



**Harborough District
Authority Monitoring Report
2020/21**

~ 1st April 2020 to 31st March 2021 ~

Published November 2022

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1. Introduction

- 1.0 Monitoring is an important part of the planning process. The plan-led system requires the Development Plan to be the starting point for the consideration of planning applications. Through a plan, monitor, manage approach, the Council can evidence how the plan is being delivered and identify any issues where further action may be needed. The Authority Monitoring Report (AMR) is the principal way we monitor the delivery of the adopted Development Plan.

- 1.1 Production of an AMR is a requirement of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012. The monitoring of housing targets set in the Local Plan is also identified as a Key Activity in the Council's Corporate Plan, which sets out the key work priorities of the Council. This AMR also reports on the implementation of the Local Development Scheme (LDS) which sets out the timetable for plan making in the District.

2. Changes to the Development Plan

- 2.1 This AMR reports on the 2020/21 period from 01.04.2020 to 31.03.2021. The Development Plan consists of District Council level planning documents, County Council Mineral and Waste Planning Documents and any made Neighbourhood Plans. During this Monitoring period the Development Plan changed.
- 2.2 The Harborough Local Plan 2011-2031 was adopted on 30th April 2019. The County Council formally adopted the Leicestershire Minerals and Waste Local Plan up to 2031 on 25 September 2019.
- 2.3 Made Neighbourhood Plans were in place for Arnesby, Broughton Astley, Billesdon, Burton Overy, East Langton, Foxton, Great Bowden, Great Easton, Great Glen, Houghton on the Hill, Hungarton, the Kibworths, Lubenham, Medbourne, North Kilworth, Saddington, Scraftoft, Shearsby, South Kilworth, Swinford and Tur Langton. No new neighbourhood plans were made in the 2020/21 period due to restrictions placed on elections due to the Covid-19 pandemic.

Local Plan Indicators and targets

- 2.4 This AMR presents the findings of monitoring the 2011-2031 Harborough Local Plan. The AMR sets out progress against various policies within the plan in accordance with the monitoring framework set out in Appendix K of the Local Plan. It should be noted that some triggers review the data over a three year period, and therefore analysis of these triggers has not yet been undertaken. Such analysis will be completed within subsequent AMRs.
- 2.5 It should be noted that the Covid-19 pandemic affected this entire monitoring period. Although work is underway to monitor the short, medium and longer term impacts, as of 31st March 2021 the impacts of COVID were still unfolding. The findings of monitoring undertaken in relation to COVID recovery work will be included in subsequent AMRs as appropriate.

3. Local Development Scheme (LDS) and the Duty to Cooperate

3.1 A Local Development Scheme (LDS) sets out the project plan for the preparation of development plan documents. The Council undertook an internal officer review of the Adopted Local Plan following the publication of Leicester City's draft Local Plan in September 2020 and the issue of the Government's new standard methodology for calculating housing need in December 2020. Leicester's draft Local Plan demonstrated a potential unmet need of 7,742 homes and 23 hectares employment land from 2019 to 2036, based on a housing need at the time of just over 1,700 dwellings per annum. The new standard method then increased Leicester's housing need by 35% from 1,734 dwellings to 2,341 dwellings per annum. The authority is working with Leicester and other Leicestershire authorities under the Duty to Cooperate and in accordance with the National Planning Policy Framework (NPPF) to respond to these changing circumstances and to assess the implications for each Local Plan. Although Harborough's current Local Plan remains up to date and is successfully delivering to target (based on the current housing requirement of 557 dwellings per annum), there is limited capacity within the planned housing land supply to deliver above that level.

3.2 Work is underway on the Planning Obligations Supplementary Planning Document (SPD) and Development Management SPD and both were subject to public consultation in 2020/21 and adopted by the Council in 2022.

4. Housing Monitoring and Affordable Delivery

- 4.1 The monitoring of the delivery of open market and affordable homes is an important part of Local Plan monitoring. Commitments and completions can then be compared to the Local Plan Housing Trajectory, ensuring housing delivery remains on track.
- 4.2 During the 2020/21 monitoring period 1,010 new dwellings were completed, of which 207 were Affordable Homes: 87 Rented, 50 Affordable Rented and 70 Shared Ownership.
- 4.3 Figure 1 below illustrates annual net additional dwellings from 2011/12 (the base date for the Local Plan) to 2020/21; housing supply has been encouragingly buoyant since the Harborough Local Plan 2011-31 was adopted in April 2019.

