



**Harborough District Council  
Authority Monitoring report  
2016-2017**



# Table of Contents

1 Introduction.....	1
2 New Local Plan Preparation and Local Development Scheme Process .....	2
2.1 Progress to date	2
2.2 New Local Plan Timetable	3
3 Housing Land Supply .....	4
3.1 Method	4
3.2 Five Year Housing Land Supply: 1 April 2017 to 31 March 2022	5
3.3 Monitoring Housing Supply as Planned in the Adopted Core Strategy	7
3.4 Total Housing Supply since 1 April 2006	8
3.5 Housing Completions by Settlement Hierarchy Grouping	10
3.6 Total Affordable Housing Supply Since 1 April 2006	14
4 Core Strategy Monitoring Framework.....	15
4.1 Objective 1: To meet strategic housing requirements, the accommodation needs of the District's population and the need for affordable housing	15
4.2 Objective 2: To meet employment needs, foster economic growth and maintain high employment levels in the District	17
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.	20
4.3.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure— Affordable Housing Spending record:	22
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.	23
4.4.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure— S106 Grant Allocation record	24
4.4.2 Footnote Policy CS8: Protecting and Enhancing Green Infrastructure	25
4.5 Objective 5: To protect and enhance the District's distinctive rural landscape, settlement pattern, historic assets, natural environment and biodiversity	26
4.5.1 Footnote 'Policy CS17 : Countryside, Rural Centres and Rural Villages'	28
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	30
4.7 Objective 7: To protect and promote the economic viability and vitality of the District's towns and rural centres	31
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	32
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.	33
4.10 Objective 10: To minimise waste production and maximise re-use and recycling of waste	35
4.11 Objective 11: To minimise energy demand and maximise the use of renewable energy resources.	36
4.12 Objective 12: To promote sustainable growth of tourism and access to the countryside within the district	38

4.13 Objective 13: Locate new development in areas which will not put life or property at risk of flooding	39
5 Neighbourhood Development Plans.....	40
6 Duty to Cooperate .....	41
7 Other Indicators .....	44
7.1 Business Enterprise	45
7.2 Environmental Impact	46
8 Published Reports .....	51
8.1 Area of Separation Review 2017	51
8.2 Sustainability Appraisal	52
8.3 Strategic Employment Land Availability Assessment 2017 Update	54
8.4 Harborough District Cemetery and Burial Strategy	54
8.5 Housing and Economic Development Needs Assessment (HEDNA)	54
8.6 Strategic Distribution Sector Study	55
8.7 Gypsy, Traveller and Travelling Showpeople Accommodation Assessment	56
8.8 Planning Obligations	56
8.9 Retail Study Update	57
8.10 Viability Assessment	58
9 Policy Omissions .....	60
10 Contact Us.....	61

## List of Figures

3.1 Housing Land Supply since 2006 .....	9
3.2 Key Centres: Completions since 1 April 2006 .....	10
3.3 Rural Centres: Completions since 1 April 2006 .....	11
3.4 Selected Rural Villages: Completions since 1 April 2006 .....	11
3.5 Countryside: Completions since 1 April 2006 .....	12
3.6 Affordable housing completion rates since 2006 .....	14
7.1 District emissions by sector, 2015 .....	46
7.2 Per capita emissions 2005 to 2015 .....	46

## List of Tables

2.1 Local Plan Timetable Key Stages.....	3
3.1 5 Year Housing Land Supply Calculation: 1 April 2017 to 31 March 2022 .....	6
3.2 Comparison between Core Strategy planned housing distribution and actual delivery .....	8
4.1 Monitoring Objective 1 .....	15
4.2 Monitoring Objective 2.....	17
4.3 Summary of Net Completions by Use and Year (has.) .....	18
4.4 Summary of Net Commitments at 31 March 2017 (2011/12 – 2016/17) .....	18
4.5 Deliverable and potentially developable sites (hectares) by land use and settlement	19
4.6 Monitoring Objective 3.....	20
4.7 Affordable Housing spending record for 2016/17 .....	22
4.8 Monitoring Objective 4.....	23
4.9 Policy CS12: Delivering Development and Supporting Infrastructure— S106 Grant Allocation record.....	24
4.10 Monitoring Objective 5.....	26
4.11 Planning applications approved for housing development in countryside locations not in accordance with the Core Strategy Policy CS17 .....	28
4.12 Monitoring Objective 6.....	30
4.13 Monitoring Objective 7 .....	31
4.14 Monitoring Objective 8.....	32
4.15 Monitoring Objective 9.....	33
4.16 Monitoring Objective 10.....	35
4.17 Monitoring Objective 11 .....	36
4.18 Monitoring Objective 12.....	38
4.19 Monitoring Objective 13.....	39
5.1 Monitoring Neighbourhood Development Plans .....	40
6.1 Summary of Duty to Cooperate Records.....	41
7.1 Enterprises in Harborough District & East Midlands, 2016.....	45
7.2 Table 2 Carbon per capita by sector 2005 - 2015.....	47
7.3 Table 7.3 Harborough Fuel Poverty statistics .....	50



# 1

## Introduction

- Section 113 of the Localism Act 2011 requires every authority to produce a monitoring report containing information on the implementation of the Local Development Scheme and the extent to which the planning policies set out in the adopted Core Strategy or Local Plan are being achieved.
- This Authority Monitoring Report (AMR) is designed to fulfil the above requirements; Harborough District Council intends to continue to publish the Monitoring Report annually.
- This report focuses on information relevant to the 12 months from 1 April 2016 to 31 March 2017.



## 2 New Local Plan Preparation and Local Development Scheme Process

On 3 December 2012, the Council resolved to prepare a new Local Plan for Harborough District. This was in response to a number of important changes which had been introduced by the Government in respect of national planning policy and to respond to new evidence of housing need.

The Local Plan 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

A Local Plan Options Consultation Paper was consulted on during September – October 2015. The paper focused on meeting the District's future need for homes and jobs. It set out 9 alternative options for locating housing and employment across the District and other proposed policy approaches which took into account the requirements of national planning policy and guidance and were informed by the available evidence. The document was accompanied by an Interim Sustainability Appraisal of the options which is discussed in section 8.2 Sustainability Appraisal of this report.

The 9 alternative options set out in the Consultation Paper were assessed in the light of consultation responses, the results of the sustainability appraisal, other evidence and their conformity with local and national planning objectives. The results of this assessment were presented to the Council's Executive Committee in May 2016 and resulted in the approval of 4 selected options for further assessment. The 4 selected options were:

- Option 2: Core Strategy distribution
- Option 4 (as amended): including Scaptoft North Strategic Development Area
- Option 5: including Kibworth North and East Strategic Development Area
- Option 6: including Lutterworth East Strategic Development Area

These selected options were the subject of further testing with regard to land availability, infrastructure requirements, transport impact, flood risk,

viability, landscape impact, environmental sensitivity/mitigation, sustainability and against the National Planning Policy Framework's core planning principles. The outcome of this process identified the preferred option; a hybrid option which included the East of Lutterworth SDA and the Scraptoft North SDA.

The identification of the preferred hybrid option informed the preparation of the Harborough Local Plan 2011-2031 Proposed Submission, which was published for public representation between September and November 2017. The document was accompanied by the Sustainability Appraisal Report and other related documents, of which the Sustainability Appraisal report is discussed in section 8.2 Sustainability Appraisal of this Report.

*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](http://www.harborough.gov.uk/local-plan)*

## 2.2 New Local Plan Timetable

The timetable for preparation of the new Local Plan is set out below. The Local Development Scheme (LDS) (dated December 2017) is available to view on the Council's website. <http://www.harborough.gov.uk/local-development-scheme>

**Table 2.1 Local Plan Timetable Key Stages**

<b>Timetable- Key Stages</b>	
Options Consultation	September - October 2015
Pre-Submission Consultation	September - November 2017
Examination	June - July 2018
Adoption	November/ December 2018

\* Please note that all timings are indicative and may be subject to change.

## 3

# Housing Land Supply

### 3.1

## Method

The Council seeks to apply a best practice approach to calculating its future housing land supply position and has obtained expert advice from the Planning Advisory Service on its methodology.

Previous shortfalls in housing supply when considered against housing requirement are applied to the requirement for the next five years to promote more sites coming forward. 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 Housing Land Supply calculations dated 1 April 2014 onwards). As such a shortfall of **734 dwellings** has been added to the housing requirement for the purposes of the 5 year housing land supply calculation for 2016/17.

The latest evidence of objectively assessed housing need (OAN) is set out in the Housing & Economic Development Needs Assessment (HEDNA) which was produced by consultants G L Hearn and published in January 2017. The HEDNA provides an integrated assessment of future housing needs, the scale of future economic growth and the quantity of land and floorspace required for B-class employment development across Leicester and Leicestershire, which the report defines as representing the relevant Housing Market Area and Functional Economic Market Area.

The HEDNA recommends an objectively assessed need for housing of 10,640 dwellings for Harborough District between 2011 and 2031, or 532 dwellings per annum.

National Planning Policy Framework 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 ensure choice and competition in the market for land"*.

