



**DISTRICT OF  
HARBOROUGH**

## **Harborough District Authority Monitoring Report 2023-24**

**~ 1 April 2023 to 31 March 2024 ~**

Published February 2026

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# 1. Introduction

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

## **2. Changes to Development Plan**

- 2.1 This AMR reports on the 2023/24 period from 1 April 2023 to 31 March 2024. The Development Plan consists of District Council level planning documents, County Council Mineral and Waste Planning Documents and any made Neighbourhood Plans.
- 2.2 The Harborough Local Plan 2011-2031 was adopted on 30 April 2019. The County Council formally adopted the Leicestershire Minerals and Waste Local Plan up to 2031 on 25 September 2019.
- 2.3 There are 30 communities in Harborough District that have a 'made' neighbourhood plan in place. The following Neighbourhood Plans were reviewed or made during the 2023/24 period:
  - Dunton Bassett (29 July 2023)
  - Kibworth (26 May 2023)

### **3. Local Development Scheme**

- 3.1 An LDS sets out the project plan for the preparation of development plan documents, including the Local Plan.
- 3.2 Although outside of the monitoring period, it is important to report in the AMR on any adjustments that have been made to the timetable for the preparation and adoption of the Local Plan. The LDS was updated in November 2025 to replace the LDS approved in March 2025 (post this AMR period) The LDS sets out the timetable for the preparation of the new Local Plan.
- 3.3 Regulation 18 consultation on the Issues and Options for the new Local Plan was undertaken between 16 January and 27 February 2024 in accordance with the LDS at the time during the monitoring period. Although outside of this AMR's timeframe, the Council has consulted on a Proposed Submission Draft Harborough Local Plan at Regulation 19 stage in readiness for submission to the Secretary of State for Examination in Public. This was undertaken between 10 March and 6 May 2025.

## 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 2023/24 monitoring period 758 new dwellings were completed, of which 144 were Affordable Homes: 78 Social Rented and 30 Affordable Rented and 36 Shared Ownership.
- 4.3 Figure 1 below illustrates annual net additional dwellings from 2011/12 (the base date for the Local Plan) to 2023/24; housing supply has been encouragingly buoyant since the Harborough Local Plan 2011-31 was adopted in April 2019.

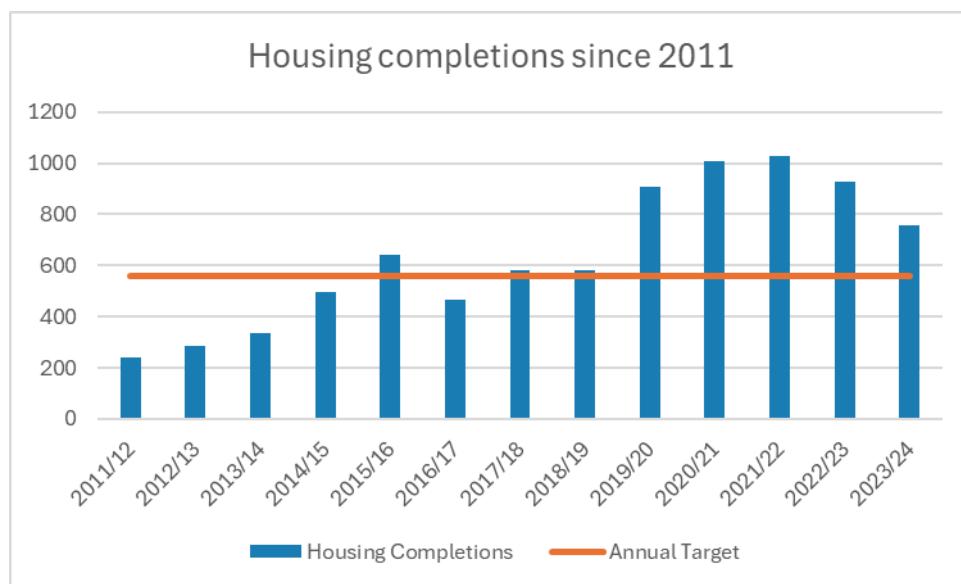


Figure 1: A bar and line graph to show annual new housing completions since 2011 (shown as columns / bars) and the minimum annual housing requirement of 557 dwellings per annum (the line), as set out in the adopted local plan to meet local housing needs.