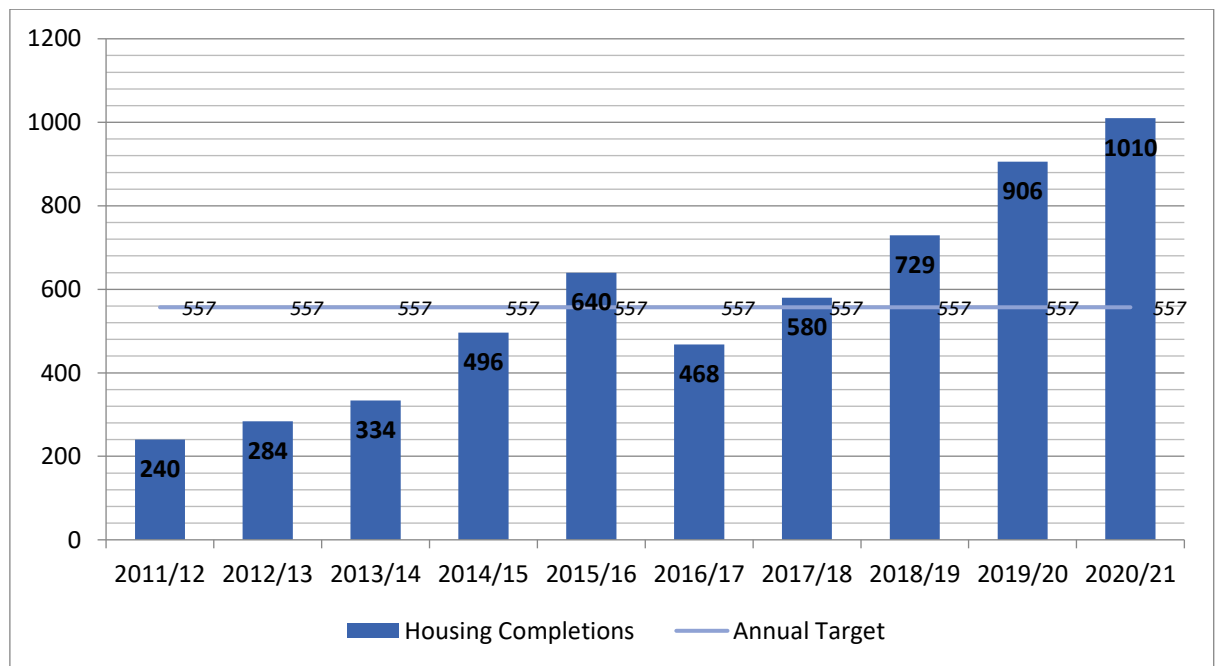


Figure 1 Annual housing completions in Harborough District from 2011/12 to 2020/21

5. Five-Year Housing Land Supply

- 5.1 The National Planning Policy Framework (NPPF) stipulates that Local Planning Authorities (LPAs) should provide an indication of whether there are sufficient development sites available to meet the housing needs in their area in the form of a '5 Year Housing Land Supply'.
- 5.2 The methodology and data inputs used by Harborough District Council are outlined in full in the 5 Year Housing Land Supply report¹ and are summarised below and can be viewed in full at Figure 2.
- 5.3 **Housing requirement, shortfall and buffer:** The adopted Harborough Local Plan 2011-2031 sets a housing requirement of 557 dwellings per annum (dpa). The shortfall to add to the 5-year housing requirement is the difference between the total housing requirement (2011 to date), and actual housing completions (2011 to date). This equates to -117 dwellings. Housing delivery from the start of the plan period to 31.03.2021 has produced a surplus, therefore it has not been necessary to add a shortfall to the housing requirement for the five year period 01 April 2021 to 31 March 2026. A 5% buffer has been added to the annual housing requirement figure, 'to ensure choice and competition in the market for land', conforming to paragraph 74(a) of the 2019 National Planning Policy Framework. This brings the annual requirement to 585 dpa, for the next 5 years. Therefore, the total housing requirement for Harborough District across the next five years is 2,924 dwellings.
- 5.4 **Projected supply:** is comprised of housing supply from a range of development sites across the District including allocated sites, the Market Harborough Strategic Development Area (SDA), Neighbourhood Plan allocated sites, major sites with planning permission (for 10 or more dwellings) and projected supply from small sites (up to 9 dwellings) with planning permission. For the period 1st April 2020 to 31st March 2021, the Harborough District Local Planning Authority could demonstrate a five-year supply of 4,384 new dwellings. This concludes that Harborough has 7.49 years of housing land supply.

¹ Harborough 5 Year Housing Land Supply report
[2020/21 Full Year Position Oct 2021 | Harborough District Council](#)

Row	Part 1: Housing Requirement	Total	Calculation
A	Housing Requirement for Harborough District 2011-2031	11,140	n/a
B	Annual Housing Requirement	557	n/a
C	Housing Requirement from 01 Apr 2011 to 31 March 2021	5,570	n/a
D	Recorded housing completions to date, 31 Mar 2021	5,687	n/a
E	Housing shortfall to add to the 5-year requirement	0	$C - D$
F	Annual Requirement including shortfall, before buffer	557	$E/5 + B$
G	Additional 5% Buffer	28	$F \times 0.05$
H	Total Annual Requirement for the next 5 years, shortfall and buffer	585	$F + G$
I	Total Five-Year Housing Requirement	2,924	$H \times 5 \text{ years}$

Row	Part 2: Supply of Sites 01 April 2021 to 31 March 2026	Total	Calculation
J	Projected delivery from Local Plan Allocated sites	1,024	n/a
K	Projected delivery from Market Harborough SDA	836	n/a
L	Projected delivery from Neighbourhood Plan Allocated Sites	317	n/a
N	Projected delivery from Major sites with planning permission	1,621	n/a
O	Projected delivery from sites with planning permission, pending a Section 106 Agreement	133	n/a
P	Projected delivery from small sites with planning permission	453	n/a
Q	Five-Year Supply of deliverable sites	4,384	$J + K + L + M + N + O + P$

Row	Part 3: Five Year Assessment calculation	Total	Calculation
R	Annual requirement plus 5% buffer	585	H
S	Assessed Five-Year Supply of Deliverable Dwellings	4,384	Q
T	Supply of Land as a percentage of the requirement	149.9%	Q / I
U	Years Supply of Land	7.49	S / R