The annual housing requirement has been delivered in only 3 out of the last 10 years (2007/08, 2009/10 and 2015/16). However, it should be noted that over the course of the last 3 years (i.e. 2014/15, 2015/16 and 2016/17) the cumulative amount of housing delivered has matched the total 3 year requirement.

Due to this annual under delivery against the annual housing requirement, the Council has applied a **20% buffer** to the 5 year housing land supply calculation. Should recent levels of housing delivery continue to match requirements (on either an annual or a cumulative basis), the Council will review its position as to whether the continued use of a 20%, rather than a 5%, buffer is appropriate.

The 5 Year Housing Land Supply Position Statement 2016/17 , of 12 July 2017, identifies the 5 year housing land supply covering the period 1 April 2016 to 31 March 2021 as being 3,627 dwellings which is a 4.45 year supply. The current calculation can be seen in full overleaf.

## 3.2 Five Year Housing Land Supply: 1 April 2017 to 31 March 2022

The Appendices referred to in the table below can be found in the 5 Year Housing Land Supply Position Statement 2016/17 .

**Table 3.1 5 Year Housing Land Supply Calculation: 1 April 2017 to 31 March 2022**

<b>Housing Requirements</b>	<b>Row</b>	<b>Total</b>	<b>Calculation</b>
Strategic Housing Requirements for Harborough District 2011-2031	A	10,640	n/a
Annual Housing Requirement	B	532	A / 20 years
Housing Requirement to date (1 Apr 2011- 31 March 2017)	C	3,192	B x 6 years
Recorded housing completions 1 Apr 2011 to 31 March 2017	D	2,458	n/a
Shortfall to add to the next 5 years requirement	E	734	C - D
Shortfall as an annual requirement for the next 5 years	F	147	E / 5 years
Total Annual requirement for the next 5 years	G	679	B + F
Additional 20% Buffer	H	136	G x 0.20
Total Annual Requirement for the next 5 years, including buffer	I	815	G + H
<b>Total Five Year Housing Requirement</b>	<b>J</b>	<b>4,073</b>	<b>I x 5 years</b>
<b>Supply of Sites: 1 April 2017 to 31 March 2022</b>	<b>Row</b>	<b>Total</b>	<b>Calculation</b>
Projected delivery from Allocated sites with permission (See Appendix 3, Table 1.)	K	154	n/a
Projected delivery from Market Harborough SDA (See Appendix 3, Table 2.)	L	449	n/a
Projected delivery from large sites with planning permission (See Appendix 3, Table 3.)	M	1,699	n/a
Projected delivery from Neighbourhood Plan Allocated Sites (see Appendix 3, Table 4.)	N	427	n/a
Projected delivery from sites with planning permission, pending a Section 106 Agreement (See Appendix 3, Table 5.)	O	511	n/a
Projected delivery from small sites with planning permission (Sites under construction and unimplemented, see Appendix 4)	P	337	n/a
Windfall allowance (See Appendix 5.)	Q	50	n/a
<b>Five Year Supply of deliverable sites</b>	<b>R</b>	<b>3,627</b>	<b>K + L + M + N + O + P + Q</b>
<b>Five Year Assessment calculation: 1 April 2017 to 31 March 2022</b>	<b>Row</b>	<b>Total</b>	<b>Calculation</b>
Annual requirement plus 20% buffer	S	815	I
Assessed Five Year Supply of Deliverable Dwellings	T	3,627	R
Supply of Land as a percentage of the requirement	U	89%	R / J
<b>Years Supply of Land</b>	<b>V</b>	<b>4.45</b>	<b>R / I</b>

Source: 5 Year Housing Land Supply Position Statement 2016/17

### 3.3

## Monitoring Housing Supply as Planned in the Adopted Core Strategy

This section compares the percentage of delivered and committed housing development in each settlement and groups of settlements with the percentage planned in the Core Strategy.

- 2,462 new homes were built across the District between 1 April 2011 and 31 March 2017.
- Of the 9,500 dwellings planned through the Core Strategy, Table 3.2 shows that that 7,522 (or 79%) have already been delivered or are committed. This leaves a residual requirement of just 1,978 units (i.e. 11% of the total requirement) which are still outstanding and will be delivered by the granting of planning permission.
- 37.3% of the housing growth delivered (1 April 2011 to 31 March 2017) has been in Market Harborough. This compares to the Core Strategy which planned 42.9% of housing growth in Market Harborough. The commencement of construction of the North West Market Harborough Strategic Development Area will support delivery of the remaining requirement.
- The settlements of the Leicester Principal Urban Area (Bushby/Thurnby/Scraptoft) have delivered 10.8% of housing growth compared to the 11.4% planned.
- Lutterworth has delivered 10.6% of housing growth thus exceeding the 9.1% share of growth that was planned for in the Core Strategy.
- Whilst the number of dwellings delivered to date in Broughton Astley is below its planned share of the growth (at 1.7% compared with 5.2%), this will increase given the current commitments of 564 units.
- Regarding the rural:urban ratio, to date rural growth is slightly higher than planned for. Rural Centres and Selected Rural Villages (SRVs) combined have delivered a 39.6% share of the District's housing growth to date. This equates to an urban:rural ratio of 60:40 compared with a planned for ratio of 69:31. However, it is important to note that in 2016 the ratio was 41:59 and the subsequent reversal is the result of significant recent planning permissions; the implementation of which has shifted the urban:rural balance.

**Table 3.2 Comparison between Core Strategy planned housing distribution and actual delivery**

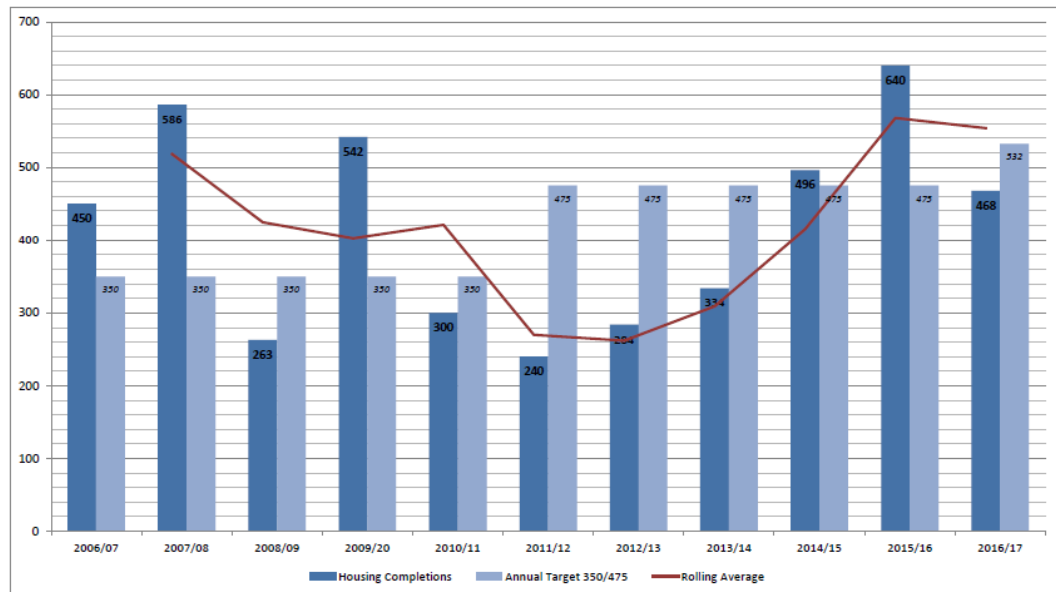
2011/12 to 2016/17									
Settlement	Settlement Hierarchy	Draft Planned Figure (CS %'s)	% Share of planned growth	Delivered to date	% share of delivered housing growth	Commitments	Total Commitments & completions	Residual	% share of total commitment & completions to date
Broughton Astley	Urban	494	5.2%	43	1.7%	564	607	113	8%
Lutterworth		865	9.1%	261	10.6%	492	753	112	10%
Market Harborough		4,076	42.9%	918	37.3%	2010	2,928	1,148	39%
Bushby		1,083	11.4%	265	10.8%	683	948	135	13%
Scraptoft									
Thurnby									
Urban sub-total		6,517	68.6%	1,487	60.4%	3,749	5,236	1,281	70%
Rural Centres & SRVS	Rural	2,983	31.4%	876	35.6%	1171	2,047	936	27%
Other settlements		n/a	n/a	99	4.0%	140	239	n/a	5%
Rural sub-total		2,983	31.4%	975	39.6%	1,311	2,286	697	30%
Grand total		9,500		2,462		5,060	7,522	1,978	

## 3.4 Total Housing Supply since 1 April 2006

Figure 3.1 illustrates the number of new dwellings delivered annually compared to the relevant annual target. It also shows the rolling average number of dwellings delivered.

- Housing completion rates for the District have averaged 418 new dwellings per annum since the start of the Core Strategy plan period in 2006
- Consideration of the figures for the last 3 years shows that:-
  - the cumulative amount of housing delivered has matched the total 3 year requirement; and
  - the amount delivered annually has exceeded the requirement for 2 of the last 3 years.