## 5. Five- Year Housing Land Supply

- 5.1 The National Planning Policy Framework (NPPF) stipulates that Local Planning Authorities (LPAs) should provide an indication of whether there are sufficient development sites available to meet the housing needs in their area in the form of a '5 Year Housing Land Supply'.
- 5.2 Although outside of the monitoring period of this report the Council published an updated five-year housing land supply position in May 2025. Following changes to the NPPF in late December 2024 the Council published an updated position on 5-year housing land supply in January 2025. The 24/25 five-year housing land supply statement was published in October 2025. This can be viewed [here](#).

## 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.
- **Five-year housing land supply:** the better the HDT result, the smaller the buffer that local authorities are obliged to add to their housing requirement figures in the 5-year housing land supply calculation.

6.2 Sanctions are set out in paragraph 79 and footnote 8 of the NPPF (December 2023) and are summarised below:

*Table 1 Consequences of Housing Delivery Test results as set out in the Framework.*

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

6.3 More information on the HDT and how it is calculated is available at [Housing Delivery Test: 2023 measurement - GOV.UK](#)

6.4 The MHCLG published official results in December 2024, for the period 1 April 2023 to 31 March 2024 based on housing delivery between 2020 and 2024. The HDT score for Harborough District Council is 210%.

## 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 Scrattoft 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 In October 2023, the Levelling Up and Regeneration Act was given Royal Assent which makes amendments to the Self-Build and Custom Housebuilding Act 2015. It clarifies that where demand from previous base periods has not been met, it will be aggregated and still count as demand for self or custom build housing that the planning authority has to meet. Further to this it clarifies that the demand is evidenced by the number of entries added during a base period regardless of whether they have asked to be removed from the Register. This has resulted in change to the number of individuals on the register in each base period when compared with previous AMRs.
- 7.4 Table 2 below sets out the number of entries on the Self-Build and Custom Housebuilding Register for each completed Base Period (31 October – 30 October) as of the end of March 2024.

*Table 2 A table to show the number of entries on the Self Build and Custom Housebuilding Register for each completed base period as at 31 March 2024*

Base Period	Individuals	Associations	Plots required
1 (Launch - 30/10/16)	33	0	33
2 (31/10/16 - 30/10/17)	40	0	40
3 (31/10/17 - 30/10/18)	35	0	35

4 (31/10/18 - 30/10/19)	34	0	34
5 (31/10/19 – 30/10/20)	40	0	40
6 (31/10/20 – 30/10/21)	36	0	36
7 (31/10/21 – 30/10/22)	28	1	30
8 (31/10/22 - 30/10/23)	34	0	34
<b>Totals</b>	<b>280</b>	<b>1</b>	<b>282</b>

7.5 Where specified, of those on the register as of 31 March 2024:

- More than half of entrants are seeking to build properties with 4 or more bedrooms;
- Approximately 40% of entrants want a plot of over 500sqm, 20% want a plot of around 300-500sqm and 30% want a plot size of 150-300sqm. Fewer than 10% want a plot of less than 150sqm;
- Almost all entrants are seeking a plot for a detached house; and
- About a third of entrants identify up to 5 of the sustainable settlements (listed on the application form) as their preferred location for a self-build plot. Others are less specific with a third of entrants selecting 10 or more preferred locations.

7.6 The Council has 3 years to grant planning permissions for plots equivalent to entries on the register for a base period. As of March 2024, there were 182 entries on the district's self-build register for the base periods 1 – 5 (launch to 30 October 2020). As at 31<sup>st</sup> March 2024, the following permissions had been granted for 35 self and custom build plots.