Figure 2: Five Year Housing Land Supply Position as of 31st March 2021

6. Housing Delivery Test

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

- **Planning application decisions:** the HDT result can trigger the presumption in favour of sustainable development when the HDT is 75% or lower (paragraph 11, footnote 8 of the National Planning Policy Framework (NPPF)).
- **Five-year housing land supply (5YS):** the better the HDT result, the smaller the buffer that local authorities are obliged to add to their housing requirement figures in the 5YS calculation. Sanctions are set out in paragraph 73 and footnote 7 of the framework and are summarised below:

HDT Result	Consequence
≥95%	5% buffer to ensure choice and competition in the market for land.
86-94%	10% buffer and duty bound to produce an Action Plan
≤85%	20% buffer and duty bound to produce an Action Plan
≤75%	20% buffer, duty bound to produce and Action Plan and triggers the presumption in favour of sustainable development

Figure 3: Consequences of Housing Delivery Test results

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

- the adopted housing requirement figure including any agreed unmet need (557 dpa)
- the local housing need figure (542 dpa), with special allowances during Covid taken into account the housing requirement was reduced 496 in 2019/20 and to 366 in 2020/21.

6.3 The MHCLG published official results in January 2022, for the period 1 April 2020 to 31 March 2021; based on the previous three years of housing delivery, and the housing requirements set out above, the Housing Delivery Test score for Harborough District Council is 191%.

7. Custom and Self-Build Monitoring

7.1 Under the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) the Council has a legal duty to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land within the District to bring forward self-build and custom housebuilding projects. As a local planning authority, the Council must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period and is also required to have regard to the register when carrying out its planning, housing, land disposal and regeneration functions.

7.2 The Harborough Local Plan, which was adopted in 2019, sets out the Council's approach to supporting self-build and custom housebuilding. Policy H5 *Housing standards, mix and standards* supports the delivery of self-build plots and custom housebuilding in any location that is suitable for housing. The policy also encourages self-build/custom housing on strategic allocations capable of accommodating 250 dwellings or more (as part of an appropriate mix of dwellings) where there is evidence of demand. Policies L1 *East of Lutterworth Strategic Development Area* and SC1 *Scraptoft North Strategic Development Area* specify that the provision of serviced plots for self-build and custom housebuilding should form part of a suitable mix of housing types within these areas.

7.3 The table below sets out the number of entries on the Self-Build and Custom Housebuilding Register for each completed Base Period (31st October – 30th October) as of the end of March 2021.

Base Period	Individuals	Associations	Plots required
1 (launch - 30/10/16)	7	0	7
2 (31/10/16 - 30/10/17)	14	0	14
3 (31/10/17 - 30/10/18)	10	0	10
4 (31/10/18 - 30/10/19)	17	0	17
5 (31/10/19 – 30/10/20)	39	0	39
Totals	87	0	87

Figure 4 Entries on Self build and custom housebuilding register

7.4 Of those on the register as of 31st March 2021:

- Almost two out of every three entrants are seeking to build properties with 4 or more bedrooms;
- The size of plot required is fairly equally split between over 500sqm, 300-500sqm and 150-300sqm;
- Almost all are seeking plots for detached houses or bungalows;

- While one in five entrants identify up to 5 of the sustainable settlements (listed on the application form) as their preferred location for a self-build plot, a third of entrants are much less specific, selecting 10 or more preferred locations.

- 7.5 The Council has 3 years to grant planning permissions for plots equivalent to entries on the register for a base period. As of March 2021, there were 31 entries on the District's self-build register for the base periods 1 (launch to 30 October 2016), 2 (31 October 2016 to 30 October 2017) and 3 (31 October 2017 to 30 October 2018). As of 31st March 2021, the Council had approved 5 self-build plots at Great Glen in August 2018 (18/01006/OUT) to count towards this total.
- 7.6 Information about the Council's approach to promoting self-build and custom housebuilding and to meeting its legislative duties is set out in its [Self-build and Custom Housebuilding Corporate Policy](#) document. This was endorsed by the Council's Cabinet on 6th July 2020.
- 7.7 Further details about the register and applying to join the register through the online form are available on the Council's [website](#).

8. Gypsy, Traveller and Travelling Showpeople Monitoring

- 8.1 The Council is required to plan for all housing needs including those of the Gypsy and Traveller and Travelling Showpeople communities.

Gypsy and Traveller Pitches

- 8.2 The Gypsy and Traveller Accommodation Assessment for Leicester and Leicestershire (Opinion Research, 2017) (GTAA) provides the evidence base for the adopted Local Plan.
- 8.3 The GTAA sites found a requirement for a total of 5 pitches over the whole plan period (2011-2031):
- 3 new pitches by March 2021
 - 1 further pitch by March 2026
 - 1 further pitch March 2031
- 8.4 As with other housing requirements, this is a minimum, not a maximum target.
- 8.5 Policy H6: Gypsy, Traveller and Travelling Showpeople in the adopted Local Plan sets out both how the planning authority will be both proactive and reactive on this issue.
- 8.6 The policy identifies how the pitch requirement will be addressed through the allocation of sites at Claybrooke Parva (3 pitches), Smithfields, Dunton Bassett (2 additional pitches existing boundary) and a reserve site at Bonhams Lane for 10 pitches.
- 8.7 The policy protects existing sites from non-Gypsy and Traveller development. It also sets out how any other applications for new Gypsy and Traveller pitches would be considered.

