



Submission Harbourough District Local Plan

2020-2041

Employment and Retail Topic Paper

Date March 2026

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1. Introduction

1.1 Purpose and Structure

1.1.1. Topic Papers are an important source of information helping to outline and explain how policies in the Proposed Submission version of the Harborough District Local Plan 2020-2041 (Local Plan) have been prepared. For each topic the papers tell the 'end to end' story of how the policies have evolved, setting out the important milestones along the way.

1.1.2. The intention is to signpost rather than to duplicate the detailed technical evidence which is already available in the evidence base and not to repeat the Explanation given under each policy in the Local Plan itself. The main aim is to assist the Inspector carrying out the examination into the Local Plan, as well as others taking part in the Examination Hearing. It is assumed that these parties are familiar with the National Planning Framework and the National Planning Practice Guidance, so these are not repeated.

1.1.3. The structure follows the standard format:

- Section 1.2: Main Issues
- Section 1.3: Key Evidence Studies
- Section 1.4: Evolution of Policies
- Section 1.5: Concluding Remarks

1.2 The Topic and Policies

1.2.1 This Topic Paper addresses how the Local Plan will Create Jobs and Diversify the Economy and addresses future employment land need to 2041, the approach and policy requirement, the selection of proposed employment allocations and the latest monitoring position (on 31 March 2025). It covers the formulation and justification for the following policies:

- DS02 (Parts 1 to 6) Creating Jobs and Diversifying the Economy
- SA01 Site Allocation Schedule: OA1, MH5, MH6, L3, and K2
- AP01 Development in Settlements
- AP02 Development in Town, District and Local Centres
- AP04 Development in the Countryside (Commercial / Non-Residential)
- DM13 Existing Business Uses – Retention and Redevelopment

1.2.2 This Topic Paper also addresses how the Local Plan will support retail centres, and addresses retail and leisure needs to 2041, the identification of a retail hierarchy, the selection of proposed allocations, and the position regarding the implementation of commitments. It covers the formulation and justification for the following policies:

- DS02 (Parts 10-11) Retail need
- SA01 Site Allocation Schedule: MH7, MH8, and OA1/SA02
- AP02: Development in Town, District and Local Centres
- DM14: Shopfront Design

2. Employment

2.1 Main Issues

2.1.1 The key issues addressed include:

- Is the provision of employment land justified by evidence and sufficient to meet current and future job needs.
- Aligning provision with growth areas and settlement hierarchy.
- The appropriateness and deliverability of the employment land portfolio and the supply / demand balance.
- Identifying existing employment areas that are important to local supply, protecting them from loss, and supporting their redevelopment.
- Ensuring the right type and scale of employment and commercial development happens in the right places.

2.2 Key Evidence Studies

2.2.1 There is a comprehensive evidence base sitting behind the Local Plan. All the documents are listed and are available in the examination library: [Examination Library](#).

2.2.2 The key evidence documents relevant to this topic are:

- [HSG-NLP 1](#) HENA Report (June 2022)
- [EMP-NLP 5](#) Harborough Local Housing & Employment Land Evidence (Feb 2025)
- [SCG-NLP 3](#) Leicester and Leicestershire Authorities – Statement of Common Ground (June 2022)
- [EMP-NLP 3](#) Leicester and Leicestershire HENA – Employment Distribution Paper (June 2022)
- [PRE-NLP 4](#) Local Plan Development Strategy (Feb 2025)
- [PRE-NLP 5](#) Site Selection Methodology (Feb 2025)

2.3 Evolution of Policies relating to Creating Jobs and Diversifying the Economy

2.3.1 The policy approach to general employment (excluding large warehouses) is evidence led having regard to a robust assessment of need, alongside the

consideration of national planning policy. The Plan seeks to create jobs and diversify the economy by retaining and providing employment land for a diverse range of business sectors and sizes. Its policies support a stronger, more resilient local economy, ensuring that sufficient land of the right type is available in the right places to help the district stay competitive as a place to do business.

- 2.3.2 While DS02: Creating jobs and diversifying the local economy Part 1 and 2, complemented by Policy SA01: Site Allocations, promote land for a diverse range of businesses balancing homes and jobs in sustainable locations, parts 3-6 focus on protecting designated employment areas and guiding development. Policies AP01, AP02, AP04 and DM13 set out the approach to managing development to make sure the right type and scale happen in the right places to support communities, improve local services and facilities, and strengthen the local economy.

The Need for Employment Land in Harborough

- 2.3.3 The need for employment land in the Harborough Local Plan is based on two evidence-based studies.

Housing & Economic Needs Assessment (HENA, 2022)

- 2.3.4 The HENA was commissioned by the Leicester and Leicestershire local authorities and the Leicester and Leicestershire Local Enterprise Partnership (LLEP) to, amongst other things, provide and analysis of future employment land needs by type (for B-class uses) from 2021 to 2036, 2041 and 2050. Different forecasting techniques, as required by national guidance, were used. Conclusions on the locational approach to address need were provided at FEMA level. The requirements for Harborough district in floorspace and hectares are shown in Tables 7.21-7.23 and 7.24-7.26 of [HSG-NLP 1](#) and summarized below for the plan period to 2041.

Total Employment Needs 2021 - 2041		
Harborough District	Square metres	Hectares
Offices including Research and Development	29,200	8.3
Industrial and Distribution (excluding strategic warehousing)	194,100	48.5
Total	223,300	56.9

Table 15 Total employment needs between 2021 and 2041 by square metres and hectares

- 2.3.5 The Leicester and Leicestershire Authorities Statement of Common Ground (2022) [SCG-NLP 3](#) para 3.24 indicates that Leicester City has an unmet employment need of 23Ha to 2036. Following the joint commissioning of a Leicester and Leicestershire HENA Employment Distribution Paper ([EMP-NLP 3](#)) to consider this, the SoCG suggests no increase to Harborough's employment need to 2036 to address this. Both the paper and the Statement set out that the

City's unmet employment need of 23Ha will be accommodated in Charnwood Borough. The Charnwood Local Plan 2021-2037 (adopted January 2026) makes provision for Charnwood's own need and the unmet need from the city of Leicester.