*Table 3 Permissions granted for self and custom build to 31st March 2024*

Base period permission granted	Planning permission reference	Decision date	Settlement	Number of plots
3	18/01006/OUT	31/08/2018	Great Glen	5
	16/00034/OUT			
	18/00058/REM			
4	18/02144/REM	12/02/2019	Shangton	11
5	20/00496/OUT	28/05/2020	Broughton Astley	1
6	20/01893/FUL	07/07/2021	Hungarton	2
7	19/00250/OUT	15/05/2022	Lutterworth	0
7	21/01090/FUL	08/09/2022	Walton	1
			Sutton in the Elms	
8	21/00826/OUT	29/11/2022		9
8	23/00841/FUL	03/08/2023	Walton	1
8	23/01082/OUT	21/09/2023	North Kilworth	2
8	23/08081/OUT	29/09/2023	Catthorpe	1
9	23/01442/FUL	05/12/2023	Claybrooke Parva	1
9	23/01190/FUL	18/01/2024	Kibworth	1
			<b>Total</b>	<b>35</b>

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

7.8 The table below shows an overview of the supply and demand situation since 2016. It shows there is a shortfall of self and custom build permissions to meet the demand on the register at 31<sup>st</sup> March 2024.

*Table 4 Number of permissions achieved against demand*

<b>Date range for base period</b>	<b>Total no. of registrations</b>	<b>Permissions granted</b>	<b>Demand* (cumulative)</b>	<b>Supply (cumulative)</b>
1 (launch - 30/10/16)	33	0	0	0
2 (31/10/16 - 30/10/17)	40	0	0	0
3 (31/10/17 - 30/10/18)	35	5	0	5
4 (31/10/18 - 30/10/19)	34	11	33	-17
5 (31/10/19 – 30/10/20)	40	1	73	-56
6 (31/10/20 – 30/10/21)	36	2	108	-89
7 (31/10/21 – 30/10/22)	30	1	142	-122
8 (31/10/22 - 30/10/23)	34	13	182	-149

\*Deadline for meeting demand (Cumulative totals 3 years following each base period)

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

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

## **8. Gypsy, Traveller and Travelling Showpeople Monitoring**

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

### **Gypsy and Traveller Pitches**

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

### **Calculating Gypsy and Traveller pitch requirements**

- 8.9 The Local Plan includes an identified pitch requirement for 29 new pitches over the whole plan period (2016-2031). This equates to an annual requirement of 1.93 pitches per year. A 5% buffer has been added to the annual housing requirement figure 'to ensure choice and competition in the

market for land'. Previous shortfall of delivery has also been added. This brings the annual requirement to 4.84 pitches per year for the next 5 years, a total 5-year requirement of 24.22 pitches.

8.10 During the 2023/24 AMR period, the council noted 3 new pitch completions. The assessed supply for 23/24 onwards is 6 pitches, which equates to 1.19 years' worth of supply, as set out in Table 5.

8.11 The Local Plan has therefore planned for and delivered the 5 pitches required to meet the known Gypsy and Traveller need for 2016-2031. Table 5 shows the land supply position for Gypsy and Traveller pitches as of 31 March 2024.

*Table 5 The five-year supply of gypsy and traveller pitches as of 31 March 2024*