Calculating gypsy and traveller pitch requirements

- 8.8 The Local Plan includes as identified pitch requirement for 5 new pitches over the whole plan period (2016-2031). This equates to an annual requirement of 0.33 pitches per year. A 5% buffer has been added to the annual housing requirement figure 'to ensure choice and competition in the market for land', conforming to paragraph 73(a) of the 2019 National Planning Policy Framework. This brings the annual requirement to 0.35 pitches per year for the next 5 years, a total 5-year requirement of 1.73 pitches.

8.9 During the 2020/21 AMR period, there were no pitch completions. The deliverable supply is therefore still six pitches. This equates to 17.14 years' worth of supply as set out in Figure 5 below.

8.10 The Local Plan has therefore planned for, and delivered the pitches required to meet the known Gypsy and Traveller need over the plan period. Figure 5 shows the land supply position for Gypsy and Traveller pitches as of 31 March 2021.

Row	Harborough District Gypsy and Traveller Pitch Requirements 2016-2031	Total	Calculation
A	Pitch requirement for Harborough District 2016-2031	5.00	<i>n/a</i>
B	Annual Pitch requirement	0.33	<i>A / 15 years</i>
C	5-year Pitch requirement	1.67	<i>B * 5 years</i>
D	Pitch requirement to date (1 Apr 2016 to 31 March 2021)	1.67	<i>B * 5 years</i>
E	Recorded pitch completions 1 Apr 2016 to 31 March 2021: Walkers Stables (16/00120/FUL) - 1 additional pitch above GTAA; Barn 1, Mere Farm, Mere Road (18/01733/FUL) - 2 pitches	3.00	<i>n/a</i>
F	Shortfall to add to the next 5 years requirement	0.00	<i>D – E</i>
G	Total Annual requirement for the next 5 years	0.33	<i>B + F</i>
H	Total Annual requirement for the next 5 years, including 5% buffer	0.35	<i>G + (G*0.05)</i>
I	Total Five Year Pitch Requirement	1.75	<i>H * 5 years</i>
Row	Supply of sites: 1 April 2016 to 31 March 2021	Total	Calculation
	18/01350/FUL - Spinney View Farm, Claybrooke Parva	3	<i>n/a</i>
K	19/01212/FUL - Mere Meadows, Mere Road, Bitteswell	1	<i>n/a</i>
L	Local Plan Allocation H6 - Smithsfields, Lutterworth Rd, Dunton Bassett	2	<i>n/a</i>
M	Five Year Supply of deliverable sites	6	
Row	Five Year Assessment Calculation: 1 Apr 2021 – 31 March 2026	Total	Calculation
N	Annual requirement plus 5% buffer	0.35	<i>H</i>
O	Assessed five year supply of delilverable pitches	6	<i>M</i>
P	Supply of pitches as a percentage of the requirement	343%	<i>M / I * 100</i>
Q	Years supply of Pitches	17.14	<i>O / N</i>

Figure 5: The five year supply of gypsy and traveller pitches as of 31 March 2021

Unidentified Gypsy and Traveller Needs

- 8.11 The pitch requirement is informed by the identified need of the Gypsy and Traveller community. In 2015, the Ministry of Housing, Communities and Local Government (MHCLG) published its Planning Policy for Traveller Sites (PPTS) which changed the definition of Gypsy and Travellers to remove reference to persons 'who have ceased to travel permanently'. The GTAA methodology includes undertaking surveys of existing Gypsy and Travellers, which are necessary to determine whether they meet the new definition. In line with the national policy change the GTAA therefore identified:
- Households that travel under the planning definition.
 - Households that have ceased to travel temporarily under the planning definition.
 - Households where an interview was not possible who may fall under the planning definition.
- 8.12 The GTAA methodology recognises that there is likely to be an 'unknown', i.e. a known unknown need.
- 8.13 This is reflected in Para 5.11.7 of the adopted Local Plan which states, "in addition to identifying those who do not meet the PPTS, 2015 definition, the GTAA, 2017 identified a need arising from 'unknown' Gypsies and Travellers and Travelling Showpeople. The unknown need arises from sites where existing occupants were not able to be interviewed as part of the GTAA fieldwork. The needs of these households are recognised by the GTAA as there is likely to be future household formation from those that meet the PPTS definition."
- 8.14 The GTAA seeks to undertake a calculation of this 'unknown' need. As paragraph 5.11.7 of the Local Plan explains "the GTAA uses a national approximation of 10% of households meeting the PPTS definition and applies an annual growth rate of 1.5%". For Harborough these calculations result in a pitch requirement for the unknown need of:
- 4 pitches by March 2021
 - A further 4 pitches by March 2026
 - A further 5 pitches by March 2031.
- 8.15 There is therefore evidence of a known 'unknown' need for 13 additional Gypsy and Traveller pitches over the plan period.
- 8.16 This has been recognised in the Local Plan, as Policy H6 includes a reserve site at Boneham's Lane, Gilmorton "to meet future accommodation needs due to either i) an increase in the need of pitches arising from a

change to the Planning Policy Traveller Sites (PPTS) definition; and/or sufficient evidence is provided that the identified 'unknown' Gypsy and Traveller population does meet the PPTS definition of Gypsy and Traveller. The policy also sets out how any other applications for Gypsy and Traveller Pitches will be considered.