Issues and Options Consultation

2.3.6 The Regulation 18 Issues and Options ([PRE-NLP 2](#)) consultation for the new Harborough Local Plan was carried out between 16 January and 27 February 2024. The consultation document referenced the HENA ([HSG-NLP 1](#)) in respect of jobs and the economy, and asked if it was an appropriate evidence base on which to formulate policies for the amount and location of employment growth. Three alternative options for both the scale and location of future growth ([PRE-NLP 2](#) Table 17 & 18) were presented. Consultation responses to the Issues and Options consultation are described in the Regulation 18 Consultation Statement [PRE-NLP 3](#). In brief, the HENA was generally supported as a reasonable evidential starting point, with a need to update or supplement some aspects identified by respondents. In terms of the scale of growth, the community preferred Option A (No additional provision). However, overall responses mainly supported Option B (Adopt a longer-term approach and allocate additional land for employment to maintain a flexible supply and support sustainable development) or either Option B or C as appropriate, with comments made about the importance of; encouraging sustainable growth, supporting a range of jobs / businesses, co-locating homes and jobs and providing flexibility and choice to the market.

2.3.7 The consultation response on options for the location of future employment growth was mixed, whilst Option A (Intensification) had most support, each option was considered to have limitations by different parties. Continued protection of existing employment areas and maintaining the present policy approach for specific sites attracted limited comment. Updated evidence has considered the contribution and deliverability of these alternative options and underpins the policies and the diverse range of employment opportunities promoted in the Local Plan.

Harborough Local Housing and Employment Evidence (Feb 2025)

2.3.8 The HLH&EE was commissioned by HDC following the Regulation 18 Issues and Options consultation to update and supplement the HENA and address issues raised by respondents. In respect of employment, the dynamics of supply and demand in the district, including the adequacy of the current supply and the alignment of the Plan's strategy for homes and jobs are considered. The output from this evidence in terms of updated need is set out in Table 10.8 of [EMP-NLP 5](#), the need being very marginally higher at 60.1 ha than forecast by the earlier HENA.

- 2.3.9 The evidence contains a review of extant allocations and existing employment areas (i.e. those designated Key or General) in Chapter 11 para 11.20 – 11.36 and Appendix A, which inform the consideration of the quantitative supply / demand balance. Qualitative considerations, interpreting the FEMA level locational approach from the HENA, local dynamics and the review aspects of Appendix 1 of [EMP-NLP 5](#) are set out in chapter 12, para 12.15-12.39. An assessment of the commercial attractiveness of candidate sites was also undertaken (Appendix 2).
- 2.3.10 The updated evidence reaffirms the importance of safeguarding KEA and GEA's to maintaining a diverse portfolio of land / property for employment uses in the district, with limited potential to intensify, and the contribution that extant allocations make to the supply. Tables 12.1 of [EMP-NLP 5](#) published in Feb 2025 summarises recommendations about extant allocations to roll-forward and Table 12.2 sets out the district supply position based on 2022/23 monitoring data. In quantitative terms Table 12.3 concludes Harborough has a total residual need to plan for of c. 5Ha. Subject to recommended allocations being rolled forward, a modest 5.9ha surplus of employment land is identified, in particular reflecting a surplus of office (E(g)(i) and non-strategic warehouse space and a shortfall of industrial space (E(g)(iii)/B2 and R&D space E(g)(ii), albeit the split between uses is indicative given the flexible nature of consents.
- 2.3.11 After overlaying qualitative considerations, the report's analysis indicates that; 35 existing employment areas should be safeguarded in the new Local Plan (including 4 new, and 17 with boundary changes), the majority of undeveloped or partially developed extant allocations make a valuable contribution to supply and where significant unconsented land exists within proposed KEA/GEA designations this should be allocated in the new plan. Subject to the latter, the current supply position is considered to offer a varied portfolio of employment provisions in a range of geographical locations which are attractive and offer a choice to the market, and there is therefore limited need to identify new allocations to meet the district's need to 2041.
- 2.3.12 Whilst there is a modest surplus across all employment uses, the analysis identifies a modest shortfall of industrial land as set out in Table 12.3 of [EMP-NLP 5](#). Additional development on land at existing employment sites could contribute to meeting this shortfall. However, overall, the evidence recommends that there is justification to provide limited additional provision (new allocation/s) to help address the issue of flexibility, to ensure delivery against need across all employment uses and to address a geographical gap – in both office and industrial provision – around the Leicester urban fringe area (as part of any strategic development) to help support a balance of homes and jobs and the delivery of sustainable development.

The Delivery of Employment Land in Harborough

2.3.13 The approach to the delivery of employment land in the Harborough Local Plan is based on the following:

Local Plan Development Strategy Paper (Feb 2025)

2.3.13 Through the preparation of the Proposed Submission Draft Local Plan the Council identified the strategy for employment in two main stages, options and the selection of the preferred option. Option B (Medium growth) and a combination of spatial options 2 and 3 were selected based on the assessment contained in The Local Plan Development Strategy Paper [PRE-NLP 4](#), specifically section 3 (Identifying a Development Strategy for Employment Land, pages 26-34) and Appendix G (pages 65-69).

2.3.14 The Harborough Local Housing & Employment Study 2025 ([EMP-NLP 5](#)) indicates there is only a limited need for additional allocations to meet needs, provide flexibility in supply and meet geographical gaps in provision. Protecting and providing new employment land in the main economic and residential centres will result in a mix of sites that are attractive to market and provide sustainable benefits in terms of the co-location of jobs and homes, both for existing and future populations as new residential developments come forward. This approach aligns with the NPPF, local plan objectives and is deliverable.

Site Selection Methodology (Feb 2025)

2.3.15 The Site Selection Methodology ([PRE-NLP 5](#)) published in February 2025 sets out the approach to site selection, reflecting national guidance, and was used to assess sites with potential for employment (Class E(g), B2, non-strategic B8 Uses) for inclusion as allocations within the Proposed Submission Local Plan. PRE-NLP3 utilises the SHELAA as a technical starting point and has multiple stages which include reflecting the findings of the Local Plan Sustainability Appraisal in respect of sites. Section 7 identifies that the search for employment land was targeted in and around the most sustainable growth locations.

2.3.16 A total of 46 sites were considered. In accordance with the methodology 6 sites were excluded from the site selection process before stage 1 due to their isolation / poor relationship to a settlement and 4 were rejected at Stage 1. A further 2 were rejected at Stage 2 ([EMP-NLP 5](#), Appendix 2) and 16 were rejected at Stage 3, when screened against key policy constraints and accordance with the emerging development strategy ([EMP-NLP 5, Appendix 3](#)). A further 5 were also rejected at Stage 3 due to their commitment status on 31/3/23¹.

¹ Includes Wellington Business Park (MH4) and Airfield Business Park (MH5) – consented Oct 2024.

2.3.17 Twelve sites progressed to technical assessment at Stage 4 ([PRE-NLP 5](#) Appendix 4), which incorporated the output of a separate assessment of Commercial Attractiveness undertaken as part of the Harborough Local Housing and Employment Evidence presented in [EMP-NLP 5](#), Appendix B. Following Stage 4 a total of 6 sites were identified as preferred allocations, 2 sites at the same location, resulting in 5 proposed allocations as set out in Policy SA01 (Site Allocation Schedule). This includes 5Ha at OA1- Land South of Gartree Road SDA as set out in Policy SA02.