	<b>Harborough District Gypsy and Traveller Pitch Requirements 2016-2031</b>	<b>Total</b>	<b>Calculation</b>
A	Pitch requirement for Harborough District 2016-2031	5	<i>n/a</i>
B	Adopted estimation of Gypsy & Traveller pitch requirement for those who do not meet the PPTS definition, for Harborough District 2016-2031	24	
C	Total requirement for Harborough District 2016-2031	29	<i>A + B</i>
D	Annual Pitch requirement	1.93	<i>C / 15 years</i>
E	5-year Pitch requirement	9.67	<i>D * 5 years</i>
F	Pitch requirement to date (1 Apr 2016 to 31 March 2024)	15.47	<i>D * 8 years</i>
G	Recorded pitch completions 1 Apr 2016 to 31 March 2024	7	<i>n/a</i>
H	Shortfall to add to the next 5 years requirement	8.47	<i>F - G</i>
I	Annual pitch requirement including Shortfall, before buffer	4.79	<i>F + H / 5</i>
J	Additional 5% buffer	0.24	<i>I * 0.05</i>
K	Annual requirement for the next 5 years, including 5% buffer	5.03	<i>I + J</i>
L	<b>Total Five Year Pitch Requirement</b>	<b>25.13</b>	<b><i>K * 5</i></b>
	<b>Supply of sites: 1 April 2016 to 31 March 2024</b>		
M	23/01426/FUL - Walkers Stables, Hungarton Lane, Keyham	4	
N	Local Plan Allocation H6 - Smithfields, Lutterworth Rd, Dunton Bassett	2	<i>n/a</i>
O	<b>Five-Year Supply of deliverable sites</b>	<b>6</b>	<b><i>M + N</i></b>
	<b>Five Year Assessment Calculation, 1 Apr 2024 – 31 March 2029</b>		
P	Annual requirement including 5% buffer	5.03	<i>K</i>
Q	Assessed five-year supply of deliverable pitches	6	<i>O</i>
R	Supply of pitches as a percentage of the requirement	2387.58%	<i>Q / L * 100</i>
S	<b>Years supply of Pitches</b>	<b>1.19</b>	<b><i>Q / P</i></b>

## Unidentified Gypsy and Traveller Needs

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

8.13 An assessed supply position including this reserve site has also been calculated. The 5-year supply position including this site is 3.18 years as set out below.

*Table 6 The five-year requirement of gypsy and traveller pitches as of 31 March 2024*

	<b>Harborough District Gypsy and Traveller Pitch Requirements 2016-2031</b>	<b>Total</b>	<b>Calculation</b>
A	Pitch requirement for Harborough District 2016-2031	5	<i>n/a</i>
B	Adopted estimation of Gypsy & Traveller pitch requirement for those who do not meet the PPTS definition, for Harborough District 2016-2031	24	
C	Total requirement for Harborough District 2016-2031	29	<i>A + B</i>
D	Annual Pitch requirement	1.93	<i>C / 15 years</i>
E	5-year Pitch requirement	9.67	<i>D * 5 years</i>
F	Pitch requirement to date (1 Apr 2016 to 31 March 2024)	15.47	<i>D * 8 years</i>
G	Recorded pitch completions 1 Apr 2016 to 31 March 2024	7	<i>n/a</i>
H	Shortfall to add to the next 5 years requirement	8.47	<i>F - G</i>
I	Annual pitch requirement including Shortfall, before buffer	4.79	<i>F + H / 5</i>
J	Additional 5% buffer	0.24	<i>I * 0.05</i>
K	Annual requirement for the next 5 years, including 5% buffer	5.03	<i>I + J</i>
<b>L</b>	<b>Total Five Year Pitch Requirement</b>	<b>25.13</b>	<b><i>K * 5</i></b>
<b>Supply of sites: 1 April 2016 to 31 March 2024</b>			
M	23/01426/FUL - Walkers Stables, Hungarton Lane, Keyham	4	
N	Local Plan Allocation H6 - Smithfields, Lutterworth Rd, Dunton Bassett	2	<i>n/a</i>
O	Local Plan reserve site for evidenced need arising from the identified 'unknown' population and/or changes to the PPTS definition: Land at Boneham's Lane, Gilmorton	10	<i>n/a</i>
<b>P</b>	<b>Five-Year Supply of deliverable sites</b>	<b>16</b>	<b><i>M + N + O</i></b>
<b>Five Year Assessment Calculation, 1 Apr 2022 – 31 March 2027</b>			

Q	Annual requirement plus 5% buffer	5.03	K
R	Assessed five-year supply of deliverable pitches	16	P
S	Supply of pitches as a percentage of the requirement	63.67%	$R / L * 100$
<b>T</b>	<b>Years supply of Pitches</b>	<b>3.18</b>	<b>R / Q</b>

### Travelling Showpeople Plots

8.14 There are no known sites for future supply at present, until new sites come forward for planning permission. Table 7 shows the land supply position for Travelling Showpeople plots as of 31 March 2024 which is 0 years supply of plots.

