



Harborough District Authority Monitoring Report 2024-25

~ 1 April 2024 to 31 March 2025 ~

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Contents

1.Introduction	3
2.Changes to Development Plan	4
3.Local Development Scheme	5
4.Housing Monitoring and Affordable Delivery	6
5.Five- Year Housing Land Supply	7
6.Housing Delivery Test.....	8
7.Custom and Self-Build Monitoring.....	9
8.Gypsy, Traveller and Travelling Showpeople Monitoring	12
9.Employment Land Monitoring	14
10.Monitoring the Employment Key Indicators of The Harborough Local Plan 2011- 2031 Monitoring Framework (Appendix K).....	17
11.Employment Trends.....	18
12.Retail Monitoring	20
13.Heritage and Conservation Areas	21
14.Community Infrastructure Levy (CIL)	22
15.Neighbourhood Planning	23
16.Duty to Cooperate Activity	25
17.Local Plan policy IMR1-Monitoring and review of the Local Plan.....	26
18.Policy Omissions.....	27
19.Appendix 1	28

List of Figures and Tables

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.	6
Figure 3 Employment Net Completion by use 2011-2025	19
Table 1 Consequences of Housing Delivery Test results as set out in the Framework .	8
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	9
Table 3 Number of permissions achieved against demand.....	10
Table 4 The five-year supply of gypsy and traveller pitches as of 31 March 2025	12
Table 5 The Five-Year Supply of Travelling Show People plots as of 31 March 2025	13
Table 6 Completions by employment type	14
Table 7 Net completions on allocated sites	14
Table 8 Overview of total employment land supply (ha) on 1 April 2025.....	14
Table 9 Overview of total employment land supply (sqm) on 1 April 2025	15
Table 10 Net commitments on allocated sites on 1 April 2025.....	15
Table 11 Annual Net Completions.....	18

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 2024/25 period from 1 April 2024 to 31 March 2025. 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 24/25 period:
 - Arnesby Neighbourhood Plan (30 January 2025)
 - Billesdon Neighbourhood Plan (10 June 2024)
 - High Leicestershire Neighbourhood Plan (30 January 2025)

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 Preparation of the new Local Plan is now at an advanced stage with publication and consultation on the Proposed Submission Draft Harborough Local Plan completed. This was undertaken between 10 March and 6 May 2025 in accordance with the LDS in effect at that time.

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 2024/25 monitoring period 491 new dwellings were completed, of which 77 were Affordable Homes: 34 Social Rented and 8 Affordable Rented, 20 Shared Ownership and 15 Discounted Open Rent Sale.
- 4.3 Figure 1 below illustrates annual net additional dwellings from 2011/12 (the base date for the Local Plan) to 2024/25.

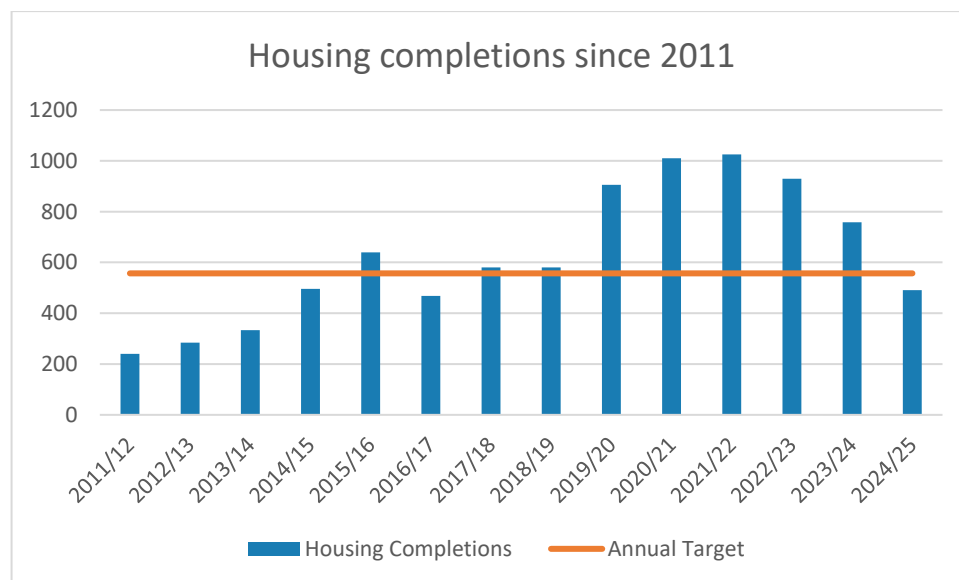


Figure 1: A bar and line graph to show annual new housing completions since 2011 (shown as columns / bars) and the minimum annual housing requirement of 557 dwellings per annum (the line), as set out in the adopted local plan to meet local housing needs.