(Fig. 3.1)



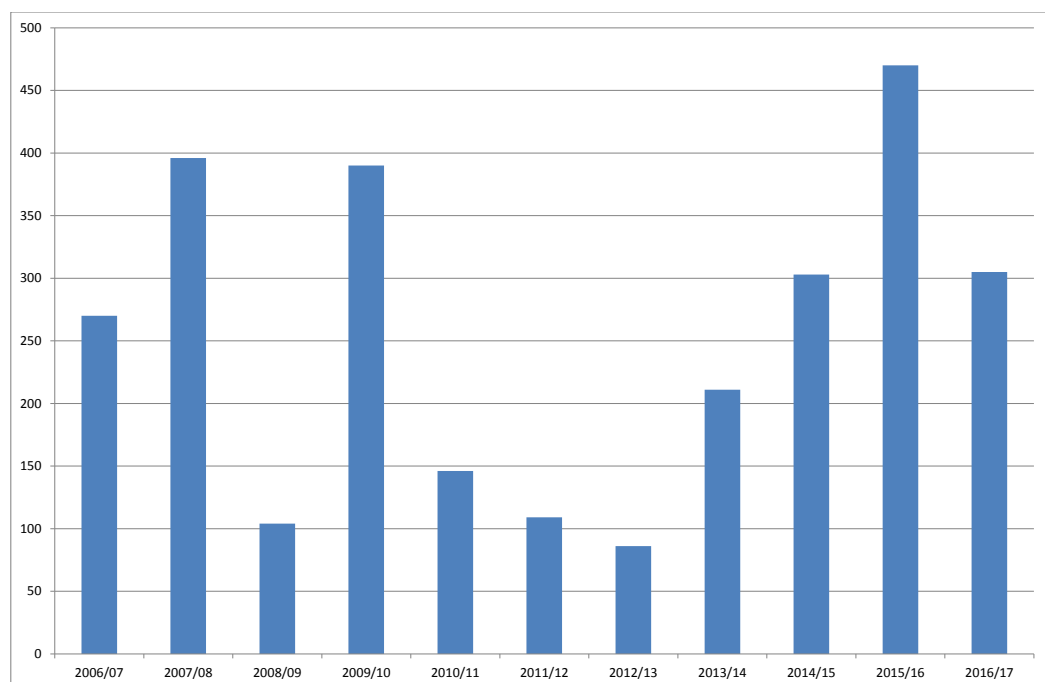
**Fig. 3.1 Housing Land Supply since 2006**



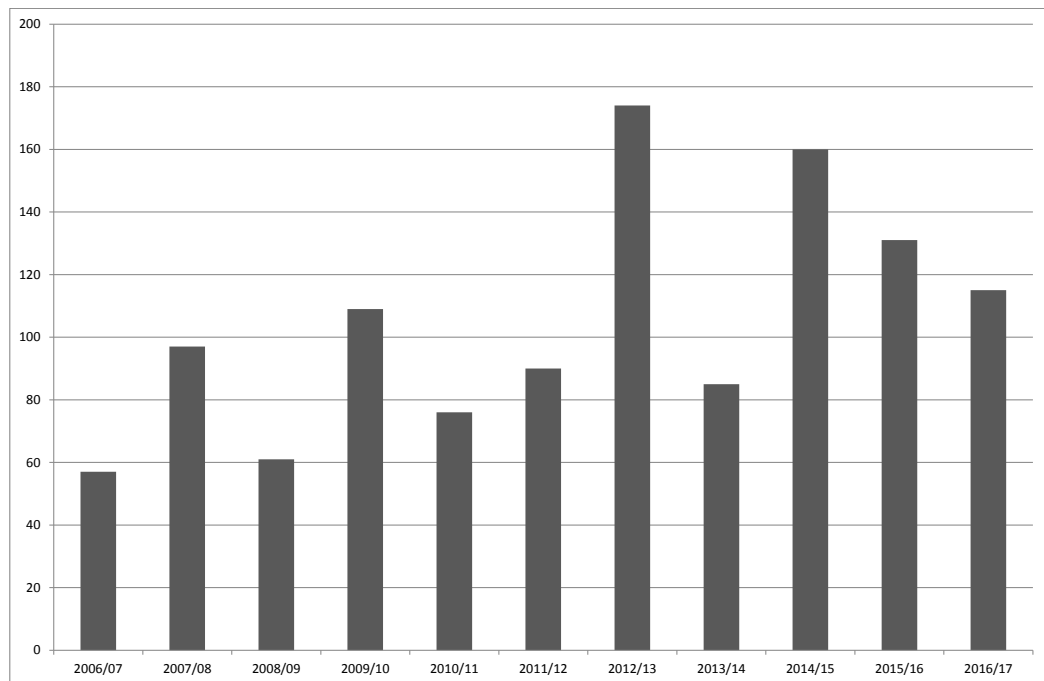
## 3.5

# Housing Completions by Settlement Hierarchy Grouping

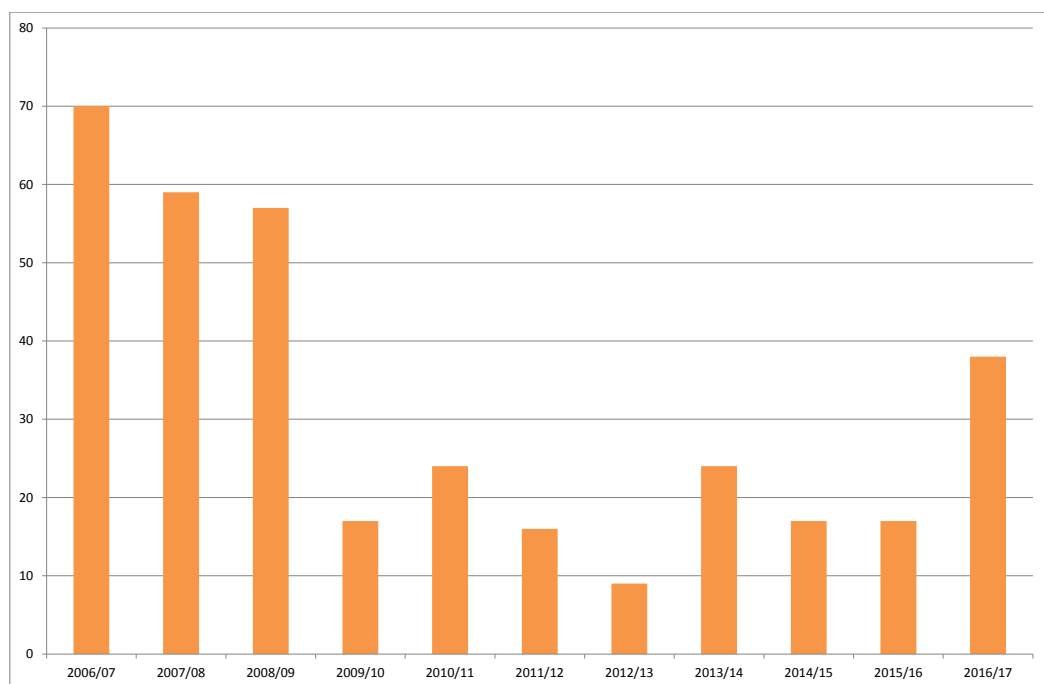
A summary of the completion trends for each category of settlement within the District is set out in Fig. 3.2, Fig. 3.3, Fig. 3.4, and Fig. 3.5. The figures illustrate the amount of housing delivered each year in each of the various settlement types over the course of the last 11 years. The two points to note are that: 1) the scale on the y (i.e. vertical) axis varies such that the graphs are not comparable in terms of scale of development; and 2) the reduction in the amount of development taking place in the Selected Rural Villages and the countryside after 2008/09 demonstrate the implementation of policies within the Core Strategy to focus development to the most sustainable settlements within the District.