Travelling Showpeople Plots

8.17 During the 2020/21 monitoring period there were no completions of sites, nor any new permissions. Figure 6 shows the land supply position for Travelling Showpeople plots as of 31st March 2021.

8.18 In calculating the five-year supply of plots, a 20% buffer has been included in the calculation. A 20% buffer has been used as there has been significant under delivery in the previous 3 years and is therefore a requirement as per paragraph 73 of the NPPF. Notwithstanding this, the Council has a 6.13 year supply of Travelling Showpeople plots.

Row	Harborough District Travelling Showpeople Plot Requirements 2016-2031	Total	Calculation
A	Plot requirement for Harborough District 2016-2031	26.00	n/a
B	Annual Plot requirement	1.70	A / 15 years
C	5-year Plot requirement	8.70	B * 5 years
D	Plot requirement to date (1 Apr 2016 to 31 March 2021)	8.50	B * 5 years
E	Recorded Plot completions 1 Apr 2016 to 31 March 2021: None	0.00	n/a
F	Shortfall to add to the next 5 years requirement	8.50	D – E
G	Shortfall as an Annual Requirement for the next 5 years	1.70	F / 5 years
H	Total Annual Requirement for the next 5 years	3.40	B + G
I	Total Annual requirement for the next 5 years, including 20% buffer	4.08	H + (H*0.20)
J	Total Five Year Pitch Requirement	20.40	I * 5 years
Row	Supply of sites: 1 April 2016 to 31 March 2021	Total	Calculation
K	16/01165/FUL - James Bond caravan park extension, Moorbarns Lane, Lutterworth	7.00	n/a
L	17/01357/FUL - Land at Moorbarns Lane, Lutterworth	18.00	n/a
M	Five Year Supply of deliverable sites	25.00	K + L
Row	Five Year Assessment Calculation: 1 Apr 2021 – 31 March 2026	Total	Calculation
N	Annual requirement plus 20% buffer	4.08	I
O	Assessed five year supply of deliverable pitches	25.00	M
P	Supply of pitches as a percentage of the requirement	123%	M / J * 100
Q	Years supply of Pitches	6.13	O / N

Figure 5 The Five-Year Supply of Travelling Show people plots as of 31 March 2021

9. Employment Land Monitoring

Completions

9.1 During the 2020/21 monitoring period 26.4ha of employment land was completed in the district and 0.4ha of employment land was lost to alternative uses, giving a net employment land completions figure of 26ha for the year. Figure 6 provides a breakdown of Net Completions by employment type and states equivalent floorspace (Sq.m.). Figure 8 shows the quantity of net completions on allocated sites.

Employment Monitoring 2020/21 (by category)	Net Completions 2020/21 (hectares)	Net Completions 2020/21 (floorspace equivalent sq.m)
Office	0.4	666
Industrial	0.8	2,276
Non Strategic Storage & Distribution	0	0
Strategic Storage & Distribution	25.5	117,226
Total	26.0	118,836

Figure 6 Completions by employment type

Employment completions 2020/21 by type	Allocated sites (net)	Other sites (net)	Net completions 2020/21
Office (ha)	0	-0.36	-0.36
Industrial (ha)	0	0.84	0.84
Non-strategic Storage & Distribution (ha)	0	0	0
Strategic Storage & Distribution (ha)	0	25.5	25.5
Total ha	0	25.98	25.98
Equivalent floorspace Total sq.m	0	118,836	118,836

Figure 7 Net completions on allocated sites

Commitments/Supply

9.2 Figure 8 gives an overview of the district's employment land supply on 1st April 2021 which totals 311Ha. Supply exists for all types of employment: office, industrial and warehousing. Overall, the largest element of supply is for strategic warehousing. This comprises 2 extensions (1 allocated, 1 other) to Magna Park near Lutterworth, marketed as Magna Park North and Magna Park South.

Employment Supply at 1/4/21 by Type (ha)	Net Commitments 2020/21)	Net Commitments Previous Years	Grand Total-Supply
Office	0.2	18.6	18.8
Industrial	0.8	21.1	21.9
Non -Strategic Storage & Distribution	0.4	21.4	23.8
Strategic Storage & Distribution	0	246.8	246.8
Total	1.4	309.9	311.3

Employment Supply at 1/4/21 Floorspace Equivalent (sq.m)	Net Commitments 2020/21)	Net Commitments Previous Years	Grand Total-Supply
Office	1,383	73,666	75,049
Industrial	4,065	71,081	75,146
Non-Strategic Storage & Distribution	1,878	85,329	87,207
Strategic Storage & Distribution	0	481,039	481,039
Total	7,326	711,115	718,441

Figure 8 Overview of total employment land supply on 1st April 2021

Employment Supply @ 1/04/21 (by type)	Net Commitments 2020/21)	Net Commitments Previous Years	Grand Total-Supply
Office	17.7	1.1	18.8
Industrial	21.4	0.8	22.1
Non-Strategic Storage & Distribution	23.4	0.5	23.9
Strategic Storage & Distribution	183.6	63.2	246.8
Total (ha)	246.1	65.5	311.5
Total equivalent floorspace (sq.m)	547,943	170,498	718,441