2.3.18 A schedule providing an overview and outcomes of the site selection process is contained at Appendix A.

Monitoring Data

2.3.19 The Council's annual monitoring data on employment delivery since 2022/23 is shown below:

Gross Completions	E(g)(i) Offices	E(g)(ii) R&D	E(g)(iii) Light Ind	B2 Industrial	Non-Strategic B8	Total (rounded)
2023/24 MY	0.1	0	0.3	1.1	1	2.4
2024/25 MY	0	1.9	1.9	1.6	0	5.4

2.3.20 Monitoring data shows a recent modest upturn in the delivery of employment land (Class E(g), B2 and non-strategic B8 uses), with the 3-year rolling average rising from 1.2ha pa for the period 2020/21-2022/23 to 1.8Ha pa for 2022/23-2024/5, in part due to the macro-economic effect of the COVID-19 pandemic and BREXIT.

2.3.21 The latest monitoring information affects the demand / supply balance position presented in Table 12.3 and Appendix A1 of [EMP-NLP 5](#). An updated version of Table 12.3 is provided below, and an updated table of commitments at 31/3/25 is provided in Appendix B:

Table 4 of Proposed Submission LP / Table 12.3 of EMP-NLP2 - Updated to reflect 23/24 and 24/25 Monitoring data

	E(g)(i) Offices	E(g)(ii) R&D	E(g)(iii) Light Ind	B2 Industrial	Non-Strategic B8 (units <9,000sqm)	Total
Need 2020-2041	6.8	2.8	13	23.5	14.1	60.2
Gross Completions 2020/21 - 2022/23	0.3	0	2.1	1.1	1.8	5.1
Gross Completions 2023/24	0.1	0	0.3	1.1	1	2.4
Gross Completions 2024/25	0	1.9	1.9	1.6	0	5.4
Commitments at 31/3/25	7.35	0.52	6.26	11.25	25.36	50.74
Residual Need to plan (at 31/3/25)	0.95	-0.38	-2.44	-8.45	14.06	3.44
Recommended allocations	2.85	1.6	4.05	1.55	0	10.05
Surplus / deficit Balance	3.8	1.22	1.61	-6.9	14.06	13.49

2.3.22 The revised position at 31/3/25 indicates a more generous total surplus, however, a modest deficit of industrial land remains. This justifies the two new allocations proposed as part of the Plan (Site allocations OA1 (5Ha) and MH5 (0.6Ha)) to help address the issue of flexibility, to ensure delivery against need across all employment uses, and to address a geographical gap – in both office and industrial provision – around the Leicester urban fringe area as part of Policy SA01 (Land South of Gartree Road SDA) to help support a balance of homes and jobs and the delivery of sustainable development. MH5 adds flexibility, albeit limited, to the district’s main economic centre where alternatives for new employment sites are limited.

Policy DS02 (Parts 1-6)

2.3.23 This policy reflects the findings of the Harborough Local Housing & Employment Land Evidence. Parts 1-2 allocate the amount of land required to meet needs to 2041, after the potential for intensifying existing employment areas was found to be limited. Parts 3-5 of the policy make sure that important existing employment areas are safeguarded for employment (Class e(g), B2 and non-strategic B8) to ensure that allocated sites provide genuinely additional supply and to ensure a varied portfolio of provision in a range of geographical locations is maintained. Part 6, alongside Policy AP02 and AP04, permits additional development for employment uses within settlements or adjoining their built-up areas to support sustainable communities, vibrant centres and the rural economy.

Policy SA01 (OA1, MH5, MH6, L3 and K2)

2.3.24 The policy allocates the most appropriate and sustainable sites following a robust assessment and selection process. The deliverability of undeveloped or partially developed extant allocations, the potential for intensification and the commercial attractiveness of proposed sites has been independently reviewed.

2.3.25 Detailed policy requirements for individual allocations are evidence based. For rolled-forward allocations specific requirements reflect adopted local plan policy, as well as the specific characteristics and constraints of each site, location or the impacts associated with the type of development proposed as identified through the site selection process ([PRE-NLP 5, Appendix 4](#)).

Policy AP01: Development in Settlements and AP04: Development in the Countryside (Commercial / Non-Residential)

2.3.26 The approach to these policies in terms of employment is founded in the adopted Local Plan and at the same time reflects the development strategy and settlement hierarchy. It complements allocations, providing an extra degree of flexibility in supply, whilst ensuring any development is appropriate in scale and type and supports the rural economy and sustainable communities.

Policy DM13: Existing Business Uses – retention and redevelopment

2.3.27 The approach to this policy is based on the adopted Local Plan. Parts 1 and 2 introduce criteria to ensure that the impact of any loss of employment land is tested and clearly demonstrated.

2.3.28 Parts 3 to 6 set a clear framework to guide activity and any future development of specific commercial sites in rural locations within the district, where balancing change with the protection of the countryside is key. The requirements of these parts of the policy have proven to be effective and are predominantly unchanged from the adopted Local Plan.

Summary of Regulation 19 Representations

2.3.29 A wide range of representations were made about the general employment aspect of Policy DS02 mainly objections, with limited similarity. Local authorities and statutory bodies broadly supported the approach to meeting employment needs and the proposed allocations. Others raised concern about alignment with housing growth, over emphasis on logistics, and limited job diversity. Deliverability issues were highlighted, primarily by land promoters with specific comments on OA1 and K2.

2.3.30 Many respondents supported Policy AP04, a small number raising concerns about alignment with the NPPF and others about a lack of criteria to assess the suitability of sites with respect to the sensitivity of a rural location.

2.3.31 Several minor proposed modifications are suggested to policies DS02 and DM13 for clarity, consistency or to correct factual errors. Further minor proposed modifications are suggested to policies SA01- L3, K2 and the reasons for text for policy SA02 to respond to representations.

2.4 Concluding Remarks

2.4.1 Within the context of the development strategy and the need to deliver growth the policies set out above seek to:

- Deliver employment land to meet needs and address the issue of flexibility
- Balance homes and jobs and address the geographical gap, in both office and industrial, around the Leicester urban fringe
- Safeguard designated employment areas which are important to supply to protect them from loss and encourage investment to help maintain a diverse portfolio
- Respect and protect communities and the countryside by guiding and managing employment uses appropriately in sustainable places.