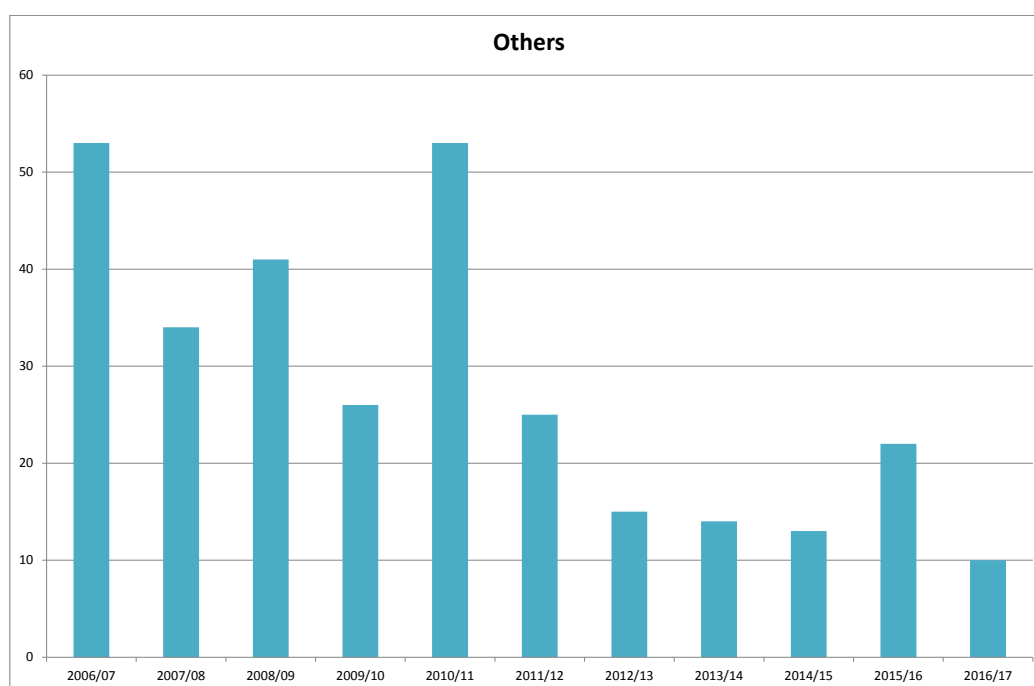
**Fig. 3.2 Key Centres: Completions since 1 April 2006**



**Fig. 3.3 Rural Centres: Completions since 1 April 2006**



**Fig. 3.4 Selected Rural Villages: Completions since 1 April 2006**



**Fig. 3.5 Countryside: Completions since 1 April 2006**



## 3.6

# Total Affordable Housing Supply Since 1 April 2006

Fig. 3.6 illustrates the number of affordable housing units that have been delivered over the course of the last decade. It indicates that there has been a marked variation in the amount of delivery in successive years broadly reflective of changes in the annual delivery of total housing numbers.



**Fig. 3.6 Affordable housing completion rates since 2006**

The rolling average indicated on the graph illustrates that it appears to be in the upper 60s which is of the order of 75% of the annual target of 90 units.

## 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
Policy 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). This annual requirement was increased to 475 in 2011/12.	HDC Local Indicator 1 (Core Output Indicator H1)	Harborough District Council currently has a <b>5 Year Land Supply of 4.45 years as at 31 March 2017; 1 April 2016 figure was 4.66 years.</b>
Policy CS2: Delivering New Housing	<p>Net additional dwellings provided in the previous 5 years</p> <p>Net additional dwellings provided in the reporting year</p> <p>Net additional housing expected to come forward over at least a 15 year period</p> <p>Net additional dwellings expected to</p>	<p>5 year milestones (using the start date of the plan i.e. 2006/07):</p> <p>By 31 March <b>2011</b> at least <b>1,750</b> dwellings will be provided across the District</p> <p>By 31 March <b>2016</b> at least <b>3,500</b> dwellings will be provided across the District</p> <p>By 31 March <b>2021</b> at</p>	<p>HDC Local Indicator 2 (Core Output Indicator H2(a))</p> <p>HDC Local Indicator 3 (Core Output Indicator H2(b))</p> <p>HDC Local Indicator 4 (Core Output Indicator H2(c))</p> <p>HDC Local Indicator 5 (Core Output Indicator H2(d))</p>	<p>Since the start of the plan period 4,599 new homes have been built across the District.</p> <p>See section 3.2 Five Year Housing Land Supply: 1 April 2017 to 31 March 2022 in this report.</p> <p>For more details including housing trajectory for the plan period please refer to the full 5 Year Housing Land Supply Position Statement 2016/17 (July 2017).</p>

Policies	Indicator	Target	HDC Reference	Monitoring Update
	come forward each year over the remaining plan period to meet the overall housing requirement, taking into account previous delivery since the start of the plan period.	least <b>5,250</b> dwellings will be provided across the District  By 31 March <b>2026</b> at least <b>7,000</b> dwellings will be provided across the District.		
Policy 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 April 2016 – 31 March 2017 was 90 affordable dwellings. 58 affordable housing units delivered in the period (comprising 36 for Social Rent, 20 for Affordable Rent and 2 for Shared Ownership). See section 3.6 Total Affordable Housing Supply Since 1 April 2006 in this report
Policy CS4: Providing for Gypsy, Traveller and Travelling Showpeople Needs	Net additional Gypsy and Traveller pitches provided	Between 2006 and 2016, provision to be made for:- - at least 30 pitches - at least 10 transit pitches - at least 29 plots for Showpeople.	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. During the period 1 April 2016 – 1 April 2017 2 additional Gypsy and Traveller pitches and 7 Travelling Showpeople plots have been permitted.

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

**Table 4.2**

<b>Policies</b>	<b>Indicator</b>	<b>Target</b>	<b>HDC Reference</b>	<b>Monitoring Update</b>
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)	Employment monitoring information is set out below. Table 4.3 provides a summary of net completions (gains minus losses), by B Use for each year of the plan period. Table 4.4 provides a summary of net completions completions at 31 March 2017.
	Employment land available by type	To be determined following review of existing employment sites and allocations (as per Policy 7d)	HDC Local Indicator 9	The Housing and Economic Needs Assessment sets out the requirement for employment land over the period 2011-2031 by Use Class for Leicester and Leicestershire. The Strategic Employment Land Availability Assessment Update indicates that there are potentially sufficient deliverable or developable sites with sufficient estimated capacity for economic development to meet forecast district need for different types of B class use



Policies	Indicator	Target	HDC Reference	Monitoring Update
				within the local plan period. Table 4.3 identifies the potential availability of employment land, by type and settlement.

**Table 4.3 Summary of Net Completions by Use and Year (has.)**

Year	Office (B1a & B1b)	Industrial (B1c & B2)	Small B8 (<9,000sqm)	Strategic B8 (>9,000sqm)	Total
2011/12	1.08	0.22	0.25	0	1.55
2012/13	0.1	1.22	0.05	0	1.37
2013/14	0.95	1.31	0	0	2.26
2014/15	-0.32	0.01	-3.7	0	-4.01
2015/16	1.41	1.27	0.37	4.11	7.16
2016/7	-0.05	1.25	0.18	0	1.4
Total all years (totals may not sum due to rounding)	3.18	5.27	-2.85	4.11	9.71

**Table 4.4 Summary of Net Commitments at 31 March 2017 (2011/12 – 2016/17)**

	Office (B1a/b)	Industrial (B1c/B2)	Small B8 (<9,000sqm)	Strategic B8 (>9,000sqm)	Total
<b>Net Commitments (with planning permission or allocated in NDP)</b>	5.3	4.9	1.4	55.9	67.5

Table 4.5 Deliverable and potentially developable sites (hectares) by land use and settlement

Hectares	Office (B1)	Industrial (B1c/B2)	Small Storage & Distribution (B8)	Strategic B8 only	Total (Ha)
Market Harborough	14.1	13	10.5	0	37.5
Lutterworth	6.5	4.8	20.9	0	32.2
Broughton Astley	3	3	3	0	9.1
Rural Centres	28.7	14.9	12.6	0	56.3
Other	16.3	16.3	16.3	307.9	356.9
<b>Total</b>	<b>68.6</b>	<b>52</b>	<b>63.3</b>	<b>307.9</b>	<b>492</b>

### 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 4.6**

<b>Policies</b>	<b>Indicator</b>	<b>Target</b>	<b>HDC Reference</b>	<b>Monitoring Update</b>
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 3.3 Monitoring Housing Supply as Planned in the Adopted Core Strategy of this report.  For information on housing growth by settlement please refer to Appendix 2 of the current 5 Year Land Housing Land Supply Position Statement 2016/17 (July 2017).
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 Schedule	HDC Local Indicator 13	S106 income has been used to deliver various benefits across the District, including Affordable Housing. Refer to section 4.3.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure—Affordable Housing Spending record: for full details.
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)	Not currently monitored by Strategic Planning. For available information on housing growth by settlement and land type please refer to the current 5 Year Housing Land Supply Position Statement 2016/17 (July 2017).

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

**Table 4.7 Affordable Housing spending record for 2016/17**

<b><u>Development site</u></b>	<b><u>Amount received</u></b>	<b><u>Amount spent so far</u></b>	<b><u>Housing provider</u></b>
Leicester Road, Fleckney	£50,000	-	
Manor Farm, Main Street, Tugby	£180,000	-	
Bull Head, Tur Langton	£76,199	-	
<b>Total amount received</b>	<b>£306,199</b>	-	
Gilmorton Road, Lutterworth		£171,000	DeMontfort Housing

## 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 4.8**

<b>Policies</b>	<b>Indicator</b>	<b>Target</b>	<b>HDC Reference</b>	<b>Monitoring Update</b>
Policy CS12: Delivering Development and Supporting Infrastructure	Provision of necessary infrastructure	Delivery of the Core Strategy Infrastructure Schedule	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; implemented by Development Management as part of the planning decision process.
Policy CS8: Protecting and Enhancing Green Infrastructure	Previously 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)	Green Flag Standards now superseded by Local Environmental Quality (LEQ) monitoring systems which are non-statutory and function as a means of giving guidance on contractors' performance in maintaining the open spaces as distinct from giving a realistic measure of the standard of the open spaces. This measure will therefore not feature in future Authority Monitoring Reports.