Figure 9 Net commitments on allocated sites

- 9.3 Most of the district's employment supply is on allocated sites (Figure 9). These sites are expected to be developed gradually, potentially in phases, delivering completed unit/s periodically throughout the remainder of the plan period to 2031. The pace of delivery will depend on the strength of the wider economy, local market conditions and any ongoing implications of Brexit and the Covid-19 pandemic, as in the past it is likely to vary from year to year.
- 9.4 Of the 12 allocated employment sites at 31/3/21, 4 are partially developed (with their residual supply shown in Figure 9 above) and 2 have extant outline consent. Outline permission for another 3 was lapsed at 31/3/21 (in 1 instance superseded by a detailed planning application for a first Phase, which was pending at 31/3/21), although these remain as commitments due to their allocation status. The remaining 3 allocations had planning applications pending at 31/3/21.

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

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

11. Employment Trends

11.1 Figure 10 shows the trend in net employment land completions in the district annually over the Plan period 2011/12 to 2020/21.

Year	Total (Hectares)
2011/12	1.6
2012/13	1.4
2013/14	2.3
2014/15	-4
2015/16	7.2
2016/17	1.4
2017/18	5.9
2018/19	0.3
2019/20	58.7
2020/21	26.0
2021/22	n/a
Total all years	101

Figure 10 Annual net completions

11.2 The data shows that the net completion figure for 2020/21 is less than half that of 2019/20 but is significantly higher than all previous years 2011/12-2018/19, due to the expansion of Magna Park which is now underway. Graph 1 below shows the trend for employment land completions by B class use over the period 2011/12 to 2020/21.

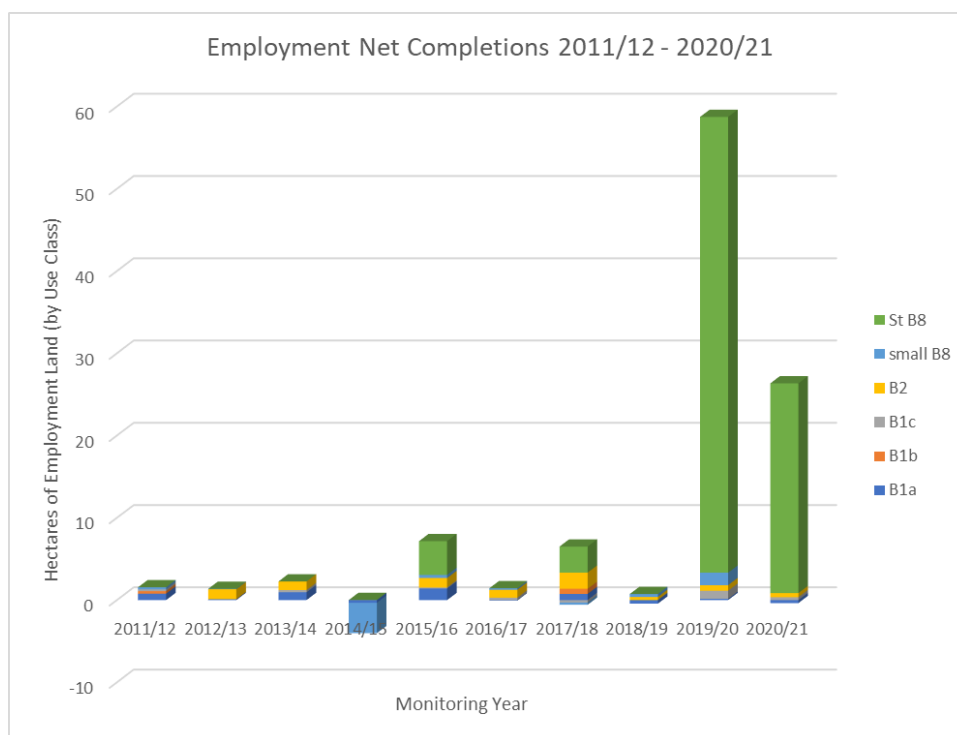


Figure 11 Employment net completions by use 2011-2021

12. Retail monitoring

- 12.1 The monitoring of changes in retail floorspace is challenging due to permitted development rights. As a result, planning permission is not required in all cases and not all retail gains and losses can be monitored.
- 12.2 The most significant retail planning permission to be granted was for a 'Class A1 Food Retail Store, with associated car parking, servicing and landscaping' on land adjacent to the A4303, Rugby Road in Lutterworth (ref: 19/00646/FUL). This permission was for 1,898sqm additional retail floorspace. Consequently, the erection of an Aldi store was commenced during the monitoring year and completed in late summer 2021. 1,500sqm of retail floorspace was also approved as part of the East of Lutterworth Strategic Development Area (subject to s106 agreement, ref: 19/00250/OUT). 285sqm of new retail floorspace was approved in Fleckney as part of the 'Land off High Street' scheme (17/02146/FUL).
- 12.3 In Market Harborough, planning permission was granted for the change of use of the former B & M store on The Commons to use as a gym (ref: 20/00491/FUL). While this could have led to the loss of approximately 660sqm retail floorspace, the premises reopened as Poundland in summer 2021 so no loss was incurred.
- 12.4 The COVID-19 related national lockdown was in place for parts of the 2020/21 monitoring year. The potential impacts on town and village centres generally and the retail and hospitality sectors particularly, will be considered in future AMRs.