2.4.2 As outlined the evidence, which has evolved over the plan making stages, shows a need for employment land to 2041. It follows that the Council is justified in allocating sites to support delivery particularly at the Land South of Gartree Road SDA. In combination these policies allow for growth in accordance with the spatial strategy, in areas attractive to the market and which align with the main centres of population (current and future), whilst minimising employment development where it would be isolated or inaccessible and not contribute to sustainable communities.

3. Retail

3.1 Main Issues

3.1.1 The main issues addressed include:

- Is the retail hierarchy based on robust evidence.
- Is the extent of town centre and primary shopping areas defined based on evidence and are they sound.
- Does the Plan identify sufficient land to accommodate the scale and type of development of main town centre uses needed, in sustainable locations, over a minimum 10-year period from adoption.
- Is the locally set floorspace threshold proportionate and based on robust evidence.

3.2 Key Evidence Studies

3.2.1 The key evidence document relevant to this topic is:

[RTL-NLP 3](#) Harborough Retail Town Centres Study (Feb 2025)

3.3 Evolution of Policies relating to Retail.

3.3.1 The policy approach to ensuring the vitality and viability of town centres is evidence led based on a robust assessment of need and an understanding of the characteristics and health of the districts centres, alongside the consideration of national planning policy. The Plan supports the key role of retail centres in providing services for residents, job creation and their contribution to the districts heritage value and wider leisure and cultural appeal.

3.3.2 Policy DS02 (part 10-11), complemented by Policy SA01: Site Allocations, identifies the need, defines the retail hierarchy, and allocates sites. While Policy AP02 and DM14 focus on promoting vibrant centres by guiding development in ways that align with their role and function and contribute positively to their surroundings whilst allowing them to grow and adapt.

Issues and Options Consultation

- 3.3.3 The Regulation 18 Issues and Options (PRE-NLP 2) consultation for the new Harborough Local Plan was carried out between 16 January and 27 February 2024. The consultation document stated the Councils intent to commission a retail study, and for this to inform the local plan in respect of future need, boundary changes and site allocations to positively support Harborough's retail centres. The Market Harborough Town Centre Masterplan (June 2022) and the Lutterworth Town Centre Masterplan (Sept 2021) were cited as providing complementary visions and strategies for each town.
- 3.3.4 Consultation responses to the Issues and Options consultation are described in the Regulation 18 Consultation Statement ([PRE-NLP 3](#)). Overall, there was backing for the districts' retail centres, and ensuring they are sustainable and thrive, as well as support for the enhancement of services and facilities that meet the day-to-day needs of local communities without a defined centre.
- 3.3.5 The Harborough Retail Town Centres Study (Feb 2025) has since been undertaken and considered and its conclusions and recommendations informed the Draft Local Plan at Regulation 19.

The Need and Approach to Retail and Leisure

- 3.3.6 The need for retail and leisure floorspace and the strategy and policy of the Harborough Local Plan to address it is based on a single evidence study.

Harborough Retail Town Centres Study (Feb 2025)

- 3.3.7 The retail study, undertaken by Lichfields, covers the whole district and adopts a standard and widely recognised methodology including a household survey to establish shopping and leisure expenditure patterns within the district.
- 3.3.8 A key element of this work is a quantitative and qualitative assessment of need up to 2041 covering retail (convenience and comparison goods), food / beverage, and leisure / entertainment and cultural facilities, based on expenditure projections converted into potential new floorspace capacity projections and a detailed audit of town centre uses and the health of centres. The study also reviewed the retail hierarchy, the extent of town centre and primary shopping areas and the local floorspace threshold for Harborough.
- 3.3.9 The study's conclusions and recommendations are set out in the Executive Summary and, in more detail, in Chapter 9 of [RTL-NLP 3](#). Overall, it suggests the district has a well-established network of centres with; a reasonable mix of retail and service uses, reasonable access to a range and choice of food stores and no obvious deficiency in provision and a reasonable range and choice of

comparison goods shopping, that serve their respective areas well and are more resilient compared to national trends.

- 3.3.10 The combined floorspace projections (cumulative) for retail and food / beverage up to 2036 is 7,240sqm gross. The projections indicate no pressing requirement to allocate sites for major retail / leisure development for the next 10 years. However, the longer term floorspace projections suggest there will be a residual need for 2,300sqm of further retail and food/beverage floorspace, over and above the re-occupation of vacant floorspace (2,800sqm) and the implementation of commitments / proposals (6,200sqm) up to 2041. The study recommends that any long-term residual need could be accommodated by a combination of mixed-use allocations in Market Harborough and / or local shops and services within strategic housing developments of over 400 homes. In addition, Section 6 of [RTL-NLP 3](#) identifies that there could be scope for an additional 1,500sqm commercial leisure and cultural floorspace in the district up to 2041.
- 3.3.11 The analysis of centres, in section 4 and Appendix 2 of [RTL-NLP 3](#) indicates that the existing designation of centres and retail hierarchy is appropriate and sound. However, upgrading the status of Kibworth to a district centre could be considered. Opportunities for minor amendments to centre boundaries in local centres, to more appropriately reflect the extent of town centre uses, are also outlined. As is the introduction of a consistent amended (lower) impact threshold of 500sqm, for retail and leisure development, to protect the viability and vitality of centres across the district.

Delivering Retail and Supporting Town Centres in Harborough

Monitoring data

- 3.3.12 The Councils monitoring information is published in Authority Monitoring Reports (AMR) and for retail has taken a narrative form. As stated in the 2024/25 AMR, the most up to date information (Feb 2024) on commitments / proposals is set out in the Retail Study (see [RTL-NLP 3](#) Section 7, paragraph 7.24).
- 3.3.13 The 2025/26 AMR is not yet available. However, the implementation of listed retail, food / beverage and leisure commitments / proposals has progressed – their informal status is as follows:

Application Ref.	Informal Status (Feb 2026)
18/01432/FUL, 22/01847/FUL	Completed
19/00250/OUT	Not Started
21/01519/FUL, 22/02002/OUT, 22/01318/FUL, 24/00120/CMA	Under Construction
22/00302/REM, 22/01776/FUL, 23/01748/FUL	TBC

Policy DS02 (Parts 10 - 11) and SA01 (MH7, MH8, OA1/SA02, SA03)