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

**Table 4.9 Policy CS12: Delivering Development and Supporting Infrastructure— S106 Grant Allocation record**

<b><u>Grant Allocated to</u></b>	<b><u>Allocation Amount</u></b>	<b><u>Project Summary</u></b>
Kibworth Village Hall	£9,500	Facilities upgrade
Lutterworth Town Hall	£25,000	Hall entrance upgrade
Market Harborough Rugby Union Football Club	£79,800	Floodlights and draining upgrade
Lutterworth College	£3,625	Changing room facilities
Kibworth Joint Recreation Committee	£18,508	Carpark upgrade and installation of bins/benches and notice board
Kibworth Beauchamp Parish Council	£6,588	Kibworth library access upgrade
Broughton Astley Parish Council	£40,000	Consultancy work
Scraptoft Parish Council	£25,240	Village Hall project

#### 4.4.2

### Footnote Policy CS8: Protecting and Enhancing Green Infrastructure

The previous Green Flag Standards which were used as the measure have now been superseded by Local Environmental Quality (LEQ) monitoring systems. The LEQ are non-statutory and function as a means of giving guidance on contractors' performance in maintaining the open spaces as distinct from giving a realistic measure of the standard of the open spaces. This measure will therefore not feature in future Authority Monitoring Reports.



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

**Table 4.10**

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 completed but now superseded as a consequence of Scraftoft North SDA coming forward.	HDC Local Indicator 20	Green Wedge boundaries likely to amended in light of emerging LP spatial strategy and potential Scraftoft North SDA.
	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.
	Change in areas of biodiversity importance		HDC Local Indicator 22 (Core Output Indicator E2)	N/a

Policies	Indicator	Target	HDC Reference	Monitoring Update
		No net loss.		
Policy CS17: Countryside, Rural Centres and Rural Villages	Percentage of development considered not to comply with Policy CS17(c)	No inappropriate development in the countryside	HDC Local Indicator 23	For the period 1 Apr 2016 – 31 Mar 2017 there have been <b>10</b> 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 reads (extract):

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:

Billesdon, Fleckney, Husbands Bosworth and Ullesthorpe will be the focus for additional housing beyond that already built or committed. Housing in selected rural villages will be on a lesser scale reflecting their size, character and service provision. Villages not identified, but which have identified Limits to Development, may be suitable to receive very limited small scale infill development.

(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 4.11 for monitoring information in relation to CS17.

**Table 4.11 Planning applications approved for housing development in countryside locations not in accordance with the Core Strategy Policy CS17**

Parish	Reference	Date Permitted	Description
Arnesby	16/00007/FUL	01 Nov 2016	Erection of dwelling, detached office, garage and goat barn, with associated engineering works to create water meadows and sustainable hydro energy system.

Parish	Reference	Date Permitted	Description
Bitteswell	16/01793/FUL	19 Jan 2017	Erection of new dwellinghouse and garage.
Catthorpe	16/01354/OUT	21 Dec 2016	Erection of a 4 dwellings.
Knaptoft	16/00368/FUL	08 Jun 2016	Change of use of agricultural buildings to a dwellinghouse and ancillary outbuilding with formation of porch, demolition of agricultural building and change of use of agricultural land to residential curtilage.
Leire	16/00246	13 Apr 2016	Conversion of field barn to residential use.
Stoughton	16/01168/FUL	08 Nov 2016	Erection of a dwelling.
Theddingworth	16/01282/FUL	04 Oct 2016	Erection of a single storey detached dwelling.
West Langton	16/00200/FUL	10 Jun 2016	Erection of eco-house and relocation of access.

## 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 4.12**

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 4.13**

<b>Policies</b>	<b>Indicator</b>	<b>Target</b>	<b>HDC Reference</b>	<b>Monitoring Update</b>
Policy CS6: Improving Town Centres and Retailing	Provision of additional retailing floorspace	Comparison shopping: Minimum of 13,800m <sup>2</sup> Convenience shopping: Minimum of 7,800m <sup>2</sup> (2006-2028)	HDC Local Indicator 24	Please refer to the 2013 Harborough Retail Study and 2016 and 2017 Retail Study Updates.

## 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 4.14**

<b>Policies</b>	<b>Indicator</b>	<b>Target</b>	<b>HDC Reference</b>	<b>Monitoring Update</b>
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 4.15**

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 <math>\mu\text{g m}^{-3}</math> 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>In 2015 an Air Quality Update and Screening Assessment was published and is available on</p>



Policies	Indicator	Target	HDC Reference	Monitoring Update
				our website.
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 4.16**

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS11: Promoting Design and Built Heritage	Waste reduction and recycling	To recycle/compost 57% of household waste by 2017. Our national target is 50% by 2020	HDC Local Indicator 29	The end of year figures for 2016-17 are as follows: <ul style="list-style-type: none"> <li>• Overall recycling rate for 2016-17 is <b>53.6%</b></li> <li>• Dry recycling rate for 2016-17 is <b>23.76%</b> (incl cardboard)</li> <li>• Green recycling rate for 2016-17 is <b>29.69%</b></li> </ul>

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

**Table 4.17**

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)	For the current period April 2016 to March 2017: 0 renewable energy applications received by HDC.  Planning Applications for wind turbines since the start of the plan period (2006) can be summarised as follows: •36 applications (for a total of 63 wind turbines) of which - 31 turbines implemented, 18 consented but not yet implemented and 14 refused. Planning Applications for Solar Farms since the start of the plan period: •5 applications of which - 3 consented and 2 refused.
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	100% of dwellings on appropriate sites of 0.3ha or above  100% of dwellings on	HDC Local Indicator 11  HDC Local Indicator 12	Not currently monitored, but encouraged by Development Management as part of the planning decision process.  Not currently monitored, but encouraged by Development Management as part of the planning decision process.

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

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

**Table 4.18**

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	<p>In the last 12 months:</p> <ul style="list-style-type: none"> <li>• Tourism steering group membership increased to 35 stakeholders</li> <li>• Development of the Harborough cultural hub to promote cultural tourism throughout the Harborough district</li> <li>• Supported the Lutterworth Retail forum</li> <li>• Secured Tourism executive position with LPL for an additional 2 years</li> <li>• Developed event notification/planning toolkit to promote best practice amongst our event organisers</li> <li>• Continue to promote LEADER programme and support business to access it</li> <li>• Continued to develop Explore Harborough website</li> <li>• Delivered 1<sup>st</sup> Harborough classic car show as part of the Harborough by the Sea event</li> <li>• Delivered the first 'Spirit of Harborough' drinks festival</li> <li>• Delivered 3 tourism networking events and leaflet drops for our tourism attractions</li> </ul>

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

**Table 4.19**

<b>Policies</b>	<b>Indicator</b>	<b>Target</b>	<b>HDC Reference</b>	<b>Monitoring Update</b>
Policy CS10: Addressing Flood Risk	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	<b>0</b> planning permissions issued against the advice of the Environment Agency.	HDC Local Indicator 31 (Core Output Indicator E1)	<b>No</b> planning permissions issued against the advice of the Environment Agency.

## 5 Neighbourhood Development Plans

As of 6 March 2018, there were 10 "made" Neighbourhood Plans in place. There are, in addition, 20 Neighbourhood Plans at various stages, as well as a number settlements currently exploring the idea of starting a Neighbourhood Plan. Up to date information regarding neighbourhood planning in the District is available at Council's website.

**Table 5.1 Monitoring Neighbourhood Development Plans**

<b>Neighbourhood Plan "made"</b>	<b>Submitted / Examination stage</b>	<b>Draft Plan developed</b>	<b>Neighbourhood area Submitted / Designated Plan in preparation</b>
Broughton Astley	East Langton	Great Bowden	Arnseby
Billesdon	Houghton on the Hill	Swinford	Bitteswell
Foxton		Shearsby	Burton Overy
Great Glen			Fleckney
Hungarton			Gilmorton
Lubenham			Hallaton
North Kilworth			High Leicestershire
Scraptoft			Husbands Bosworth
The Kibworths			Lutterworth
Great Easton			Medbourne
			Misterton with Walcote
			Saddington
			South Kilworth
			Thurnby and Bushby
			Tur Langton

## 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 concentrating on the period April 2016 – March 2017.

Further details on how the Council is fulfilling its Duty to Cooperate can be found within the Duty to Cooperate Statement which formed one of the supporting documents at the Local Plan Proposed Submission consultation stage ([https://harborough.jdi-consult.net/documents/pdfs\\_23/harborough\\_district\\_duty\\_to\\_cooperate\\_statement\\_september\\_2017\\_final\\_version.pdf](https://harborough.jdi-consult.net/documents/pdfs_23/harborough_district_duty_to_cooperate_statement_september_2017_final_version.pdf)).