Table 7 The Five-Year Supply of Travelling Show People plots as of 31 March 2024

	<b>Harborough District Travelling Showpeople Pitch Requirements 2016-2031</b>	<b>Total</b>	<b>Calculation</b>
A	Plot requirement for Harborough District 2016-2031	30	n/a
B	Adopted estimation of Travelling Showpeople plot requirement for those who do not meet the PPTS definition, for Harborough District 2016-2031	4	
C	Total requirement for Harborough District 2016-2031	34	<i>A + B</i>
D	Annual Plot requirement	2.27	<i>C / 15 years</i>
E	5-year Plot requirement	11.33	<i>D * 5 years</i>
G	Plot requirement to date (1 Apr 2016 to 31 March 2024)	18.13	<i>D * 8 years</i>
H	Recorded plot completions 1 Apr 2016 to 31 March 2024 17/01357/FUL - 18 plots, Land at Moor barns Lane Lutterworth	18	n/a
I	Shortfall to add to the next 5 years requirement	0.00	<i>F - G</i>
J	Annual plot requirement including Shortfall, before buffer	3.63	<i>F + H / 5</i>
K	Additional 5% buffer	0.18	<i>I * 0.05</i>
L	Annual requirement for the next 5 years, including 5% buffer	3.81	<i>I + J</i>
<b>M</b>	<b>Total Five Year Plot Requirement</b>	<b>19.04</b>	<b><i>K * 5</i></b>
<b>Supply of sites: 1 April 2016 to 31 March 2024</b>			
N	None	0	n/a
<b>O</b>	<b>Five-Year Supply of deliverable sites</b>	<b>0</b>	<b><i>M + N</i></b>
<b>Five Year Assessment Calculation, 1 Apr 2024 – 31 March 2029</b>			
P	Annual requirement plus 5% buffer	3.81	K
Q	Assessed five-year supply of deliverable plots	0	O
R	Supply of plots as a percentage of the requirement	0.00%	$Q / L * 100$
<b>S</b>	<b>Years supply of plots</b>	<b>0.00</b>	<b><i>Q / P</i></b>

## 9. Employment Land Monitoring

### Completions

9.1 During the 2023/24 monitoring period 22.4ha of employment land was completed in the district and 1.3ha of employment land was lost to alternative uses, giving a net employment land completions figure of 21.1ha for the year. Table 8 provides a breakdown of Net Completions by employment type and states equivalent floorspace (sqm). Table 9 shows the quantity of net completions on allocated sites.

*Table 8 Net completions by employment type*

<b>Employment Monitoring 2023/24 (by category)</b>	<b>Net Completions 2023/24 (hectares)</b>	<b>Net Completions 2023/24 (floorspace equivalent sqm)</b>
Office	0	183
Industrial	0.3	-1034
Non Strategic Storage & Distribution	0.7	772
Strategic Storage & Distribution	20	59,888
<b>Total</b>	<b>21.1</b>	<b>59,809</b>

*Table 9 Net completions on allocated sites*

<b>Employment completions 2023/24 by type</b>	<b>Allocated sites (net)</b>	<b>Other sites (net)</b>	<b>Net completions 2023/24</b>
Office (ha)	0	0.04	0
Industrial (ha)	0.95	-0.58	0.37
Non-strategic Storage & Distribution (ha)	0.78	-0.06	0.72
Strategic Storge & Distribution (ha)	0	20	20
<b>Total ha</b>	<b>1.73</b>	<b>19.4</b>	<b>21.1</b>
Equivalent floorspace	1,553	58,256	59,809
<b>Total sq.m</b>			

### Commitments/Supply

9.2 Table 11 & 12 gives an overview of the district's employment land supply on 1 April 2024 which totals 222.4Ha. Supply exists for all types of employment: office, industrial and warehousing. Overall, the largest element of supply is for strategic warehousing. This comprises the residual part of 2 extensions (1 allocated, 1 other) to Magna Park near Lutterworth, marketed as Magna Park North and Magna Park South.

