually monitored on a rolling basis throughout the year. An update will be published in this report twice yearly. For accurate, point-in-time updates please contact planningpolicy@harborough.gov.uk Fig. 4.1

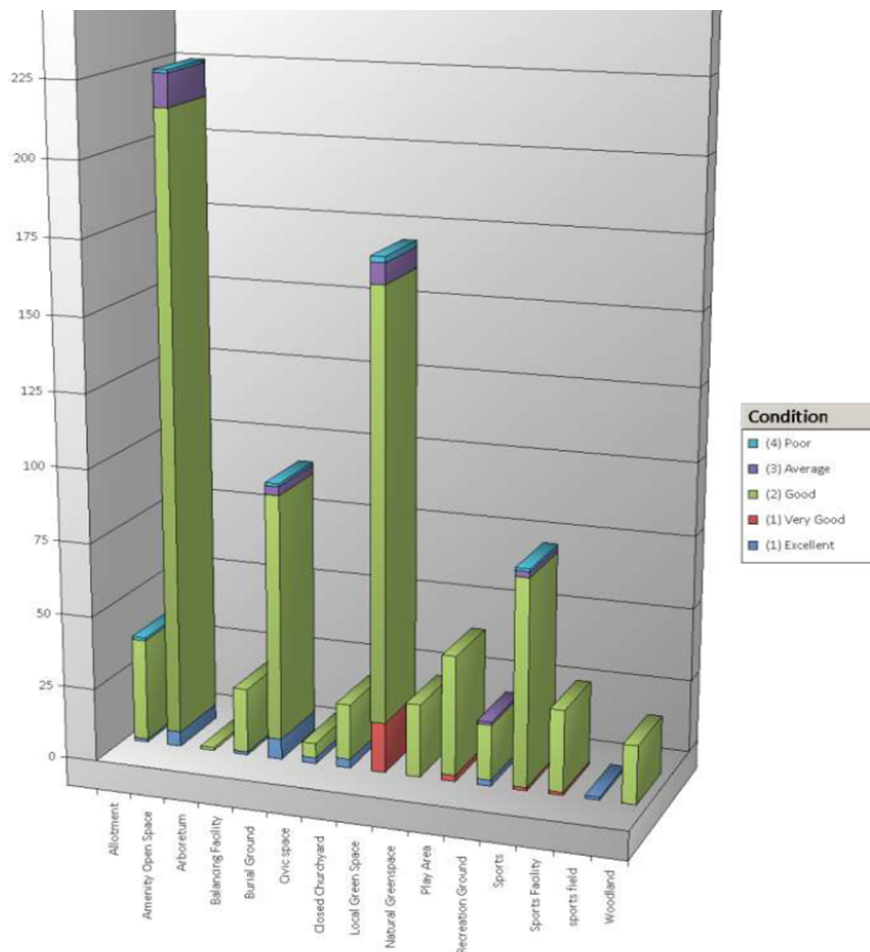


Fig. 4.1 Policy CS8: Protecting and Enhancing Green Infrastructure

4.5 Objective 5: To protect and enhance the District's distinctive rural landscape, settlement pattern, historic assets, natural environment and biodiversity

Table 4.7

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS11: Promoting Design and Built Heritage	Protection of non-listed historic assets	Establishment of a local list of buildings / features of local importance	HDC Local Indicator 18	Not yet progressed.
	Designation of additional Conservation Areas	Further investigation of suitability of Dunton Bassett, Great Glen, Mowsley, Little Bowden and Peatling Magna and designation as Conservation Areas, where appropriate	HDC Local Indicator 19	Not yet progressed.
Policy CS8: Protecting and Enhancing Green Infrastructure	Maintaining Green Wedges	Green Wedge review complete	HDC Local Indicator 20	Not yet progressed.
	Provision of Local Nature Reserves	Provision of a new Local Nature Reserve will be sought as part of the strategic development area in Market Harborough	HDC Local Indicator 21	Addressed in the SDA Master Plan for North West Market Harborough. N/a
	Change in areas of biodiversity importance	No net loss	HDC Local Indicator 22 (Core Output Indicator E2)	
Policy CS17:	Percentage of	No inappropriate	HDC Local Indicator 23	For the period 1 Apr 2014 – 31 Mar 2015 there

Policies	Indicator	Target	HDC Reference	Monitoring Update
Countryside, Rural Centres and Rural Villages	development considered not to comply with Policy CS17(c)	development in the countryside		have been 10 planning applications permitted which do not comply with CS17. Please refer to the table in section 4.5.1 Footnote 'Policy CS17 : Countryside, Rural Centres and Rural Villages'_for more information.