**Table 6.1 Summary of Duty to Cooperate Records**

<b><u>Strategic issue</u></b>	<b><u>Project</u></b>	<b><u>Partners involved</u></b>	<b><u>Summary of outcomes</u></b>
<b>Strategic Housing Need (including affordable housing and specialist housing for the elderly)</b>	HEDNA	HMA Local Authorities LLEP (Adjoining LAs and other prescribed bodies to be involved in stakeholder workshops)	Housing and Economic Development Needs Assessment, January 2017 (HEDNA), <a href="http://www.lstrategicgrowthplan.org.uk/the-plan/stage-two/hedna/">http://www.lstrategicgrowthplan.org.uk/the-plan/stage-two/hedna/</a> 2017, prepared by consultants G L Hearn and produced collaboratively with the Leicester and Leicestershire Local Authorities. Further ongoing positive engagement with Leicester City Council in relation to their unmet housing need.
	Strategic Growth Plan	HMA Local Authorities LLEP	The implications of potential additional strategic distribution development on housing and employment needs within the District, HMA and adjoining LAs was subject to specific DtC consultation in July 2017. The Harborough Local Plan Proposed Submission Policy IMR1 proposes a review of the Local Plan earlier than 5 years from the date of adoption under specified circumstances.



<b><u>Strategic issue</u></b>	<b><u>Project</u></b>	<b><u>Partners involved</u></b>	<b><u>Summary of outcomes</u></b>
<b>Gypsy/ Traveller Needs</b>	GTAA	HMA Local Authorities	The Leicester and Leicestershire Gypsy and Traveller Accommodation Assessment (May 2017) and the Gypsy and Traveller and Travelling Showpeople Site Identification Study (July 2017) both now published at: <a href="http://www.harborough.gov.uk/directory_record/467/leicestershire_leicester_and_rutland_gypsies_and_travellers_accommodation_need_assessment">http://www.harborough.gov.uk/directory_record/467/leicestershire_leicester_and_rutland_gypsies_and_travellers_accommodation_need_assessment</a>
	Aligning approach to G&T delivery and sharing of information	Kettering BC	The outcome of discussions between the authorities is that it has been agreed that the Harborough District is able to meet its own needs in full with no dependence on neighbouring Housing Market Areas.
<b>General Employment</b>	Joint SHLAA / ELAA Methodology	HMA Local Authorities	Agreed Joint SHLAA / ELAA Methodology
<b>Strategic Distribution</b>	Leicester & Leicestershire Strategic Distribution Sector Study Update 2016	HMA local authorities / LCC / LLEP (adjoining LAs / LEPS, developers & other bodies were involved in stakeholder workshops)	<p>Evidence document published: <b>Leicester and Leicestershire Strategic Distribution Sector Study Update and Refresh (September 2016)</b>.</p> <p>This comprises 3 reports as follows:</p> <ul style="list-style-type: none"> <li>a) clarification on conclusions and recommendations of the SDSS 2014 (Report A)</li> <li>b) update and refresh of outputs and conclusions of the SDSS 2014 (Report B)</li> <li>c) wider market developments and implications for Leicestershire to support Strategic Growth Plan (Report C)</li> </ul> <p>The reports are available at:  <a href="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</a></p> <p>Following DtC consultation in May 2017, the Council commissioned the Magna Park Employment Growth Sensitivity Study. This assessed the potential impacts on housing need of different scenarios for strategic logistics/warehousing development (Use class B8) at Magna Park, Lutterworth.</p> <p>DtC partners were consulted again in July 2017 on the draft study and revised draft Local Plan Policy BE2 (which addressed issues previously raised by DtC partners). As a result of comments received, the policy was further amended. Policy BE2 has been significantly amended and shaped through DtC consultations.</p>

<b><u>Strategic issue</u></b>	<b><u>Project</u></b>	<b><u>Partners involved</u></b>	<b><u>Summary of outcomes</u></b>
<b>Other Infrastructure</b>	Water Cycle Study	ST and AW EA and LLFA	Evidence study published on website <a href="http://www.harborough.gov.uk/directory_record/1643/harborough_district_watercycle_study">http://www.harborough.gov.uk/directory_record/1643/harborough_district_watercycle_study</a> a summary of this report can be found at section 8.4.

## 7

## Other 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 looks at:

- **Business Enterprise** - reporting on the way Harborough District Council 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.
- **Air Quality** - reporting on the relationship between vehicles and nitrogen dioxide in air quality in the Air Quality Management Area.
- **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:

- Harborough Innovation Centre (HIC): <https://www.harborough-ic.co.uk/>.
- Committed to the Harborough Open for business Prospectus.
- European LEADER funds of €1.989m in a joint bid across rural East Leicestershire businesses.
- Business start up events, newsletter, networking & advisory events.
- For more information visit the Council's website: <http://www.harborough.gov.uk/business-grants>

According to [www.nomisweb.co.uk](http://www.nomisweb.co.uk) there are currently 5,130 enterprises located in the Harborough District, 90.5% are small businesses employing fewer than 10 people.

**Table 7.1 Enterprises in Harborough District & East Midlands, 2016**

Enterprises				
	Harborough		East Midlands	
	Number	Percentage	Number	Percentage
<b>Micro 0-9</b>	4,645	90.5	152,975	88.6
<b>Small 10-49</b>	400	7.8	16,240	9.4
<b>Medium 50-249</b>	75	1.5	2,850	1.7
<b>Large 250+</b>	10	0.2	635	0.4
<b>Total</b>	<b>5,130</b>	-	<b>172,700</b>	-

Source: Nomis official labour market statistics, UK Business Counts 2016

## 7.2 Environmental Impact

### Carbon Emissions

Harborough District is a large rural district. The carbon emissions in 2013 were 8.3 tonnes per person. This is a decrease from 2012, when the figure was 8.4 tonnes per person. This compares to 7.6 tonnes per person for Leicestershire and an average 7 tonnes per person for UK. Harborough District has the second highest emissions in Leicestershire. (Fig. 7.1, Fig. 7.2)

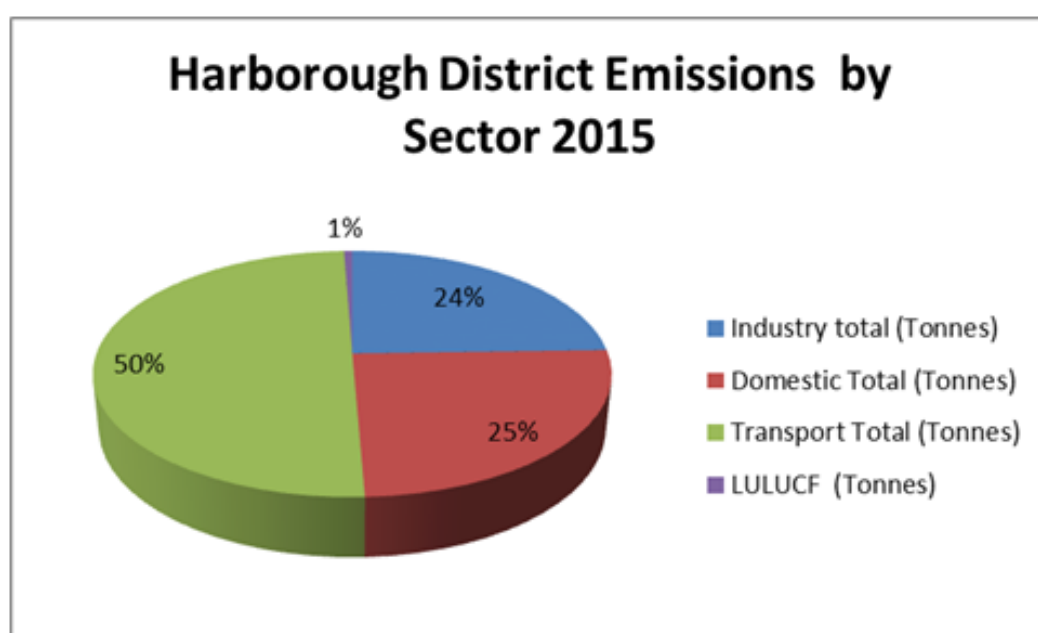


Fig. 7.1 District emissions by sector, 2015

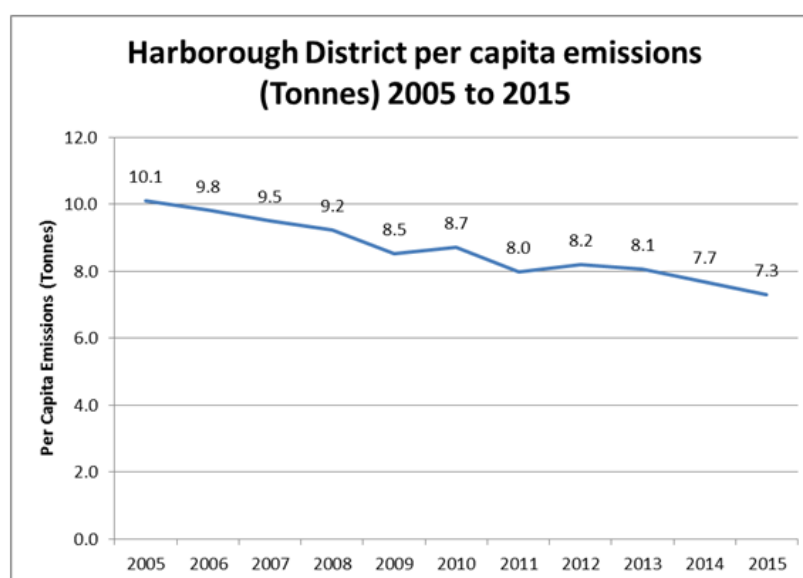


Fig. 7.2 Per capita emissions 2005 to 2015

The emissions data for Harborough District for 2015 is the most recent data available for monitoring emissions. Road transport remains the largest source of emissions, accounting for 50% of the overall emissions from the District. Transport has shown a steadily increasing proportion of the total emissions. Overall emissions have decreased from 812.7 tonnes in 2005 to 653.1 tonnes in 2015. The emissions in 2015 have continued the gradual decrease.