13. Heritage and conservation areas

- 13.1 The Council has a heritage and conservation policy officer whose role is to review conservation areas across the District. A heritage champion has also been appointed by the Council. The heritage champion is currently Cllr Bateman. Their role is to support and promote the protection of the historic environment across Harborough District.
- 13.2 The Council currently has 62 designated conservation areas plus the section of the Grand Union Canal conservation area that lies within Harborough District. A review of these conservation areas is now underway. Work on prioritising those conservation areas most in need of review of designation has been carried out and work on the first review of Shearsby Conservation Area has been completed and adopted t.
- 13.3 In March 2020, agreement was given to establish a Local List for the District. Work has progressed and completed following public consultation with the first tranche of the Local List adopted in early 2022.

14. Community Infrastructure Levy (CIL)

14.1 Harborough District Council has not adopted CIL.

15. Neighbourhood Planning

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

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

15.3 HDC has undertaken to:

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

15.4 HDC is obliged to:

- designate the neighbourhood area.
- designate a neighbourhood forum.
- issue the decision by the local planning authority on whether to put a neighbourhood plan or order proposal to referendum following receipt of the report of the independent examiner.
- issue details of time periods for a local planning authority to seek further representations and make a final decision, where they propose to make a decision which differs from that recommended by the examiner.
- adhere to the time period within which the referendum must be held, following the decision that the plan or Order proposal should be put to referendum;
- adhere to the time period for a local planning authority to make a neighbourhood plan or Order after it has been approved in each applicable referendum.
- adhere to the time period for a local planning authority to make a modified neighbourhood plan following receipt of the report of the independent examiner, where the modifications do not change the nature of the plan.

- 15.5 HDC is also required to check proposed Neighbourhood Development Plans to ensure that it meets all the relevant legislation and regulations, and generally conforms to the strategic elements of the Local Plan. Paragraph 1.6.6 of the adopted Local Plan identifies policies that are not strategic and with the exception of these policies, neighbourhood plans should be in general conformity with all policies in the Local Plan. Once a draft Neighbourhood Development Plan has been prepared correctly, the Council arranges for an independent examination. If the Neighbourhood Development Plan passes the examination, the Council is responsible for arranging a local referendum concerning support for the plan. The costs incurred by the examination and the referendum will be met by the Council. If the referendum supports the Neighbourhood Development Plan, then the Neighbourhood Plan is 'made' and becomes part of the overall development plan (which includes the Local Plan and associated documents).
- 15.6 During the 2020/21 period, no new neighbourhood plans were made. [Fleckney](#) and [Husbands Bosworth](#) were both scheduled to hold a referendum in 2020 but due to the Covid-19 pandemic these were delayed to May 2021. Full details are available on the [Council's website](#) including the full list of all the made neighbourhood plans.

16. Duty to Cooperate Log

16.1 Local planning authorities are under a duty to cooperate with each other and with other prescribed bodies, on strategic matters that cross administrative boundaries. Figure 12 below shows the key areas of work and cooperation undertaken during the 2020/21 monitoring year in relation to the duty to cooperate.

Issue	Activity
Housing Need (Statement of Common Ground)	Throughout 2020/21 work has continued on a Statement of Common Ground and background evidence work to inform the the agreed distribution of any unmet housing from Leicester City.
A5 Partnership meetings	The A5 Partnership brings together District, Borough and County Councils alongside Local Enterprises Partnerships, Highways England and Midland Connect work together on issues affecting the A5 route. It brings together those with planning, economic development, highways, transport responsibilities, and is responsible for the A5 Strategy (Nov 2018). It aims to monitor performance of this strategically important transport corridor and to bid for Government funding to support any identified required improvements.
A46 Partnership meetings	The A46 Partnership brings together District, Borough and County Councils alongside Local Enterprises Partnerships, Highways England and Midland Connect to work together on issues affecting the A46 route. It brings together those with planning, economic development, highways, transport responsibilities. It aims to monitor performance of this strategically important transport corridor and to bid for Government funding to support any identified required improvements. The Council's Cabinet agreed to sign a Statement of Commitment and Collaboration to work with Midlands Connect to help them to develop an Economic Development Strategy for the 'Trans-Midlands Corridor' in Sept 2019.
Planning Officers Forum (POF)	The Planning Officers' Forum (POF) is a formal meeting of Chief Officers (or their nominee) responsible for planning and transport services within the HMA. The Forum provides professional advice to the Strategic Planning Group (SPG), which supports its overall direction and work programme, and the Chair of POF represents the views of the wider Forum at meetings of SPG. POF meets regularly in synergy with SPG.
Development Plans Forum (DPF)	The Development Plans Forum (DPF) is a formal meeting of the managers responsible for planning policy and transport policy within the HMA. It reports to POF with the Chair attending POF as required.
SGP Health and Wellbeing Task and Finish Group	This group included representatives from LRS, Sport England, Planning policy officers from Leicester and Leicestershire and public health representatives for the City and County Councils. Meetings occur as and when required and the aim of the group is work together and in a multidisciplinary way on health and wellbeing policy development and practice.