4.5.1 Footnote 'Policy CS17 : Countryside, Rural Centres and Rural Villages'

This relates to 'Policy CS17 : Countryside, Rural Centres and Rural Villages', which can be summarised as follows:

Beyond Market Harborough, Lutterworth, Broughton Astley and Leicester PUA, development over the plan period will be focussed on Billesdon, Fleckney, Great Glen, Husbands Bosworth, Kibworth and Ullesthorpe. As Rural Centres they will be the focus for rural affordable and market housing, additional employment, retail and community uses to serve the settlement and its rural catchment area. In other selected rural villages development will be on a lesser scale. In all cases development will be on a scale which reflects the size and character of the village concerned, the level of service provision and takes into account recent development and existing commitments. Outside these rural settlements, new development in the Countryside and other settlements not identified as selected rural villages will be strictly controlled.

Only development required for the purposes of agriculture, woodland management, sport and recreation, local food initiatives, support visits to the District and renewable energy production will be appropriate in the Countryside subject to compliance with other relevant policies in this Strategy.

Rural development will be delivered as follows:

(Limits to Development are defined for the following small settlements: Arnesby, Ashby Magna, Burton Overy, Claybrooke Magna, East Langton, Hungarton, Leire, Peatling Magna, Saddington, Stoughton, Thorpe Langton, Tur Langton, Walcote and Walton.)

Please refer to Table 4.8 for monitoring information in relation to CS17.

Table 4.8 Planning applications approved for housing development in countryside locations not in accordance with the Core Strategy Policy CS17

Parish	Reference	Date Permitted	Description	Notes
Ashby Magna	15/00040/FUL	03.03.15	Erection of a dwelling	Planning Committee decision
Ashby Magna	14/01114/FUL	21.10.14	Erection of a dwelling	Previous extant permission for conversion of an agricultural building under PDN

Parish	Reference	Date Permitted	Description	Notes
Cotesbach	14/01657/FUL	05.02.15	Erection of a dwelling	Revised scheme of previous permissions
Drayton	14/01353/FUL	26.11.14	Erection of extensions to existing bungalow and subdivision to form additional separate dwelling	Revised scheme of previous permissions
Laughton	14/00248/FUL	26.06.14	Conversion and extension of dairy buildings to form dwelling	Conversion of buildings and resubmission of previous permission
Misterton & Walcote	14/01080/FUL	1.12.14	Erection of replacement dwelling, and erection extensions to and conversion of existing workshop	Demolition of existing dwelling and erection of replacement, no net gain in dwellings, and part conversion
Mowsley	14/00270/FUL	17.06.14	Change of use from school (Class D1) to private dwelling (Class C3)	Conversion of existing building
Nevill Holt	13/01837/FUL	02.07.14	Demolition of existing dwelling and outbuilding and erection of replacement dwelling	Demolition of existing dwelling and erection of replacement, no net gain in dwellings
Stoughton	14/01502/FUL	02.01.15	Erection of a dwelling	Revised scheme of previous permissions
Theddingworth	14/00955/FUL	03.09.14	Erection of a dwelling	Planning Committee decision

4.6 Objective 6: To safeguard and enhance the character and built heritage of the District's settlements and ensure that residential amenity is protected

Table 4.9

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS11: Promoting Design and Built Heritage	Protection of non-listed historic assets	Establishment of a local list of buildings / features of local importance	HDC Local Indicator 17	Not yet progressed.
	Designation of additional Conservation Areas	Further investigation of suitability of Dunton Bassett, Great Glen, Mowsley, Little Bowden and Peatling Magna and designation as Conservation Areas, where appropriate	HDC Local Indicator 18	Not yet progressed.