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 and 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 Government published official results on 12 December 2024, and this comprises the most recent HDT result. The measurement sets out that Harborough District Council delivered 210% of its requirement between 2020 and 2023.

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 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 AMR's.
- 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 2025.

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
9 (31/10/23 – 30/10/24)	16	0	16
Totals	296	1	298

7.5 Where specified, of those on the register as of 31 March 2025:

- 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. 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 31st March 2025.

Table 3 Number of permissions achieved against demand

	Date range for base period	Total no. of registrations	Permissions granted	Demand*	Supply
1	1 April 2016 - 30 Oct 2016	34	0	0	0
2	31 Oct 2016 - 30 Oct 2017	40	0	0	0
3	31 Oct 2017 - 30 Oct 2018	35	5	0	5
4	31 Oct 2018 - 30 Oct 2019	34	11	34	-18
5	31 Oct 2019 - 30 Oct 2020	40	1	74	-57
6	31 Oct 2020 - 30 Oct 2021	36	2	109	-90
7	31 Oct 2021 - 30 Oct 2022	30	16	143	-108
8	31 Oct 2022 - 30 Oct 2023	34	14	183	-134
9	31 Oct 2023 - 30 Oct 2024	16	16	219	-154

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

- 7.7 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.
- 7.8 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 Each year, the Council should demonstrate a five-year supply of specific deliverable sites against locally set targets. This plan-led approach to provision is important to help ensure that new traveller accommodation is planned and provided in suitable, sustainable locations.
- 8.3 Policy H6 of the Local Plan sets out a target for a minimum of 5 Gypsy and Traveller pitches and 26 Travelling Showpeople plots between 2011 and 2031. The adopted Local Plan is more than 5 years old, and the local targets for traveller accommodation are no longer up to date.

Gypsy and Traveller Pitches

- 8.4 Current and future need for traveller accommodation is documented in the Gypsy and Traveller Accommodation Assessment (GTAA) (2024). The GTAA will form part of the evidence base used to inform preparation of the new Local Plan and it is a technical document that can be used to help inform locally set targets.
- 8.5 Table 5 shows the land supply position for Gypsy and Traveller pitches as of 31 March 2025 which is 3.4 years' supply of pitches.

Table 4 The five-year supply of gypsy and traveller pitches as of 31 March 2025

Row	Harborough District Gypsy and Traveller Pitch Requirements 2016-2031	Total	Calculation
A	Pitch requirement for Harborough District 2024-2040	30	n/a
B	5-year pitch requirement from GTAA 2024-2028	19	
C	Recorded pitch completions 24/25	0	
D	Annual requirement for the next 5 years	3.8	B/5
E	Total Five-Year Pitch Requirement	19	D * 5
	Supply of sites: 1 April 2024 to 31 March 2025		
F	Mere Farm (vacant pitches)	8	

G	Walkers Stables Expansion (vacant pitches)	5	
H	Five-Year Supply of deliverable sites	13	
	Five Year Assessment Calculation, 1 April 2024 to March 2029		
I	Annual requirement	3.8	D
J	Assessed five-year supply of deliverable pitches	13	H
K	Years supply of pitches	3.4	J/I

Travelling Showpeople Plots

8.5 Table 6 shows the land supply position for Travelling Showpeople plots as of 31 March 2025 which is 1.88 years' supply of plots.