*Table 10 Overview of total employment land supply (ha) on 1 April 2024*

Employment Supply at 01/04/24 by type (ha)	Net Commitments 2023/24)	Net Commitments Previous Years	Grand Total-Supply
Office	0.2	11.9	12.1
Industrial	0.8	27.6	28.4
Non-Strategic Storage & Distribution	-0.7	22.8	22.1
Strategic Storage & Distribution	0	159.8	159.8
Total	0.2	222.1	222.3

Table 11 Overview of total employment land supply (sqm) on 1 April 2024

Employment Supply at 01/04/24 Floorspace Equivalent (sqm)	Net Commitments 2023/24)	Net Commitments Previous Years	Grand Total-Supply
Office	282	49,315	49,597
Industrial	2,896	78,766	81,662
Non-Strategic Storage & Distribution	309	79,414	79,723
Strategic Storage & Distribution	0	197,696	197,696
Total	3,487	405,191	408,678

Table 12 Net commitments on allocated sites on 1 April 2024

Employment Supply at 01/04/24 (by type)	Net Commitments (Allocated Sites)	Net Commitments (Other sites)	Grand Total-Supply
Office	12.3	-0.2	12.1
Industrial	26.5	1.9	28.4
Non-Strategic Storage & Distribution	21.6	0.6	22.1
Strategic Storage & Distribution	159.8	0	159.8
Total (ha)	220	2.3	222.4
Total equivalent floorspace (sqm)	398,082	10,577	408,659

9.3 Most of the district's employment supply is on allocated sites (Table 12). These sites are expected to be developed gradually, potentially in phases, delivering completed unit/s periodically throughout the remainder of the plan period to 2031. The pace of delivery will depend on the strength of the wider economy, local market conditions and any ongoing implications of Brexit and

the Covid-19 pandemic, as in the past delivery is likely to vary from year to year.

- 9.4 Of the 12 allocated employment sites, 1 is completed, 4 are partially developed and construction has started on another site. A further and 4 have extant consent, 3 in outline and 1 with reserved matters approved for Phase 1. Outline permission for another 2 allocated sites was lapsed on 31 March 2024, although one of these gained full consent for a non-employment use on a part of the site this monitoring year. The 2 allocations without extant consent remain as commitments due to their allocation status.