4.7 Objective 7: To protect and promote the economic viability and vitality of the District's towns and rural centres

Table 4.10

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS6: Improving Town Centres and Retailing	Provision of additional retailing floorspace	Comparison shopping: Minimum of 13,800m ² Convenience shopping: Minimum of 7,800m ² (2006-2028)	HDC Local Indicator 24	Please refer to the 2013 Harborough Retail Study on our website.

4.8 Objective 8: To promote good design which respects, and where possible enhances, its surroundings and quality of life and which improves community safety, reduces antisocial behaviour and reduces the fear and incidence of crime

Table 4.11

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS11: Promoting Design and Built Heritage	The proportion of new residential developments of 10 or more dwellings achieving very good, good, average and poor ratings against the Building for Life Criteria.	Aspirational target of 100% achieving very good or good (resources need to be identified to undertake assessment of sites)	HDC Local Indicator 25	Not currently monitored. (CABE initiative has been absorbed by the Design Council.)

4.9 Objective 9: To reduce the environmental impacts of road traffic, both private and commercial, and lessen the need for car use by encouraging alternative modes of transport including cycling and walking.

Table 4.12

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS5: Providing Sustainable Transport	Percentage of completed non – residential development within Use Classes Orders A, B and D complying with car-parking standards set out in LDF	100%	HDC Local Indicator 26 (Core Output indicator 3a)	Not currently monitored.
Policy CS13: Market Harborough	Provision of enhanced cycling facilities	Creation and implementation of a town wide cycle network for Market Harborough	HDC Local Indicator 27	Addressed in the SDA Master Plan for North West Market Harborough.
Policy CS14: Lutterworth	Improvements to air quality within the Lutterworth town centre Air Quality Monitoring Area	Working towards achieving the National Air Quality objectives	HDC Local Indicator 28 (Annual Air Quality Updating and Screening Assessment)	<p>National Air Quality Objectives stipulate an annual mean target of 40 µgm⁻³ for Nitrogen Dioxide.</p> <p>The Lutterworth AQMA has exceeded this target every year since 2006. A study has been commissioned by consultants TRL to look at options for improving the air quality.</p> <p>An Air Quality Progress Report was published in 2014 and is available on our website.</p>

Policies	Indicator	Target	HDC Reference	Monitoring Update
				http://www.harborough.gov.uk/info/20025/environmental_health/101/air_pollution/2
Policy CS2: Delivering New Housing	<p>Percentage of dwellings completed at a minimum of 40 dwellings per ha on sites within or adjacent to the Principal Shopping and Business Area of Market Harborough and Lutterworth.</p> <p>Percentage of dwellings completed at a minimum of 30 dwellings per hectare elsewhere within the district</p>	<p>100% of dwellings on appropriate sites of 0.3ha or above</p> <p>100% of dwellings on appropriate sites of 0.3ha or above</p>	<p>HDC Local Indicator 11</p> <p>HDC Local Indicator 12</p>	<p>Not currently monitored, but encouraged by Development Management as part of the planning decision process.</p> <p>Not currently monitored, but encouraged by Development Management as part of the planning decision process.</p>

4.10 Objective 10: To minimise waste production and maximise re-use and recycling of waste

Table 4.13

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS11: Promoting Design and Built Heritage	Waste reduction and recycling	To recycle/compost 58% of household waste by 2017	HDC Local Indicator 29	Overall recycling rate for Apr2014-Mar2015 is 57.5% . •Dry recycling rate for Apr2014-Mar2015 is 27.21% (incl cardboard). •Green recycling rate Apr2014-Mar2015 is 30.16%