Table 5 The Five-Year Supply of Travelling Show People plots as of 31 March 2025

Row	Harborough District Gypsy and Traveller Pitch Requirements 2016-2031	Total	Calculation
A	Plot requirement for Harborough District 2024-2040	104	n/a
B	5-year plot requirement from GTAA 2024-2028	77	
C	Recorded pitch completions 24/25	0	
D	Annual requirement for the next 5 years	15.4	B/5
E	Total Five-Year Pitch Requirement	77	D * 5
	Supply of sites: 1 April 2024 to 31 March 2025		
F	Fairacres Caravan Site (TSP2a)	9	
G	Stanley Way (TSP23b)	6	
H	Golf Course Rise (TSP3)	7	
I	Land at James Bond Caravan Site (TSP5)	7	
J	Five-Year Supply of deliverable sites	29	
	Five Year Assessment Calculation, 1 April 2024 to March 2029		
I	Annual requirement	15.4	D
J	Assessed five-year supply of deliverable plots	29	H
K	Years supply of plots	1.88	J/I

9. Employment Land Monitoring

Completions

9.1 During the 2024/25 monitoring period 5.35ha of employment land was completed in the district and 1.45ha of employment land was lost to alternative uses, giving a net employment land completions figure of 3.9ha for the year. Table 7 provides a breakdown of Net Completions by employment type and states equivalent floorspace (sqm). Table 8 shows the quantity of net completions on allocated sites.

Table 6 Completions by employment type

Employment Monitoring 2024/25 (by category)	Net Completions 2024/25 (hectares)	Net Completions 2024/25 (floorspace equivalent sqm)
Office	1.9	3,330
Industrial	3.5	6,251
Non Strategic Storage & Distribution	-1.5	-2860
Strategic Storage & Distribution	0	0
Total	3.9	6,721

Table 7 Net completions on allocated sites

Employment completions 2024/25 by type	Allocated sites (net)	Other sites (net)	Net completions 2024/25
Office (ha)	1.85	0	1.85
Industrial (ha)	3.15	0.35	3.5
Non-strategic Storage & Distribution (ha)	0	-1.45	-1.45
Strategic Storage & Distribution (ha)	0	0	0
Total ha	5	-1.1	3.9
Equivalent floorspace Total sq.m	8,797	-2076	6,721

Commitments/Supply

9.2 Table 9 & 10 gives an overview of the district's employment land supply on 1 April 2025 which totals 218.1 Ha. 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 an extension to Magna Park near Lutterworth, marketed as Magna Park North.

Table 8 Overview of total employment land supply (ha) on 1 April 2025

Employment Supply at 01/04/25 by type (ha)	Net Commitments 2024/25)	Net Commitments Previous Years	Grand Total-Supply
Office	0.2	10.2	10.4
Industrial	0.1	23.5	23.6
Non-Strategic Storage & Distribution	0.8	24.5	25.3
Strategic Storage & Distribution	-1.0	159.8	158.8
Total	0.1	218	218.1

Table 9 Overview of total employment land supply (sqm) on 1 April 2025

Employment Supply at 01/04/25 Floorspace Equivalent (sqm)	Net Commitments 2024/25)	Net Commitments Previous Years	Grand Total-Supply
Office	2,193	46,268	48,461
Industrial	794	72,167	72,961
Non-Strategic Storage & Distribution	2,202	86,792	88,994
Strategic Storage & Distribution	-5,300	197,696	192,396
Total	-111	402,923	402,812

Table 10 Net commitments on allocated sites on 1 April 2025

Employment Supply at 01/04/25 (by type)	Net Commitments (Allocated Sites)	Net Commitments (Other sites)	Grand Total-Supply
Office	10.4	0	10.4
Industrial	21.7	1.9	23.6
Non-Strategic Storage & Distribution	22.6	2.7	25.3
Strategic Storage & Distribution	159.8	-1	158.8
Total (ha)	214.4	3.6	218
Total equivalent floorspace (sqm)	390,071	12,741	402,812

9.3 Most of the district's employment supply is on allocated sites (Table 11). 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, as in the past delivery is likely to vary from year to year.