Responses to neighbouring authorities consultations	Responses were made to the following consultations: Oadby and Wigston Employment Land SPD (August 2020) Northampton Local Plan proposed submission (August 2020) Leicester City Draft Local Plan (December 2020) Blaby Local Plan Regulation 18 (February 2021)
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Figure 12: Duty to Cooperate activities during 2020/21

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

17.1 This AMR is the first that monitors the ‘new’ Local Plan adopted in April 2019. It sets out progress against various policies within the plan. As it is the first year of monitoring the plan, it is not yet possible to determine the full effectiveness of the plan as some triggers review the data over a three-year period. However, policy IMR1 sets out some further criteria that would require a full or partial update of the plan and an update against these criteria is set out in Figure 13. If any of these criteria are triggered, then a full or partial update of the Local Plan is required to be submitted for examination within 30 months from the date it commenced.

Criteria for commencement of a full or partial update of the Local Plan	Update at December 2020
The adoption by the Council of a Memorandum of Understanding (MOU) or Statement of Common Ground (SOCG) which proposes a quantity of housing or employment development to 2031 that is significantly greater than the housing requirement or employment need identified in this Local Plan	Work on a Statement of Common Ground is still ongoing. It has not been adopted by the Council. Criteria not triggered.
In the absence of an adopted MOU or SOCG, 12 months from the date of publication of a Local Plan for Leicester City (defined as publication of an invitation to make representations in accordance with Regulation 19 of the Town and Country (Local Planning) (England) Regulations 2012 that includes satisfactory evidence of an unmet local housing need.	Leicester City have recently published a draft Local Plan for consultation under Regulation 18. Criteria not triggered.
Conclusion in response to specific trigger points as set out in the monitoring framework, including identification of significant and persistent shortfalls in delivery or supply of housing against the housing requirement.	Chapters 4-12 of this AMR set out how none of the triggers in the monitoring framework have occurred. Criteria not triggered.

Figure 13 Monitoring against policy IMR1

18. Policy Omissions

18.1 During the monitoring period of 1st April 2020 to 31st March 2021, the following Appeals challenged new development decisions based on various Local Plan policies. Appeals outcomes have not contravened the adopted Local Plan.

18.2 During the monitoring period of 1 April 2020 to 31 March 2021, the following planning applications were approved, contrary to the adopted Development Plan:

- None to report.

Planning Ref	Appeals Ref
19/00504/REM	APP/F2415/W/19/3242313
19/00886/FUL	APP/F2415/W/19/3239776

Appendix 1

Performance of Key Indicators related to employment policies and the delivery of land for business and employment.

Objective 2: Employment

Key Policies	Key indicators	Target	Previous Yr (2019/20)	2020/21	Total @ 31/03/21	Commentary
SS1 BE1 BE2	Net additional floorspace provided	At least min. floorspace required per use class met in plan period				Targets relate to completions at LP allocation sites only (2018/19 – 2030/31: Total 59Ha) as per Policy BE1.
	Office	18.6 Ha	0.65Ha	0 Ha	0.65 Ha	A total of 0 Ha of land (equivalent to 0 sq.m. of additional floorspace) has been completed in 2020/21. Trigger: No data. Year 2 of monitoring against policy target. Trigger will be considered in 2021/22 AMR, 3yrs post LP adoption.
	Industrial	18.9 Ha	1.46Ha	0 Ha	1.46 Ha	A total of 0 Ha of land (equivalent to 0 sq.m. of additional floorspace) has been completed in 2020/21. Trigger: No data. Year 2 of monitoring against policy target. Trigger will be considered in

						2021/22 AMR, 3yrs post LP adoption.
	Small S&D	21 Ha	0.74Ha	0 Ha	0.74 Ha	<p>A total of 0 Ha of land (equivalent to 0 sq.m. of additional floorspace) has been completed in 2020/21.</p> <p>Trigger: No data. Year 2 of monitoring against policy target. Trigger will be considered in 2021/22 AMR, 3yrs post LP adoption.</p>
	Strategic S&D	700,000 sq.m	100,244 sq.m	117,226 sq.m	217,470 sq.m	<p>A total of 0 Ha of land (equivalent to 0 sq.m. of additional floorspace) has been completed in 2020/21.</p> <p>Trigger: No data. Year 2 of monitoring against policy target. Trigger will be considered in 2021/22 AMR, 3yrs post LP adoption.</p>
BE2	Empl. & training strategy secured for each proposal.	Minimum of 25% of total new jobs created filled by Harborough residents	No data	No data		Obligation for a 'Construction Job and Business Employment Strategy'(CJBES) secured via S106 for 15/00919/FUL (Magna

						<p>Park North Unit G), completed in 2019/20.</p> <p>CJBES to be monitored in future years. Data (subject to developer co-operation) may not be available until after the completion of each development phase.</p>
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Objective 3: Location of Development

Key Policies	Key indicators	Target	Previous Yr (2019/20)	2020/21	Total @ 31/03/21	Commentary
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	None stated		n/a	n/a	
		Market Harborough	2.9Ha	0 Ha	2.9Ha	<p>Geographical distribution of employment completions monitored from 2019/20 onwards only</p> <p>BA added to KI due to NP allocations.</p>
		Lutterworth (<i>excl. Magna Park</i>)	0	0 Ha	0Ha	Geographical distribution of employment completions

						monitored from 2019/20 onwards only BA added to KI due to NP allocations.
		Fleckney	0	0 Ha	0Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
		Kibworth	0.44Ha	0 Ha	0.44Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
		Broughton Astley	0.57Ha	0.08Ha	0.65Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.