4.11 Objective 11: To minimise energy demand and maximise the use of renewable energy resources.

Table 4.14

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS9: Addressing Climate Change	Renewable energy generation by installed capacity and type	To increase the amount of renewable energy generation by installed capacity and type	HDC Local Indicator 30 (Core Output Indicator E3)	<p>For the current period Apr2013 to Mar2014: 5 renewable energy applications received by HDC.</p> <p>Planning Applications for wind turbines since the start of the plan period (2006) can be summarised as follows: •53 applications; 15 implemented, 12 consented but not yet implemented, 19 refused, 7 withdrawn, 0 pending decisions</p> <p>Planning Applications for Solar Farms since the start of the plan period: •3 applications: 1 Consented, 1 pending decision, 1 Withdrawn</p>
Policy CS13: Market Harborough	Provision of enhanced cycling facilities	Creation and implementation of a town wide cycle network for Market Harborough	HDC Local Indicator 27	Addressed in the SDA Master Plan for North West Market Harborough.
Policy CS2: Delivering New Housing	Percentage of dwellings completed at a minimum of 40 dwellings per ha on sites within or adjacent to the Principal Shopping and Business Area of	<p>100% of dwellings on appropriate sites of 0.3ha or above</p> <p>100% of dwellings on</p>	<p>HDC Local Indicator 11</p> <p>HDC Local Indicator 12</p>	<p>Not currently monitored, but encouraged by Development Management as part of the planning decision process.</p> <p>Not currently monitored, but encouraged by Development Management as part of the planning decision process.</p>

Policies	Indicator	Target	HDC Reference	Monitoring Update
	<p>Market Harborough and Lutterworth.</p> <p>Percentage of dwellings completed at a minimum of 30 dwellings per hectare elsewhere within the district.</p>	<p>appropriate sites of 0.3ha or above</p>		

4.12 Objective 12: To promote sustainable growth of tourism and access to the countryside within the district

Table 4.15

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS8: Protecting and Enhancing Green Infrastructure	Maintaining Green Wedges	Green Wedge review complete	HDC Local Indicator 20	N/a
Policy CS11: Promoting Design and Built Heritage	Provision of enhanced tourism facilities	Increased range and/or enhanced quality of tourism attractions and supporting infrastructure	HDC Local Indicator 28	In the last 12 months: <ul style="list-style-type: none"> • Joint Bid for European fund LEADER program with tourism priority http://www.oakleaves.org.uk/east-leicestershire-leader.html • Ongoing town centre events • Support, sponsor and deliver our own events • Visitor Interpretation Panels installed and maps provided

4.13 Objective 13: Locate new development in areas which will not put life or property at risk of flooding

Table 4.16

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS10: Addressing Flood Risk	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	0 planning permissions issued against the advice of the Environment Agency.	HDC Local Indicator 31 (Core Output Indicator E1)	No planning permissions issued against the advice of the Environment Agency, however it contains satisfactory flood mitigation measures.

5 Neighbourhood Development Plans

We now have 11 Neighbourhood Plans at various stages , including the four Front Runners (FR) as well as a number settlements currently exploring the idea of starting a Neighbourhood Plan.

Table 5.1 Monitoring Neighbourhood Development Plans

Made Neighbourhood Plans	Draft plan Consulted on and Examined	Approved Neighbourhood Areas	Neighbourhood area Applications
Broughton Astley (FR)		East Langton	
Billesdon (FR)		Foxtan (FR)	
		Great Glen	
		Great Easton	
		The Kibworths	
		Lubenham (FR)	
		North Kilworth	
		Scraptoft	
		Shearsby	

Parishes having shown early interest but have since decided to concentrate on updating their Parish Plans instead of making a neighbourhood plan include Thurnby/Bushby and Stoughton.

http://www.harborough.gov.uk/info/20004/planning_strategy/126/neighbourhood_planning

6 Duty to Cooperate

Harborough District Council's Strategic Planning Team keeps a Summary of activity for each project in operation which involves cross-authority cooperation. The following is a summary of Duty to Cooperate activities through the April 2015 – March 2016 period.