9.4 Of the 12 allocated employment sites, 1 is completed (BANP Site 1A Estley Business Park in Broughton Astley), 5 are partially developed (MH5 Airfield Business Park and MH6 Compass Business Park in Market Harborough, K1 Beauchamp Business Park in Kibworth, F2 Land off Marlborough Drive in Fleckney and BE2.2.b Magna Park North¹). 4 A further 4 have extant consent, 3 in outline (L1e, L1f and MH4) and 1 with reserved matters approved for Phase 1 (BANP EMP1 Land North of Broughton Way). Outline permission for another 2 allocated sites (L2 and BNP BP10) was lapsed at 31 March 2025, although full consent for a non-employment use on a part of L2 was granted in the 2023/24 monitoring year. The 2 allocations without extant consent remain part of the employment land supply due to their allocation status.

¹ Magna Park North – Total area 239Ha, includes c112ha of other (non-developed) land integral to wider development site.

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 2024/25.

Table 11 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
2024/25	3.9
Total all years	195.9

11.2. The data shows that the total net completion figure for 2024/25 is 3.9Ha, lower than in any year since the adoption of the Local Plan in April 2019. However, this is largely a reflection of there being no strategic B8 completions in 2024/25, with all completions being of a general employment nature (i.e. Class E(g), B2, non-strategic B8) the highest annual figure for general employment in any single year since 2011/12. Figure 3 shows the trend for employment land completions by B class use over the period 2011/12 to 2024/25.

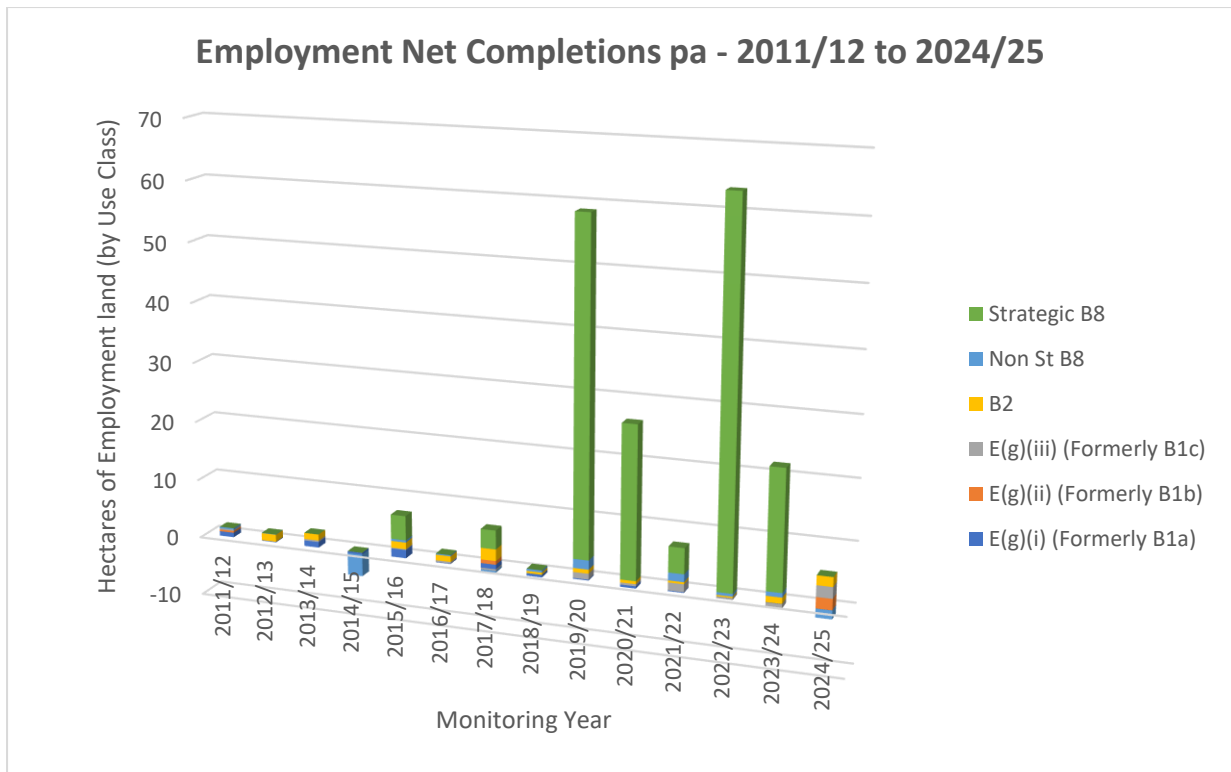


Figure 2 Employment Net Completion by use 2011-2025

12.Retail Monitoring

- 12.1 The monitoring of retail is challenging due 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 [Retail Town Centres Study 2025](#) published in February 2025, undertaken by Lichfields on behalf of the Council, provides the most up to date quantitative and qualitative assessment of the need for retail, leisure and other main town centre uses within Harborough District.