- 3.3.14 Together these policies identify the retail and food/beverage requirement for Harborough district to 2041 and allocate sites to deliver additional floorspace. In the short term the relatively low floorspace projections can be accommodated by the re-occupation of vacant floorspace in town centres, encouraged by DS02 part 11, and the implementation of commitments/proposals as shown in Table 8 of the Plan.
- 3.3.15 For the longer term DS02 part 10 allocates two sites in Market Harborough (MH7 and MH8) for a mix of retail and main town centre uses including leisure, with capacity to deliver 4,000sqm gross. Both sites are allocated in the adopted Harborough Local Plan and following assessment (see Appendix 7 of [RTL-NLP 3](#)) are rolled forward into the new Plan. The estimated capacity of these two allocations slightly exceeds the residual requirement for retail and food/beverage of 2,300sqm and the need for commercial leisure (1,500sqm) considered together. Noting that MH7 is a potential redevelopment opportunity, where the net increase in floorspace could be substantially lower than 3,000sqm.
- 3.3.16 In addition, given a significant element of the floorspace capacity projections relates to population growth in the district, The Plan also requires retail provision as part of selected larger housing allocations to ensure that residents have access to day-to-day facilities. Specifically, a new Local Centre providing retail, service and food/beverage facilities is required as part of the 4,000 homes Land South of Gartree Road SDA (Policy SA02 6a) and retail provision as part of community infrastructure is required at North of Market Harborough (Policy SA03) in this 1,700dw residential-led mixed-use development cluster. Additional floorspace, currently unquantified to allow flexibility at the masterplanning stage, at both sites could contribute to accommodating any residual floorspace capacity to 2041, should MH7 and MH8 be slow to deliver.
- 3.3.17 Both the district's town centres have compact historic cores with limited opportunities for new development. The SHELAA and Retail Study undertaken to inform the Plan did not yield any alternative sites, proposed for retail / main town centre uses, for consideration within or on the edge of Market Harborough or Lutterworth.
- 3.3.18 The Plan identifies land to deliver 4,000sqm of retail / leisure floorspace, in addition to a new Local Centre and retail provision within the two largest strategic housing developments proposed. In combination, over and above the re-occupation of vacant town centre floorspace (2,800sqm) and the implementation of commitments /proposals (6,200sqm), this is sufficient to accommodate the identified need for additional retail and leisure floorspace over a minimum 10 year period from adoption to 2036 (of 7,036sqm, which increases to 11,300sqm by 2041) as required by paragraph 11b of the NPPF.

3.3.19 The Plan directs retail (incl food / beverage), leisure and development for main town centre uses in accordance with the retail hierarchy to support the viability and vitality of these important centres. Following a detailed health check and review of each centre (see Section 4 of [RTL-NLP 3](#)) the retail hierarchy remains unchanged, except for the upgrading of Kibworth from a local to district centre. This change is based on Kibworth's parity with Broughton Astley, in terms of the number / mix of retail services and Local Needs Index score and reflects the equal status of these settlements as Large Villages within the Plan's settlement hierarchy.

Policy AP02: Development in Town, District and Local Centres

3.3.20 The approach to this policy is based on the recommendations of the Retail Study [RTL-NLP 3](#). Parts 1 and 2 introduce criteria to guide the type and scale development permitted within the district's retail centres and the Primary Shopping Area (PSA) of Market Harborough.

3.3.21 Part 3 of AP02 sets out a proportionate locally set floorspace threshold for Retail Impact Assessments (RIA) and reflects the wording of the NPPF. The threshold has been reduced in the Plan to reflect the relatively low floorspace projections for the plan period. Parts 4 and 5 of the policy set out the circumstances where a sequential test is applied.

3.3.22 For proposals that require planning permission, the elements of the policy ensure the right type and scale of development happens in the right locations to support the viability and vitality of the district's centres. The policy also provides flexibility to respond to new investment opportunities.

Policy DM14: Shopfront Design

3.3.23 The approach and content of this policy is based on the Development Management SPD (adopted December 2021) which provides detailed guidance on policies in the adopted Local Plan and has proven to be effective in its application.

Summary of Regulation 19 Representations

3.3.24 A low level of representations was received about the retail-related policies of the Draft Plan. There was only one representation of note regarding AP02 (Development in Town and District Centres) which suggests that the requirement for a Retail Impact Assessment and Sequential Test ought not to apply to sites allocated in Policy SA01. No other significant issues were raised.

3.3.25 Several minor proposed modifications are suggested to policies AP02 for consistency. Minor proposed modifications are suggested to policy SA01- MH8 to respond to a representation from the Environment Agency.

3.4 Concluding Remarks

3.4.1 Within the context of the development strategy and the need to deliver growth the policies set out above:

- Support the role that Harborough retail centres play at the heart of local communities
- Define a robust hierarchy and boundaries for Harborough's retail centres based on the evidence.
- Allocate suitable sites in Market Harborough to meet the scale and type of development likely to be needed in the next 10years and to 2041
- Define a proportionate locally set floorspace threshold, based on evidence

3.4.2 As outlined, the evidence shows a projected residual need for retail, food/beverage and leisure floorspace to 2041. Longer term projections are subject to uncertainty, and these will be kept under review. However, the Council has taken a positive approach to allocate sites and identify policies to support the growth, management and adaptation of its town, district and local retail centres. Together these policies prioritise retail, leisure and main town centres uses in Harborough's defined centres and help support their long-term vitality and viability.