Table 6.1 Duty to Cooperate Records

Project	<u>Meeting / Communication</u>	<u>Attendees/ HDC Representative</u>	<u>Precis of outcomes and link to minutes/correspondence</u>
Strategic Housing Need (including affordable housing and specialist housing for the elderly)	SHMA	HMA Local Authorities LLEP Adjoining LA's and other prescribed bodies were involved in stakeholder workshops	Evidence document published: The Leicester and Leicestershire Strategic Housing Market Assessment. It provides an assessment of housing needs to 2031 and 2036, setting out an indication of the scale, mix and range of tenures that the local population is likely to need over the next 15 to 20 years. http://www.harborough.gov.uk/directory_record/565/strategic_housing_market_assessment
	SHLAA	HMA local authorities	Draft Joint SHLAA methodology prepared for comment. SHLAA results presented to MAG showing that each local authority can accommodate its own OAN to 2028.
	Memorandum of Understanding regarding accommodating OAN to 2028	HMA Local Authorities	MOU approved by individual local authorities. Memorandum of Understanding to 2028
	Joint Strategic Planning	HMA local authorities LLEP	Appointment of an interim Joint Strategic Planning Manager for Leicester and Leicestershire.

Project	Meeting / Communication	Attendees/ HDC Representative	Precis of outcomes and link to minutes/correspondence
	Manager		
	Strategic Growth Plan		Commencement of work on Strategic Growth Plan
	North Northamptonshire Joint Planning Unit	North Northamptonshire Joint Planning Unit	Agreed that: both HMAs remain appropriate and robust; neither NNJPU or HDC are looking to each other to take their OAN.
Gypsy/ Traveller Needs	Travellers Liaison Group Meeting	HMA Local Authorities, MATU, Leicestershire Police	Enabling a bi-annual discussion regarding HMA G&T provision
Strategic Distribution	Leicester & Leicestershire Strategic Distribution Sector Study (2014)	H HMA local authorities / LCC / LLEP Adjoining LAs / LEP's, developers & other bodies were involved in stakeholder workshops	Evidence document published: Leicester and Leicestershire Strategic Distribution Sector Study. It provides an assessment of need for large scale distribution uses (B8 units>9,000m2) to 2031 and 2036, setting out; baseline position, key challenges, land required / shortfall (rail-served SFRI and non-rail served) and a recommended Key Areas of Opportunity, and a strategy and policy guidance for identifying and delivering future sites. http://www.harborough.gov.uk/directory_record/726/leicester_and_leicestershire_strategic_distribution_sector_study_-_november_2014
Transport Infrastructure	Strategic Transport Assessment	Leicestershire County Council Highways (advisory capacity)	The study used a number of scenarios to test the likely impacts of the 9 Alternative Housing and Employment Options on the strategic road network links, comparing capacity with expected resulting traffic levels. Overall, scenarios 6-11 indicated that whilst proposed development will add significant traffic on to the road network, the network will generally operate within capacity. Scenario 9 (Lutterworth SDA) does not breach 100% flow capacity, however at two sites on Rugby Road, Shawell/Cotesbach capacity is shown at 94% and 84%

<u>Project</u>	<u>Meeting / Communication</u>	<u>Attendees/ HDC Representative</u>	<u>Precis of outcomes and link to minutes/correspondence</u>
	L&L Infrastructure Provider consultation	Sent infrastructure providers on behalf of HMA local authorities	

7

Social Indicators

- **2011 Census Insights:** Previous editions of the AMR include analysis of the Census 2011 data compared with data from Census 2001 and looked at resident population, age structure and gender, marital status, population density, tenure and accommodation types. Further information from the 2011 Census employment, released in 2013 looked at economic performance; economic activity and employment, occupations, employment industries, commuting patterns and car ownership, and business enterprise.

This report will look at:

- **Business Enterprise** - reporting on the way harborough engages with the local community and current UK business count statistics for Harborough District compared to regional averages.
- **Carbon Emissions** – reporting on the carbon emissions per person for Harborough District, in comparison with national and regional averages.
- **Fuel Poverty** – reporting on the occurrence of fuel poverty across the Harborough District, in comparison with national and regional averages.

7.1

Business Enterprise

Harborough District Council engages with the local business community in a number of ways and is committed to achieving the vision that Harborough is a vibrant, safe and prosperous district.