## **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.

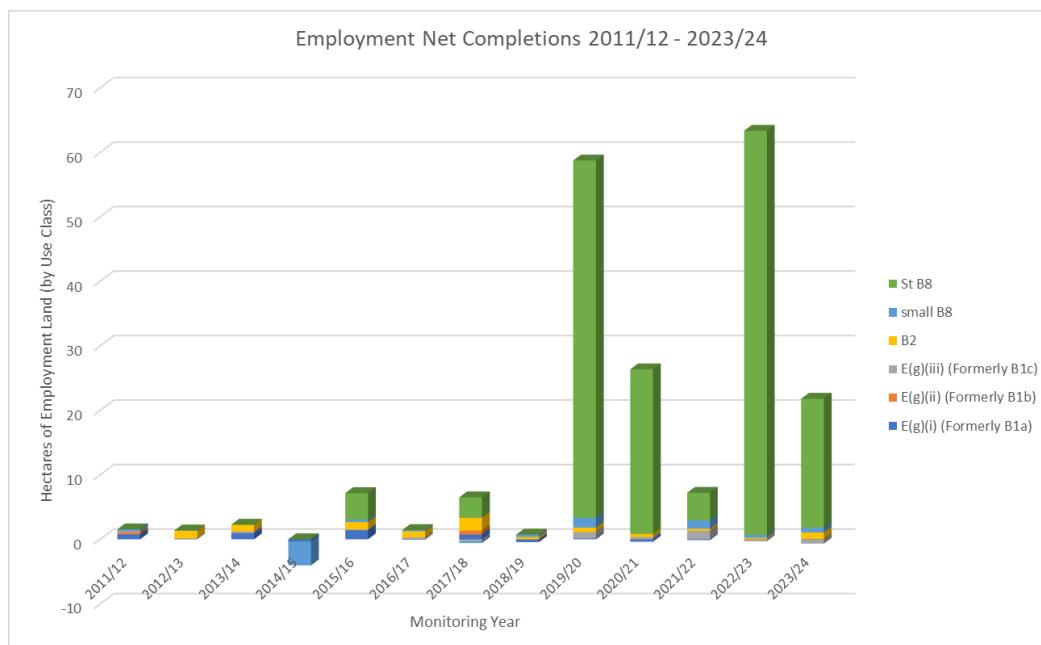
# 11. Employment Trends

11.1 The table below shows the trend in net employment land completions in the district annually over the Plan period 2011/12 to 2023/24.

*Table 13 Annual Net Completions*

Year	Total (Hectares)
2011/12	1.6
2012/13	1.4
2013/14	2.3
2014/15	-4
2015/16	7.2
2016/17	1.4
2017/18	5.9
2018/19	0.3
2019/20	58.7
2020/21	26
2021/22	7.1
2022/23	63
2023/24	21.1
<b>Total all years</b>	<b>192</b>

11.2 The data shows that the net completion figure for 2023/24 is 21.1Ha higher than all previous years except 2019/20 and 2022/23. Completions in 2023/24 are lower than the previous year, due to Magna Park South now being fully completed. Figure 2 shows the trend for employment land completions by B class use over the period 2011/12 to 2023/24.



*Figure 2 Employment Net Completion by use 2011-2024*

## **12.Retail Monitoring**

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

## 13. Heritage and Conservation Areas

- 13.1 The Council has a heritage and conservation policy officer whose role is to review conservation areas across the district. A heritage champion has also been appointed by the Council. The heritage champion is currently Councillor Woodiwiss. Their role is to support and promote the protection of the historic environment across Harborough District.
- 13.2 Within the Harborough District there are 1,284 Listed Buildings, 6 Historic Parks & Gardens, 65 Scheduled Monuments, 62 Conservation Areas with The Grand Union Canal designated separately as a Conservation Area.
- 13.3 A programme of work to review and re-appraise the conservation areas is now underway. A conservation area appraisal and management plan for Great Easton went to public consultation during January and February 2024.
- 13.4 There are no conservation areas at risk. The Historic England Heritage at Risk Register 2024 records one building, eight places of worship and one archaeological site, nine places of worship and one archaeological site. Work is ongoing at Withcote Hall to facilitate its removal from the register.
- 13.5 In January and February 2024, the Council conducted a public consultation on the addition of added eight new entries to its 'Local List of Non-Designated Heritage Assets'. The full list can be found [here](#).

## **14. Community Infrastructure Levy (CIL)**

14.1 Harborough District Council has not adopted CIL.

## 15. Neighbourhood Planning

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

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

15.3 HDC has undertaken to:

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

15.4 HDC is obliged to:

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

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

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

15.6 The following Neighbourhood Plans were reviewed or made during the 2023/24 period:

- Kibworth (26 May 2023)
- Dunton Bassett (29 July 2023)

## **16.Duty to Cooperate Activity**

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. During the 2023/24 monitoring period, the Council continued to work with neighbouring authorities and other key partners to plan for strategic and cross boundary matters during the preparation of the Harborough Local Plan 2020-2041. The Summary of Duty to Cooperate Engagement published in December 2023 sets out collaboration carried out and future areas for joint working to fulfil the duty to cooperate.

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

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

## **18. Policy Omissions**

18.1 During the monitoring period of 1 April 2023 to 31 March 2024, the following Appeals challenged new development decisions based on various Local Plan policies. Appeal outcomes have not contravened the adopted Local Plan.

- None to report.