10238	Lutterworth	Land north of A4303, west of Lutterworth	n/a	n/a	Rejected at Stage 3 (Not well related / Inappropriate / in Aa5)	n/a	n/a
9301	Lutterworth	Land to the west of Moorbarns Lane	n/a	Red	Rejected at Stage 3 (Scale)	n/a	n/a
8179	Lutterworth	Land south of Lutterworth Road / Coventry Road	Retain Allocation (In Supply) The site should continue to be allocated for employment uses, reflecting its close proximity to the SRN and lack of other sites at Lutterworth which may deliver short-term. It is considered that demand at the site is likely to be greatest for light industrial units, however a policy supporting the full range of E(q) (business/light industrial) uses would be appropriate, considering the proximity to the adjacent residential traveller site. The site provides the opportunity to accommodate smaller industrial units (Class E(q)(iii)).	Retain Alloc	n/a	n/a	Rolled Forward allocation (L3)
8189	Market Harborough	Courtyard Workshops, off Bath Street.		n/a	Rejected at Stage 3 (Other - redev of existing empl sites)	n/a	n/a
8164	Market Harborough	Land west of Harborough Road, east of Langton Road	n/a	n/a	Rejected at Stage 1 (Not deliverable in LP period)	n/a	n/a
8163	Market Harborough	Land at Gallow Lodge	n/a	n/a	Rejected at Stage 1 (Not deliverable in LP period)	n/a	n/a
8124	Market Harborough	Land adjacent to Bowden Business Village	n/a	Red	Taken forward to Stage 4	Site would extend an existing employment area (Bowden Business Village, a prepared General Employment Area). However, it is remote from Market Harborough with relatively weak access, weak commercial attractiveness and would not support growth in a key location. The site would involve the development of Grade 3a or 3b agricultural. The scale of development is unlikely to support the improved access infrastructure necessary. The site is not a preferred allocation.	Not a Preferred site allocation
8233 or 12212	Market Harborough	Land east of A6	n/a	Red	Taken forward to Stage 4	Site is in keeping with the scale of development in the Development Strategy for Market Harborough. Site is a large site and is significant in scale, it is separated to the built up by the A6 which forms a physical barrier and boundary to the town. The River Welland forms a northern boundary to the site as a natural landscape feature of note. Site is within a moderate landscape area. Site is within flood zone 1, surface water mitigation may be required. Access to the A6 is unlikely to be considered appropriate by the Highway Authority. Due to the scale of development proposed and development breaching the boundary of the A6, severance in terms of the connection with the main town is a clear barrier in terms of connectivity, the site is not considered an appropriate location for residential development when compared with other locations and sites at Market Harborough. The site was put forward for mixed use development. As the site is not considered appropriate for residential development, it is unavailable for consideration for employment use. The site is not a preferred allocation.	Not a Preferred site allocation
8027 or 8737	Market Harborough	Land OS 3073, Leicester Road	n/a	Amber	Taken forward to Stage 4	Site is in keeping with the scale of development in the development strategy for Market Harborough. This site is within the built form of Market Harborough. Site is ~25% Grade 3 Agricultural Land Value. Site is adjacent to the Grand Union Canal conservation area and development may have a significant negative effect on a Local Wildlife Site. Site is within flood zone 1 with potential surface water issues, likely to require mitigation with the potential to reduce flood risk through development. No landscape sensitivity issues. Adjacent to a potentially contaminated site and existing residential uses, may require mitigation and noise attenuation measures. In terms of archaeology the site is medium risk, requires further consideration and mitigation. Site access likely to be achievable, subject to advice of the Local Highway Authority. Market Harborough is a sustainable location for development with a wider range of services, facilities, employment opportunities and access to public transport (including train station) and active travel options. Infill development opportunity which relates well to NW MH SDA and employment space along B4067. Site is an appropriate location for development. The site was put forward for mixed use development and, although potentially appropriate for housing, the limited opportunity to bring forward additional employment land at Market Harborough means it is considered most appropriate for small employment units to support SME businesses. The site is a preferred employment allocation.	A Preferred site allocation (MH5)

10398	Market Harborough	Land west of Rockingham Road	n/a	Red	Rejected at Stage 3 (In AoS)	n/a	n/a
10470	Market Harborough	Land off Kettering Road	n/a	Amber	Taken forward to Stage 4	The site is adjacent to Market Harborough through committed development. It is not clear how satisfactory access can be achieved despite it being adjacent to the A6. An electricity substation is located on the site together with high voltage cables. The site is in Flood Zone 1 and there are no flood risk concerns. The site is heavily wooded. The site is potentially attractive for employment use but its small scale and access constraints limit its development potential. Site is not a preferred allocation.	Not a Preferred site allocation
10248	Market Harborough	Land east of Northampton Road, north of Harborough Enterprise Centre,	Retain Allocation (In Supply) This is a good-quality site with good amenity in a sustainable location which can accommodate E(q) office and light industrial development. The KEA boundary should be amended to include the office stack towards the northern end of the site and the Ricker head office at the southern end of the site. Significant unconsented land within the amended KEA boundary, totalling 4.3 ha, should be considered for allocation.	Retain Alloc	Taken forward to Stage 4	The site is currently allocated for employment use in the adapted Local Plan. Whilst the site may be suitable for residential development it is required to meet the District's employment land requirement. The site is not a preferred residential allocation.	Rolled over allocation (Emp) MH6
10711	Market Harborough	Land to the North of Riverside Industrial Estate	n/a	n/a	Rejected at Stage 3 (In AoS)	n/a	n/a
8234	Market Harborough	Land south of Gallowfield Road	n/a	n/a	Rejected at Stage 3 (In AoS, partial)	n/a	n/a
10253	Market Harborough	Land east of Compass Way and Harborough Enterprise Centre	Retain Allocation (In Supply) This is a good-quality site with good amenity in a sustainable location which can accommodate E(q) office and light industrial development. The KEA boundary should be amended to include the office stack towards the northern end of the site and the Ricker head office at the southern end of the site. Significant unconsented land within the amended KEA boundary, totalling 4.3 ha, should be considered for allocation.	Retain Alloc	Taken forward to Stage 4	The site is currently allocated for employment use in the adapted Local Plan. Whilst the site may be suitable for residential development it is required to meet the District's employment land requirement. The site is not a preferred residential allocation.	Rolled over allocation (Emp). MH6
8226 or 10004	Broughton Astley	Sutton Hill Farm	n/a	n/a	Rejected at Stage 3 (Isolated)	n/a	n/a
12206	Broughton Astley	Land North of Broughton Way (Elm BP)	Retain (NDP) Allocation - In Supply The site should continue to form part of the District's employment land supply as a commitment or by allocation in the Development Plan (either the Local Plan or NDP). It is considered a deliverable employment site, with the potential for development of 4.8 ha of E(q), B2 and non-strategic B8 use or part of mixed-use development. Higher provision of B-class / Class E(q) employment use on the site, could be supported in subsequent phases subject to market demand.	Retain Alloc	Rejected at Stage 3 (Commitment - has PP)	n/a	NDP Allocation (Commitment)
8212	Fleckney	Land east of Fleckney Road	n/a	Red	Rejected at Stage 3 (Scale)	n/a	n/a