This is expressed in a number of support services available to the local business community, including:

- New Harborough Innovation Centre (HIC) contract (Pioneer 10) :<http://www.harborough-ic.co.uk/>
- Committed to the Harborough Open for business Prospectus http://www.harborough.gov.uk/downloads/download/885/harborough_open_for_business
- European LEADER funds of €1.989m in a joint bid across rural East Leicestershire businesses.<http://www.oakleaves.org.uk/east-leicestershire-leader.html>
- Business start up events, newsletter, networking & advisory events
- For more information visit our website: <http://www.harborough.gov.uk/business-grants>

According to www.nomisweb.co.uk there are currently 4,995 enterprises located in the Harborough District, 90.5% are small businesses employing less than 10 people. (Fig. 7.1)

UK Business Counts – definitions from Nomis*

The data contained in the table are compiled from an extract taken from the Inter-Departmental Business Register (IDBR) recording the position of units as at March of the reference year. The IDBR contains information on VAT traders and PAYE employers in a statistical register which provides the basis for the Office for National Statistics to conduct surveys of businesses. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. The employment information on the IDBR is drawn mainly from the Business Register Employment Survey (BRES). Because this is based on a sample of enterprises, estimates from previous returns and from other ONS surveys have also been used. For the smallest units, either PAYE jobs or employment imputed from VAT turnover is used. Estimates in the table are rounded to prevent disclosure.

Fig. 7.1

Table 7.1 UK Business Counts 2015

Enterprises				
	Harborough		East Midlands	
	Number	Percentage	Number	Percentage
Micro 0-9	4520	90.5	145,200	88.2
Small 10-49	395	7.9	16,110	9.8
Medium 50-249	75	1.5	2755	1.7
Large 250+	10	0.2	625	0.4
Total	4,995	-	164690	-

7.2

Environmental Impact

Carbon Emissions

Harborough District is a large rural district. The carbon emissions in 2012 were 8.6 tonnes per person. This is an increase from 2011, when the figure was 8.2 tonnes per person. This is the first increase since 2005. This compares to 7.7 tonnes per person for Leicestershire and 7 tonnes per person for England. Harborough District has the second highest emissions in Leicestershire. (Fig. 7.2)

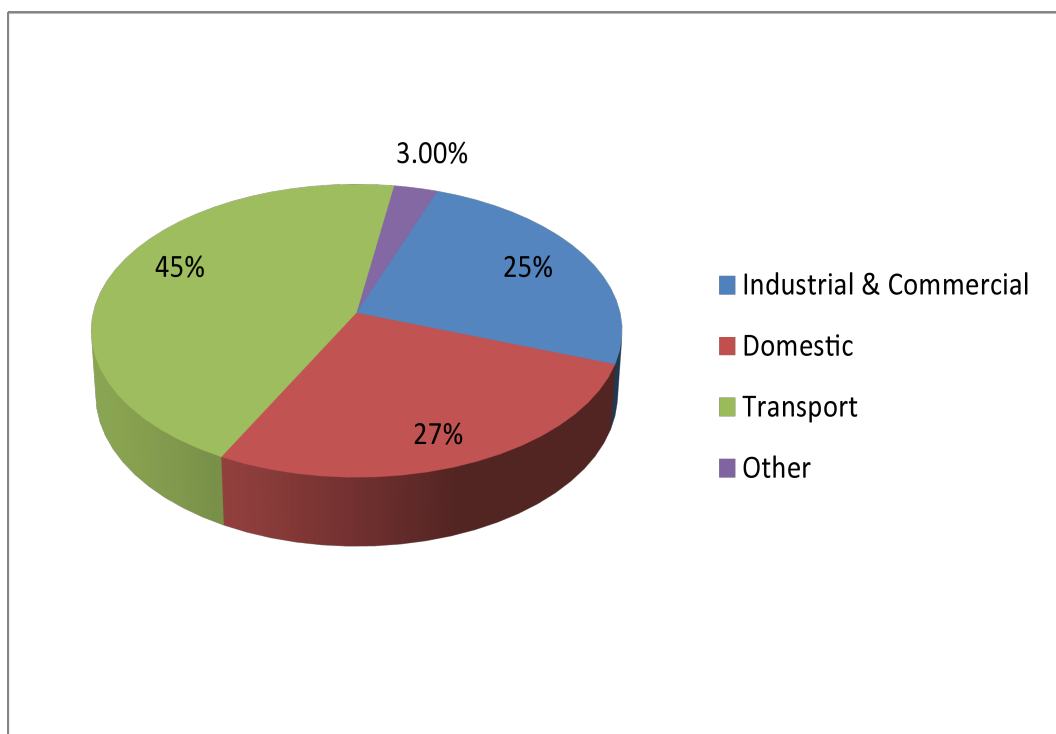


Fig. 7.2

Carbon emissions for Harborough (2012) Transport is responsible for the highest proportion of the emissions, with 45% of the total. Domestic energy use accounts for 27% of the total and industrial and commercial account for 25% of the total. The final 3% of emissions are due to agricultural land use.