18.2 During the monitoring period of 1 April 2023 to 31 March 2024, the following planning applications were approved, contrary to the adopted Development Plan:

- 24/01357/OUT
- 23/00785/FUL
- 23/01646/FUL
- 23/01190/FUL

## 19. Appendix 1

### Objective 1: Housing

Key Policies	Key indicators	Target	Trigger	Previous Year (2022/23)	Current Year 2023/24	Commentary
SS1, H1	Amount of housing delivered.	Delivery of housing in accordance with housing trajectory.	Any significant fall below delivery of annual target.	-35	-175	The housing trajectory (October 2022) predicted completions of 933 dwellings in 2023/24. The actual number of completions was 758 dwellings.

### Objective 2: Employment

Key Policies	Key indicators	Target	Previous Year (2022/23)	Current Year 2023/24	Total @ 31/03/24	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 <u>Local Plan allocation sites only</u> (2018/19 – 2030/31: Total 59Ha) as per Policy BE1.
	Office	18.6 Ha	0.65	0 Ha	0.65 Ha	A total of 1.73 Ha of land (equivalent to 1,553 sqm of additional floorspace) has been completed in 2023/24. Trigger: Year 3 of monitoring against

						policy target. Trigger considered for first time in 2022/23 (3 full years post Local Plan adoption) - Cumulative position at 31/3/24 is -18.7Ha, this shortfall is greater than 20% of the target (i.e. 20% of 59Ha=11.8Ha) therefore the trigger is ACTIVATED
	Industrial	18.9 Ha	1.76Ha	0.95 Ha	2.71 Ha	A total of 1.73 Ha of land (equivalent to 1,553 sqm of additional foorspace) has been completed in 2023/24. Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full years post Local Plan adoption) - Cumulative position at 31/3/24 is -18.7Ha, this shortfall is greater than 20% of the target (i.e. 20% of 59Ha=11.8Ha) therefore the trigger is ACTIVATED
	Non-Strategic S&D	21 Ha	0.99Ha	0.78Ha	1.77 Ha	A total of 1.73 Ha of land (equivalent to 1,553 sqm of additional foorspace) has been completed in 2023/24. Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full years post LP adoption) - Cumulative position at 31/3/24 is -18.7Ha, this shortfall is greater than 20% of the target (i.e. 20% of 59Ha=11.8Ha) therefore the trigger is ACTIVATED

	Strategic S&D	700,000 sqm	433,187 sqm	59,888 sqm	493,075 sqm	Target relates to completions at the 2 sites identified in Policy BE2. A total of 59,888sq.m of additional floorspace (approx. 20Ha) has been completed in 2023/24 at Magna Park South. No permissions have been granted contrary to Policy BE2 (2). Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full years post Local Plan adoption) - Cumulative position at 31/3/24 is +167,729sqm (Trigger:20% of 700,000=140,000) as there is a surplus the trigger is NOT ACTIVATED.
BE2	Employment and training strategy secured for each proposal.	Minimum of 25% of total new jobs created filled by Harborough residents	No data	No data	No data	Obligation for a 'Construction Job and Business Employment Strategy'(CJBES) secured via S106 for 15/00919/FUL (Magna Park North Unit G), completed in 2019/20. 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.

### Objective 3: Location of Development

Key Policies	Key indicators	Target	Previous Year (2019/20)	Current Year 2020/21	Total @ 31/03/24	Commentary
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	None stated	n/a	n/a	n/a	Geographical distribution of employment completions (Ha) monitored from 2019/20 onwards only. BA added to KI due to Neighbourhood Plan allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Market Harborough	4.6 Ha	0.3 Ha	4.9 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only. BA added to KI due to Neighbourhood Plan allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Lutterworth (excl. Magna Park)	1.4 Ha	0 Ha	1.4 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only. BA added to KI due to Neighbourhood Plan allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Broughton Astley	1.7 Ha	0.3 Ha	2.0 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only. BA added to KI due to Neighbourhood Plan allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Fleckney	0 Ha	1.5 Ha	1.5 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only. BA added to KI due to Neighbourhood Plan allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Kibworth	0.7 Ha	0 Ha	0.7 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only. BA added to KI due to Neighbourhood Plan allocations.