Harborough, with per capita emissions of 7.3 tonnes, ranks second highest in Leicestershire. The Leicestershire average per capita measurement is significantly lower at 6.6 tonnes and the average for England is lower again at 5.6 tonnes, with UK average at 5.9 tonnes. The table below shows the emissions per capita for each of the sectors, from 2005 to 2015 (the latest date for which figures are available). Emissions from all sectors have fallen since 2005.

**Table 7.2 Table 2 Carbon per capita by sector 2005 - 2015**

Date	Industry (Tonnes)	Domestic (Tonnes)	Transport (Tonnes)	LULUCF (Tonnes)	Total (Tonnes)
2005	2.7	2.7	4.5	0.2	10.1
2006	2.6	2.7	4.3	0.2	9.8
2007	2.4	2.6	4.3	0.1	9.5
2008	2.5	2.6	4.0	0.1	9.2
2009	2.2	2.4	3.8	0.1	8.5
2010	2.3	2.5	3.8	0.1	8.7
2011	2.0	2.2	3.7	0.1	8.0
2012	2.1	2.4	3.6	0.1	8.2
2013	2.0	2.3	3.7	0.1	8.1
2014	2.0	1.9	3.7	0.1	7.7
2015	1.8	1.8	3.7	0.0	7.3

Source: National Atmospheric Emissions Inventory

### ***Air Quality***

Air pollution is associated with a number of adverse health impacts. It is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in

society: children and older people, and those with heart and lung conditions. There is also often a strong correlation with equalities issues, because areas with poor air quality are also often the less affluent areas.

The Local Air Quality Management process places an obligation on all local authorities to regularly review and assess air quality in their areas and to determine whether or not the air quality objectives are likely to be achieved. Where exceedences are considered likely, the local authority must then declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives.

The authority declared a AQMA in Lutterworth in 2001, for exceedences of the annual mean Air Quality Objective (AQO) for Nitrogen Dioxide (NO<sub>2</sub>).

A detailed assessment in 2010 found that areas outside of the declared Air Quality Management Area were exceeding the annual mean air quality objective for nitrogen dioxide. The Air Quality Management Area needed to be updated to include land to south along High Street to include the junction with Regent Street, Stoney Hollow and Rugby Road.

A further assessment was carried out in 2012. This found that the Air Quality Management Area needed further changes to extend its area along Rugby Road to the junction with Riverside. The assessment also included a study which found that:

- Annual average daily traffic is approximately 15,000 vehicle movements
- HGVs make up approximately 6% of the annual average daily traffic and contribute 40 to 45% of nitrogen dioxide
- Cars make up approximately 85% of annual average daily traffic and contribute 45 to 50% of nitrogen dioxide
- There is a correlation between the total number of hourly vehicle movements and hourly average nitrogen dioxide concentration
- There is no correlation between hourly HGV movements and hourly average nitrogen dioxide concentration.

The Council's 2017 Air Quality Annual Status Report (ASR), dated May 2017, fulfills the requirements of the Local Air Quality Management process.

In relation to the Lutterworth the ASR concludes that a reduction in the speed limit in Lutterworth has the potential to reduce emissions and therefore lower the concentration of Nitrogen Dioxide in Lutterworth.

The ASR also identifies an issue with air quality on a small section of the A6 Leicester Road in the Kibworths, which has exceeded the national air quality standard for the annual average nitrogen dioxide levels. Where it is found that air quality exceeds the standard, the Council must declare an Air Quality Management Area and develop an action plan to improve air quality. In light of this, the area along the A6 road in the Kibworths will be declared an Air Quality Management Area. More details about the proposed AQMA, including the proposed boundary, can be found at [http://www.harborough.gov.uk/info/20025/environmental\\_health/101/air\\_quality](http://www.harborough.gov.uk/info/20025/environmental_health/101/air_quality).

### 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.

Fuel poverty exists where families have to pay a significant proportion of their income in order to keep warm. Previously the definition of fuel poverty was if a household had to pay more than 10% of its income to keep their home in a satisfactory condition. In 2011 the Government introduced a new indicator. This indicator counts the number of people with low incomes and high costs (LIHC).

Under the new **Low Income High Cost** definition a household is considered to be fuel poor where:

- they have required fuel costs that are above average (the national median level)
- were they to spend that amount, they would be left with a residual income below the official poverty line.

The new indicator is less sensitive to changes in the winter temperature and also excludes those with large houses that are hard to heat, but have high incomes, so are able to afford the fuel bills.

Government data for 2015 indicates that the number of households in fuel poverty has increased from a low of 7.9% in 2013 to 9.9% in 2015, over 3500 households. Harborough District has lowest percentage of households in fuel poverty in Leicestershire and compares favourably with the England average 11%. The variations in energy prices are the main influence on the statistics.



**Table 7.3 Table 7.3 Harborough Fuel Poverty statistics**

Year	Number of Households in fuel poverty (Low income High cost (LIHC) indicator)	Percentage
2011	4046	11.50%
2012	3794	10.60%
2013	2799	7.9%
2014	2993	8.4%
2015	3,546	9.9%

Source: National Statistics

Although Harborough District has a lower percentage of homes in fuel poverty than neighbouring authorities, the number is still around 1 in 10 of all households and affects over 3,500 homes. Harborough is a very rural district and there are many homes off the gas grid, which has been identified as a major contributor to the risk of fuel poverty. In addition many rural homes are both harder to heat and harder to treat for energy efficiency improvements.

## 8 Published Reports

This section briefly describes documents related to the local planning process published by the local planning authority during 2016-17.

### 8.1 Area of Separation Review 2017

The function of Areas of Separation is to ensure that development does not harmfully reduce the separation between settlements or between settlements and nearby employment areas where the potential risk of merging is at its greatest in these sensitive areas. Neighbourhood Plans to date have defined separation areas between Broughton Astley/Sutton in the Elms, Scraptoft/Thurnby & Bushby, and Lubenham/Market Harborough. There are two areas in the District where the risk of coalescence is particularly high due to development pressures and, as a result, there is local community concern over the potential loss of settlement identity. These are Market Harborough/Great Bowden and Lutterworth/Bitteswell/Magna Park. The emerging Local Plan will identify Areas of Separation in these areas.

In order to provide robust evidence to support the identification of Areas of Separation in these two locations, the Council commissioned an Area of Separation Review in 2017. The Review sets out a methodology, assessment and findings in relation to defining detailed Area of Separation boundaries and will be used in the formulation of Local Plan policy. The findings of the 2017 Review supersede the previous Areas of Separation Review 2011 in relation to these two locations.

Area of Separation Review 2017 - main report and Appendices 1-3 (PDF, 3MB)

Area of Separation Review 2017 - Appendix 4 Figures 1 – 9 (PDF, 9.2MB)

Area of Separation Review 2017 - Appendix 4 Figures 10 - 18 (PDF, 11.3MB)

## 8.2 Sustainability Appraisal

Sustainability Appraisals and Strategic Environmental Assessments are integral parts of the plan-making process. They involve assessing the extent to which an emerging plan helps to achieve relevant environmental, economic and social objectives. Sustainability Appraisals help planning authorities to fulfil the objective of contributing to the achievement of sustainable development and provide an opportunity to identify, and mitigate, any potential adverse effects that the plan might otherwise have. The local planning authority is responsible for ensuring that the Sustainability Appraisals and Strategic Environmental Assessments have been carried out in accordance with relevant legislation and guidance.

The Council commissioned AECOM to undertake the SA of the Local Plan; ensuring a robust and independent assessment of the Local Plan as it develops.

The SA is a process that produces a number of statutory and non-statutory outputs. The interim SA report represents stage one (Scoping) and stage two (Assessment of Reasonable Alternatives) of the process. The remaining stages are appraisal and preparation.

Stage One involves: reviewing the policy context; establishing the current and projected baseline position for a range of environmental factors; identifying the key environmental issues; establishing a methodological framework that will be used as a basis for understanding assessments; identifying limitations and assumptions.

Stage Two involves: identification and assessment of reasonable alternatives; comparing different approaches taken to achieve the local plan; exploring issues – housing and employment growth, the strategic distribution of housing and employment, strategic distribution, site specific options for delivery of the spatial strategy, development in the countryside, affordable housing, green infrastructure, town centres and retail, Gypsy and Traveller and Travelling Showpeople.