Source: National Atmospheric Emissions Inventory

Fuel Poverty

Harborough District is a mainly rural district and many homes are off the gas grid. Heating a home is more expensive if other fuels are used for heating. In addition there are many older homes that are more expensive to heat. For some communities fuel costs can be so expensive that they lead to fuel poverty.

In Harborough District in 2013 there were 7.9% or 2,799 households in fuel poverty, according to the new low income, high costs (LIHC) method of measuring fuel poverty, recently adopted by the Government. This compares to 8.9% for the whole of Leicestershire and 10.6% for England.

Source: National Statistics

8 Published Reports- Key Notes

8.1 Leicester and Leicestershire Strategic Housing Market Assessment

In June 2014 Harborough District Council published a **Strategic Housing Market Assessment (SHMA)** as part of a joint working group. This was commissioned in the context of the 2011 Localism Act which returned responsibility for determining housing provision to LAs with a statutory duty to cooperate. The SHMA is intended to satisfy the National Planning Policy Framework (March 2012) which requires core evidence for the development of housing policy.

The **SHMA** contains analysis of:

- **Housing Market Dynamics and Market Signals**; high median prices (£202,000), steady rental values, acute affordability issues, strong difference in markets of key centres Lutterworth and Market Harborough, social housing register comprises 667 households. Shortage of 1-bed and 4/4+ beds, low levels of overcrowding, high levels of under-occupying, growth of housing stock strong, strong market pressure in Harborough.
- **Demographic Projections**;
- **Housing requirements**: Projections to 2031 annual housing requirement for Harborough including adjustments of 415 dwellings per annum (dpa), Extended projections to 2036 annual housing requirement for Harborough of 396 dpa.
- **Employment Growth**: Forecast strong increase in jobs in Harborough, Midpoint Headship Rate Projections (2011–31 Harborough= 429dpa) & (2011-36 Harborough=410dpa)
- **Affordable Housing Need**: Entry level costs to buy are estimated to be in a range from £82,800–£210,300 across all dwelling types, rental data shows rents are second highest in the region and are in a range between £395–£850 per calendar month, The indicative incomes required to purchase/ rent without additional subsidy are as follows: lower quartile purchase £41,300–lower quartile private rent £20,800– Affordable rent £16,600– lower quartile social rent £14,100, 1.5% of households are deemed to be living in unsuitable housing, 50% are unlikely to have sufficient income to afford market housing.
- **Newly arising need**; Estimates for the level of affordable housing need from newly forming households (per annum 2011-2036) is 626 new households 44% in affordable housing need, estimates for the level of

likely new housing need from existing households is 92 households per annum and 4.9% of which will be in housing need