12230	Fleckney	Land off Marlborough Drive	Commitment This is a well-occupied and important site in providing local employment opportunities and should be protected. The Council might however consider a more flexible policy approach to attract investment which allows E(q), B2 and non-strategic B8 development but also supports new development (rather than conversion) for other employment-generating uses with the aim of improving the quality of premises over time. In these terms, it may be better identified as a General Employment Area. The GEA boundary should be extended to include the developed and un-developed portions of the F2 allocation and the better quality portion (south-east) of the Victoria Works GEA – discussed in further detail below. The vacant plot (0.6 ha) within this area provides potential for development for E(q), B2 or non-strategic B8 development.	Retain Alloc	Rejected at Stage 3 (Commitment – has PP)	n/a	Commitment
8236	Kibworth	Land north-east of Harborough Road	n/a	Amber	Rejected at Stage 3 (Not logical Ext)	n/a	n/a
8060	Kibworth	Land north east of Kibworth Harcourt	n/a	Amber	Rejected at Stage 3 (Scale)	n/a	n/a
10642	Kibworth	Land south of Priory Business Park, Warwick Road	Retain Allocation The initial new developed phases of the Beauchamp Business Park site should be designated as a Key Employment Area, together with the adjoining Priory Business Park, reflecting the quality of space and critical mass. It is considered suitable for E(q), and B2 development. This is identified by the green boundary on the map. Significant unconsented land (Phase 2), to the south of Priory Business Park (3.1 ha) within the amended KEA boundary should be considered for allocation. It is suitable for E(q) and B2 development.	Retain Alloc	Taken forward to Stage 4	This site is allocated in the adopted Local Plan for employment use. The site has been reviewed and is considered appropriate for employment use and inclusion in the District's employment land supply. The site is a preferred allocation.	A Preferred allocation site (K2)
8053	Great Bowden	Land off Dingley Road	n/a	n/a	Rejected at Stage 3 (In AoS)	n/a	n/a
8138	Ullerthorpe	Land off Manor Road	n/a	Red	Taken forward to Stage 4	This site has been put forward for mixed use but this assessment only considers residential use as it does not meet the Development Strategy principles for employment use and has not been assessed as an appropriate location for employment uses. The site is in keeping with the scale of residential development identified in the Development Strategy for Ullerthorpe. The site lies adjacent to the southern edge of the village. Along its western edge it borders the Conservation Area and is within 100m of several listed buildings. The site is also within 250m of a scheduled monument (Maat, furth and shifte village earthworks at Ullerthorpe). It has the potential to impact negatively on the setting of these heritage assets. The capacity of the village road network in the vicinity of the site is likely to be limited and therefore it is unclear how satisfactory site access would be achieved given the scale of the site. The site lies in Flood Zone 1 and there are no significant flood risk concerns. The site lies within an area of Moderate landscape sensitivity to residential development. It lies within a Mineral Safeguarding Area and its eastern boundary is formed by the dismantled railway line (a potentially contaminating land use). It is Grade 3 agricultural land (in common with other sites around Ullerthorpe). Due to its potential to impact negatively on the setting to the Conservation Area and listed buildings and the lack of clarity around satisfactory site access, the site is not considered an appropriate location for residential development when compared with other locations and sites at Ullerthorpe. The site is not a preferred allocation.	Not a Preferred site allocation
8217	Willoughby Waterleys	Whetstone Pastures Garden Village	n/a	n/a	Rejected at Stage 3 (multiple criteria)	n/a	n/a

8631	Stoughton	Land south of Gartree Road and Land at Stretton Hall Farm	n/a	Green	Taken forward to Stage 4	Site is considered as part of the Development Strategy as an appropriate location for growth, land adjacent to the built up area of Oadby which is identified as Tier 1 within the settlement hierarchy. The site surrounds Stretton Hall. This large site spans local authority administrative boundaries and aligns with the development strategy to focus development in and around the Leicester Principal Urban Area. The scale of the site in this location is aligned to national planning guidance which supports strategic sites as a mechanism for achieving large scale housing delivery with supporting infrastructure. Archaeological risk high, site includes a Scheduled Monument and numerous other potential archaeological assets which are likely to require appropriate mitigation. Site contains areas of some areas of high surface water flood risk associated with the Warb Brook and its tributaries. The LLFA have advised that a sequential approach to site layout avoiding all areas of flood risk and the River Soar and to the Warb Brook catchment. Access can be achieved off the A6 and Gartree Road, the scale of development access is likely to be achievable. Site contains a Local Wildlife Site, appropriate mitigation and buffer required. There is potential contaminated land on the site and the potential for Unexploded Ordnance (UXO) as the former MOD land is identified as potential constraint. In terms of employment land, the site provides an opportunity to improve availability of local employment alongside new housing development and to help provide employment opportunities accessible to Oadby residents. The southern side of site provides potential for employment which is accessible to a wide range of HDG residents, including by sustainable modes with access on to the A6 and would be an attractive location for employment. The scale of this sustainable residential led mixed use urban extension allows the delivery of an on-site community infrastructure including a school, local centre and employment. Given the large size of the site there is scope to avoid or significantly mitigate potential negative impacts arising from development of the site through the policies in the Local Plan, site is in an appropriate location for mixed use development within the Leicester Principal Urban Area. Site is a preferred allocation.	A Preferred site allocation (OA1)
8254	Hallaton	Land south of Horninghold Road	n/a	n/a	Not assessed (within/adj Small Village)	n/a	n/a
8146	Gilmorton	Land south of Mill Lane	n/a	n/a	Not assessed (within/adj Small Village)	n/a	n/a
8080	Gilmorton	Land north of Mill Lane	n/a	n/a	Not assessed (within/adj Small Village)	n/a	n/a
10508	North Kilworth	Land to the south of Station Road	n/a	n/a	Not assessed (within/adj Small Village)	n/a	n/a
8073	Shawell	Land off Watling Street (A5)	n/a	Red	Rejected at Stage 1 (Not deliverable in LP period)	n/a	n/a
8192 or 10498	Ashby Parva	Land east of Broughton Astley and North of Dunton Bassett and Ashby Magna	n/a	Red	Rejected at Stage 2 (as part of the Local Plan Development Strategy and Spatial Growth Options Assessment). Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more.	n/a	n/a
8139	Bruntingthorpe	Land at Bruntingthorpe	n/a	n/a	Not assessed (within/adj Small Village)	n/a	n/a
8214	East Langton	Astley Grange Farm	n/a	n/a	Not assessed (within/adj Small Village)	n/a	n/a