Stage Three is: Appraisal of the Proposed Submission Plan. The appraisal identifies and evaluates 'likely significant effects' on the baseline associated with the proposed submission Local Plan. It draws upon the sustainability objectives and issues identified through scoping as a methodological framework (i.e. the plan is appraised against the SA Framework). Effects are predicted taking into account the criteria presented within the SEA Regulations. These effect 'characteristics' are described within the appraisal as appropriate. Every effort is made to

predict effects accurately although there is a need to make assumptions regarding how the plan will be implemented 'on the ground'. Assumptions are, however, kept to a minimum.

The entire report can be accessed through our website:

SA Non Technical Summary

Sustainability Appraisal Report

SA Technical Appendix A: Site Proformas (Housing)

SA Technical Appendix B: Site Proformas (Employment and retail)

## 8.3 Strategic Employment Land Availability Assessment 2017 Update

The Strategic Employment Land Availability Assessment (SELAA) 2017 Update (March 2017) forms a key component of the evidence base for the emerging Local Plan. It will inform the delivery of sufficient land to meet employment land requirements within Harborough District over the plan period. The SELAA assesses the various opportunities that exist for the future supply of land for economic development allowing the Council to choose sites to go forward into the Local Plan to meet objectively assessed needs.

The main report sets out the background, methodology and a summary of the outcomes of the assessment. Individual site maps and assessments are set out in the Sites Companion Guide. This Update replaces the previous Employment Land Availability Assessment undertaken in 2012.

Strategic Employment Land Availability Assessment 2017 Update Main Report – March 2017 (PDF, 341KB)

Strategic Employment land Availability Assessment 2017 Update: Sites Companion Guide - March 2017 (PDF, 2.8MB)

## 8.4 Harborough District Cemetery and Burial Strategy

The purpose of the study is to provide evidence to inform future planning policies and site allocations, relevant to burial land needs and provision. The study also considers the requirement for land for cremation ashes, and will inform policies relevant to this.

Harborough Cemetery and Burial Strategy, 2016

## 8.5 Housing and Economic Development Needs Assessment (HEDNA)

The Housing and Economic Development Needs Assessment (HEDNA) has looked at a wealth of evidence, including population, household and economic growth projections, to assess the need for housing and employment land over the next 20 years. It identifies a need for 117,900 homes in Leicester and Leicestershire between 2011 and 2036 to meet the demands of a growing population. This equates to 4,716 homes per year.

It also identifies a need for up to 215 hectares of land for office development, 165 hectares for manufacturing, and 117 hectares of land for warehouse and distribution floor space. As the study period starts in 2011, some of the development will already have taken place or land will have been identified by the local authorities involved.

The study is an important part of the evidence base for Local Plans and the Strategic Growth Plan being prepared jointly by the City, County, Borough and District Councils and the Leicester and Leicestershire Enterprise Partnership (LLEP). A Statement of Co-operation is also being agreed to ensure that the development needs it identifies will be accommodated by the authorities working together.

<http://www.llestrategicgrowthplan.org.uk/the-plan/stage-two/hedna/>

## 8.6 Strategic Distribution Sector Study

The Leicester and Leicestershire Strategic Distribution Sector Study (2014) examined 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.

Supplements to, and a partial update of, the study were completed in January 2017. The reports; Leicester and Leicestershire Strategic Distribution Study: Update Report (Sept 2016), Leicester and Leicestershire Strategic Distribution Study – Update and Refresh of Outputs and Conclusions (Sept 2016) and Wider Market Developments: Implications for Leicester and Leicestershire (Jan 2017), provide clarification on the conclusions and recommendations of the original study together with an update and refresh of its outputs and conclusions and further advice on wider market developments and their implications for the area in the longer term. The new reports should be read alongside the original 2014 study.

Commissioning of the studies has been supported and overseen by the Leicester and Leicestershire Strategic Planning Group formed to assist LPAs in working together on cross-boundary planning matters. The study reports are technical reports which form part of the evidence base for the development of planning policy and economic strategy, and support the preparation of a Strategic Growth Plan to 2050. 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.

Leicester and Leicestershire Strategic Distribution Sector Study Update and Refresh September 2016 PDF, 1.3MB)

Wider Market Developments - Final Report January 2017 (PDF, 3MB)

Strategic Distribution Sector Study Update Report September 2016 (PDF, 2.4MB)

## 8.7 Gypsy, Traveller and Travelling Showpeople Accommodation Assessment

The Leicester City and Leicestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment provides a wealth of information on the Gypsy and Traveller population in Leicestershire. Key findings include both recommendations on the number of caravan pitches needed in each Local Authority area to inform the local plan process and assist in the determination of planning applications. In addition to this, the study also looks at information on the existing populations of Travelling Showman in the study area and provides indicative requirements for future provision.

Leicester City and Leicestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment May 2017 (PDF, 5.8MB)

## 8.8 Planning Obligations

The Council's approach to securing Section 106 obligations is contained in the Planning Obligations Supplementary Planning Document published in January 2017. The Supplementary Planning Document was approved in September 2016 following consultation on a draft document in 2015. It provides guidance on the consideration, making and monitoring of planning obligations. The Council consulted on Proposed Revisions to the Planning Obligations: Supplementary Planning Document 2017 which also feature below.

There are also associated documents supporting the Supplementary Planning Document.

Planning obligations supplementary planning document (PDF, 468KB)

<https://cmis.harborough.gov.uk/CMIS5/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=g23LuIFv1xMLXVqlQO92VCo2Fp%2bvWjfGLbI0DEBD90FY%2foT6n3b9Jg%3d%3d&rUzwRPf%2bZ3zd4E7Ikn8Lyw%3d%3d=pwRE6AGJFLDNIh225F5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfXsDGW9IXnlg%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJFf55vVA%3d>

Provision for Open Space Sport and Recreation

Leicestershire Planning Obligations Policy

## 8.9 Retail Study Update

In December 2013 Nathaniel Lichfield & Partners completed a Retail Study Update on behalf of Harborough District Council. The Study projects population, expenditure, shopping patterns and the impact of new forms of trading in the District at five year intervals over the plan period up to 2031. The Study assesses future retail floorspace and the potential capacity of Market Harborough, Lutterworth and Broughton Astley to accommodate projected needs. It also provides an assessment of the appropriateness of the existing town centre boundaries and provides recommendations on how each town centre can develop its role.

A partial update of the 2013 report was completed by Nathaniel Lichfield & Partners in September 2016. This report sets out updated retail floorspace requirement figures to 2021, 2026 and 2031, taking into account updated population projections based on the emerging Local Plan housing requirement of 550 dwellings per annum and up to date expenditure projections. The Harborough Retail Study Update 2016 should be read alongside the 2013 study.

A further partial update of the 2013 report was prepared in 2017 to reflect changes in future population projections derived from the emerging Local Plan. This update reflects the latest population projections (based the housing trajectory and 12,800 new dwellings over the plan period or 640 dwellings per annum as set out in the emerging Local Plan) and expenditure projections. Alongside need figures for comparison and



convenience goods floorspace to 2021, 2026 and 2031, the report also includes an analysis of the need for food and beverage (Class A3 and A5 uses) and commercial leisure facilities.

Harborough District Retail Study Update 2016 and 2017

## 8.10 Viability Assessment

National policy and guidance requires that the policies of the Plan be viable and hence the requirement for an Economic Viability Assessment.

AspinallVerdi has been appointed by Harborough District Council to provide economic viability advice in respect of the preparation of a new Local Plan. The Council has taken an approach to consider viability early in the plan-making process. This has enabled viability to be embedded in the process through-out. Previous reports include an interim Viability Assessment of the residential alternative options within a report dated April 2016. Stakeholder consultation was carried out on a Pre-Consultation Draft report to validate the development appraisal assumptions at a workshop event on 21st September 2016.

The Local Plan Viability Assessment is structured as follows –

*Section 2 – Statutory Requirements* - This section sets out the statutory requirements for the Local Plan and CIL viability including the NPPF, CIL Regulations and PPG website.

*Section 3 – Local Plan Context* - This section sets out the details of the current adopted Local Plan, the existing evidence base, and the emerging Local Plan policies which will have a direct impact on viability.

*Section 4 – Viability Assessment Method* - This section describes our generic methodology for appraising the viability of development which is based on the residual approach as required by guidance and best practice.

*Section 5 – Residential* - This section sets out our analysis of the residential development market and typologies across the District and our appraisal assumptions and viability results.

*Section 6 – Supported Living* - This section sets out our analysis of the supported living residential development market and typologies and our appraisal assumptions and viability results.

*Section 7 – Conclusions and Recommendation* - This section draws together the results of the Viability Assessment and our conclusions and results. See also the Executive Summary.

Local Plan Viability Assessment

## 9

# Policy Omissions

All matters related to the need for future planning policy are being addressed in the preparation of the Local Plan covering the period 2011 - 2031. The Proposed Submission Local Plan was the subject of a statutory period of public consultation prior to its submission to the Planning Inspectorate for public examination. The plan has been informed by consultation on its scope and ongoing liaison with development management officers to ensure that any gaps in adopted planning policy are filled.

The Local Plan preparation timetable is set out in Section 2.2 of this report.

## 10

## Contact Us

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