- **Need for Affordable Housing;** Net affordable housing need per annum is estimated at 208 households (2011-2036)
- **Delivery of Affordable Housing;** The council expects a 30% / 40% contribution from private housing development over a certain scale, there is 832 units required based on annual housing need.
- **Role of Private Sector in Meeting Housing Need;** Neither the SHMA guidance (CLG, 2007) nor the NPPF (CLG 2012) recognise the private rental sector as affordable housing, however it does make a significant contribution to filling the gap.
- **Impact of Welfare Reforms**
- **Need for Different Sizes of Homes;** Household sizes are expected to drop over the plan period while the population of older people will increase, the majority of market housing demand is expected for 2 and 3 bedroom homes, demand for entry level market housing has been restricted by the availability of mortgage finance for first time buyers however an improving economic outlook-increased range of mortgage deals-help-to-buy scheme are seeing the situation change.
- **Housing Needs of Specific Groups;** key output of SHMA Guidance while the NPPF identifies LPA should plan for a mix of housing which accounts for the needs of different groups in the community; *Older People, People with Disabilities, BME Households, Households with Children, Young People, Rural Communities, Self- and custom build & Gypsy and Traveller Needs.*
- **Tenure;** Although significant requirement for affordable housing has been identified, in practice many are able to live within the private rented sector supported by housing benefit. Of the households who cannot afford market housing 20.8% can afford 80%+ market rents- 15% can afford between social and 80% market rents and 64.2% can only afford social rent or below, it is estimated that around 13.5% of housing could be equity based (e.g. shared ownership) with 46% net need from households which could afford more than existing social rents without benefits but not equity products and 40.6% from households who cannot afford over existing social rent levels.
- **Needs of Specific Groups;** need to plan for aging population, many older people able to exercise choice over housing options. Falling demand for residential care and rising average age living in sheltered housing, new models of extra care housing often allowing for changing circumstances in situ. Projections of a rise in the number of people with dementia (+157%) and mobility problems (+129%), specialist housing for older people is relatively high to population (120 places per 1,000 residents). Expecting a large increase in population over 55 in the

district over the plan period to 2036. High demand for bungalows, greater emphasis on providing suitable tenures in market housing. 22.1% of households contain a person with a long term health problem or disability (LTHPD) this is relatively low, trends expect a significant growth in the number of households with LTHPD to 2036. Housing support services and adaptations to properties will need to be adequately resourced. All BME groups are considerably younger when compared with White (British/Irish), White (British/ Irish) are most likely to be owner occupiers, Black households show high proportions of living in social rented housing, all BME groups more likely to live in private rented sector, levels of outright ownership in BME groups are very low, all BME groups are more likely to be overcrowded than white (British/Irish), low levels of under occupation in BME groups.

A full copy of the Leicester and Leicestershire Strategic Housing Market Assessment can be obtained on our website:

***[http://www.harborough.gov.uk/directory_record/565/
strategic_housing_market_assessment](http://www.harborough.gov.uk/directory_record/565/strategic_housing_market_assessment)***

8.2

Leicester and Leicestershire Strategic Distribution Sector Study

The **Leicester and Leicestershire Strategic Distribution Sector Study** examines the strategic distribution sector in the county. It provides a better understanding of the sector and an objective assessment of future need to 2036, together with advice on developing a strategy to manage change and support sustainable economic growth over the next 15 to 20 years.

The study has been prepared by expert consultants on behalf of local authorities and the Leicester and Leicestershire Enterprise Partnership (LLEP), taking into account national policy and guidance. The commissioning of the study has been supported and overseen by the Leicester and Leicestershire Strategic Planning Group formed to assist LPA's in working together on cross-boundary planning matters.

The study is a technical report, which forms part of the evidence base for and is intended to inform the development of planning policy and economic strategy for the area. It must be emphasised that the study findings do not represent council policy, or possible future policy direction, for Harborough or the other local authorities involved.

A full copy of the study can be accessed on our website:

[http://www.harborough.gov.uk/directory_record/726/
leicester_and_leicestershire_strategic_distribution_sector_study_-
_november_2014](http://www.harborough.gov.uk/directory_record/726/leicester_and_leicestershire_strategic_distribution_sector_study_-_november_2014)

8.3

Scoping Consultation

The scoping consultation was the first stage in preparing the new Local Plan for Harborough. Its aim was to gather the views of interested parties on the proposed contents of the new Local Plan. These views were used to finalise the scope of the Plan and to inform the identification of any further evidence requirements.

The scoping consultation took place between 18 March and 28 April 2013

A full copy of the study can be accessed on our website:

[http://www.harborough.gov.uk/directory_record/462/
new_local_plan_scoping_consultation](http://www.harborough.gov.uk/directory_record/462/new_local_plan_scoping_consultation)

9

Policy Omissions

None to report

10

Contact Us

Please contact the **Harborough District Strategic Planning Team**

for any queries regarding this report...

planningpolicy@harborough.gov.uk

Dial **01858 821160** to speak to a member of the team