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 and was adopted in July 2024.
- 13.4 There are no conservation areas at risk. The Historic England Heritage at Risk Register 2024 records one building, 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 eight new entries to its 'Local List of Non-Designated Heritage Assets'. These were added in July 2024. 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 During the 2024/25 period a review was undertaken of the already made Tur Langton Neighbourhood Plan. The Tur Langton Neighbourhood Plan was adopted on 3 February 2025, the 'made' date remains 1 July 2019.

15.7 The following Neighbourhood Plans were reviewed or made during the 2024/25 period:

- Billesdon Neighbourhood Plan (10th June 2024)
- Arnesby Review Neighbourhood Plan (30th January 2025)
- High Leicestershire Neighbourhood Plan (30th January 2025)

16.Duty to Cooperate Activity

- 16.1 Introduced by the 2011 Localism Act, the duty to cooperate requires local planning authorities to cooperate with each other and with other prescribed bodies, on strategic matters that cross administrative boundaries. During the 2024/25 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 Duty to Cooperate Statement of Compliance published in January 2025 sets out activities during the monitoring period.

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 satisfactory 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 2024 to 31 March 2025, 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 2024 to 31 March 2025, the following planning applications were approved, contrary to the adopted Development Plan:

- 22/02188/FUL
- 23/01585/FUL
- 24/00426/OUT
- 24/01357/OUT
- 24/01086/FUL

19. Appendix 1

Objective 1: Housing

Key Policies	Key indicators	Target	Trigger	Previous Yr (2023/24)	2024/25	Commentary
SS1, H1	Amount of housing delivered.	Delivery of housing in accordance with housing trajectory.	Any significant fall below delivery of annual target.	-175	-108	The housing trajectory ² (March 2025) predicted completions of 599 dwellings in 2024/25. The actual number of completions was 491 dwellings.

Objective 2: Employment

Key Policies	Key indicators	Target	Previous Yr	Current MY	Total @ 31/03/25	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>LP allocation sites only</u> (2018/19 – 2030/31: Total 59Ha) as per Policy BE1.
	Office	18.6 Ha	0.65	1.85 Ha	2.5 Ha	A total of 5 Ha of land (equivalent to 8,797 sq.m of additional floorspace) has been completed in 2024/25. Trigger:
	Industrial	18.9 Ha	2.71Ha	3.15Ha	5.86 Ha	
	Non-Strategic S&D	21 Ha	1.77Ha	0Ha	1.77Ha	

² [Proposed Submission Draft Harborough Local Plan | Harborough District Council](#)

						Year 4 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/25 is -19.3Ha, 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 sq.m	493,075sq.m	0sq.m	493,075sq.m	<p>Target relates to completions at the 2 sites identified in Policy BE2.</p> <p>A total of 0sq.m of additional floorspace (approx. 0Ha) has been completed in 2024/25 at MPN & MPS</p> <p>No permissions have been granted contrary to Policy BE2 (2).</p> <p>Trigger: Year 3 of monitoring against policy target. Trigger considered for first time in 2022/23 (3 full yrs post LP adoption) - Cumulative position at 31/3/25 is +113,883sqm (Trigger:20% of 700,000=-140,000) as there is a surplus the trigger is NOT ACTIVATED.</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	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.
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Objective 3: Location of Development

Key Policies	Key indicators	Target	Previous Yr (2019/20)	2020/21	Total @ 31/03/25	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 NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Market Harborough	4.9 Ha	0 Ha	4.9Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Lutterworth (<i>excl. Magna Park</i>)	1.4Ha	0.4Ha	1.8Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Broughton Astley	2.0Ha	0Ha	2.0Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.

SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Fleckney	1.5 Ha	0Ha	1.5Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations.
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Kibworth	0.7Ha	5 Ha	5.7 Ha	Geographical distribution of employment completions monitored from 2019/20 onwards only BA added to KI due to NP allocations. 13