8074 Or 10255	Shawell	Land south of Gibbert Lane	n/a	Red	Taken forward to Stage 4	The site is located adjoining the A5 (MRN) and is in keeping with the objectively assessed employment land needs of the district. Site is Grade 3 Agricultural Land Value. Site is within 1km of Shawell conservation area and two Scheduled Monuments. Part mineral extraction site and southern part of site is historic landfill. No significant flood issues. Proposed access via a new roundabout on the A5 requires further investigation. The site is in a rural location, isolated from larger settlements with poor public transport accessibility, weakening its commercial attractiveness. Access improvements raise delivery challenges. An unsustainable location for employment land development. The site is not a preferred allocation.	Not a Preferred site allocation
10481	East Langton	Land to the north of the A6 and east of the Melton Road Services	n/a	Amber	Rejected at Stage 3 (Scale)	n/a	n/a
12213	East Langton	Land to the north of the A6 and east of the Melton Road Services	n/a	Red	Taken forward to Stage 4	The site is located adjacent to the A6 and its scale is in keeping with the objectively assessed employment land needs of the district. Site is Grade 3 Agricultural Land Value. No on-site heritage constraints, site within 1km of the Grand Union Canal conservation area. Site is within Flood Zone 1, no flood issues. Site can be accessed. Whilst the site benefits from access to the A6 it is in a rural location, isolated from larger settlements. Its weak relationship with existing employment locations and scale limit development potential and profile. The site is not a preferred allocation.	Not a Preferred site allocation
10433	Lutterworth	Land south of A4303	n/a	Amber	Rejected at Stage 2 (as part of the Local Plan Development Strategy and Spatial Growth Options Assessment). Site is not considered an appropriate location for development when considered against alternative strategic sites of 1500 or more.	n/a	n/a
12205 / 10242	Market Harborough	Land at Airfield Farm (Wellington Business Park)	Retain Allocation (Oct 23= Commitment) This site is well-located and expected to play an important role in enabling employment growth in Market Harborough. The focus of demand at this location is for small and mid-sized industrial units. Given the site's proximity to Market Harborough, there may also be potential for future office demand. The site should continue to be allocated for employment uses and now the site has access and planning consent, we can expect delivery to commence short-term. On completion, Wellington Business Park should be identified as a Key Employment Site. Class E(q), B2 and non-strategic B8 development are suitable.	n/a	Rejected at Stage 3 (Commitment - has PP)	n/a	Commitment
8193	Market Harborough	Airfield Business Park	(Oct 23= Commitment) The focus of demand at this location is for small and mid-sized industrial units. The boundary of the Key Employment Area should be amended to include the entire site - including the entirety of Phases 1, 2 and 3. Class E(q), B2 and non-strategic B8 development are suitable on the remaining land (3.8 ha).	n/a	Rejected at Stage 3 (Commitment - has PP)	n/a	Commitment

Appendix B

Commitments By Monitoring Year @ 31/3/25		Settlement	Plg Applic Ref.	Plot / Unit	Area (Ha)							Equivalent Floorspace (Sq.m)							Year Cttm'ed	Status
Allocation	Site / Address				B1a	B1b	B1c	B2	B8	St. B8	Total	B1a	B1b	B1c	B2	B8	St. B8	Total		
K1	Land S & W of Priory Business Park	Kibworths	16/00286/OUT (Phase 2 only)		0	0	1.55	1.55	0	0	3.1	0	0	1,725	1,726	0	0	3,451	2016/17	Under Con
L2	Land to South of Lutterworth Road (A4303)	Lutt	16/01288/OUT & 2017 1670 03 LCC		1.9	0	0.8	0	0	0	2.7	6,244	0	2,676	0	0	0	8,920	2017/18	Not Started
MH5	Airfield Business Park	MH	See MH5 Sheet		0	0	0.40	0.4	2.2	0	3	0	0	1,168	1,168	7,479	0	9,815		Residual at 31/3/25
MH6	Compass Point Business Park	MH	See MH6 Sheet		0.95	1.6	1.7	0	0	0	4.25	3,087	5,600	7,150	0	0	0	15,837		Residual at 31/3/25
No	FCC Environment, Welham Lane	G Bowden	22/00679/VAC (20/01497/FUL)	Multiple	0	0	0.51	0	0	0	0.51	0	0	1,845	0	0	0	1,845	2021/22	Under Con
BANP EMP1	Land North of Broughton Way (Elm Business Park)	BA	(See Elm BP Sheet)		0.6	0.0	0.0	2.1	2.1	0.0	4.8	2,322	0	0	6,035	6,035	0	14,392	2014	Residual at 31/3/25
BE2.2.b	Magna Park North, Land at Mere Lane, Bittesby	Other	SEE MP NORTH SHEET	Plot A/C/D/E/F/J/K/L/M	0	0	0	0	0	159.8	159.8	9,325	0	0	0	0	197,696	207,021	2019/20	Residual at 31/3/25
F2	Land R/O Unit 4, Marlborough Drive	Fleckney	16/02030/OUT 21/02061/REM 21/02058/REM	5 zones	0.1	0.1	0.2	0.2	0.6	0	1.2	369	369	740	740	1,526	0	3,744	2019/20	Under Con
L1e	Land east of Lutterworth, Gilmorton Road (E of Lutt SDA)	Lutt	19/00250/OUT (See L1 Sheet)		0	0	0	0	13.0	0	13.0	0	0	0	0	52,000	0	52,000	2019/20	Not Started
L1f	Land east of Lutterworth, Gilmorton Road (E of Lutt SDA)	Lutt	19/00250/OUT (See L1 Sheet)		4.25	0	0	4.25	0	0	8.5	17,000	0	0	17,000	0	0	34,000	2019/20	Not Started
BNP BP10	LCC Highways Depot, Gaulby Lane, Billesdon	Billesdon	See BNP BP10 She	Multiple	0	0	0.75	0	0.75	0	1.5	0	0	2,013	0	2,014	0	4,027	2014	Not Started
MH4	Land at Airfield Farm (Wellington Business	MH	SEE MH4 SHEET	Multiple	2	0	3.9	3.9	3.9	0	13.7	5,992	0	11,667	11,667	11,667	0	40,993	2019/20	Not Started
No	Units M1 And M2, Welland Ind Est, Valley Way	MH	20/00350/FUL		0.0	0.0	0.1	0.1	0.1	0.0	0.3	0	0	465	466	466	0	1,397	2020/21	Not Started
No	Land Units 1-3 Bruntingthorpe Ind Estate, Upper Bruntingthorpe	Other	21/02244/FUL	1	0	0	0	0	0.12	0	0.12	0	0	0	0	394	0	394	2021/22	Not Started
No	Unit 2 Bruntingthorpe Ind Estate, Upper Bruntingthorpe	Other	23/00638/FUL (22/00678/FUL)	Unit 2	0	0.21	0	0	0.08	0	0.29	0	900	0	0	350	0	1,250	2022/23	Under Con
No	MES International, Walton New Rd Ind Estate, Bruntingthorpe	Other	22/01089/FUL		0	0	0	0	0.36	0	0.36	0	0	0	0	504	0	504	2022/23	Not Started
No	Land adj to Walton New Rd, Bruntingthorpe	Other	22/00142/FUL		0	0	0	0	0.21	0	0.21	0	0	0	0	168	0	168	2022/23	Not Started
No	Glenmere Timber, Riverside	MH	22/00644/OUT		0.14	0	0	0	0	0	0.14	230	0	0	0	0	0	230	2022/23	Not Started
No	Land at Home Farm, Rolleston Rd, Billesdon	Billesdon	22/01147/FUL		0	0	0.28	0	0.29	0	0.57	0	0	1,020	1,020	0	2,040	2022/23	Not Started	
No	Springfield Farm, Kilworth Road,	H Bosworth	23/00074/FUL		0.06	0	0.41	0	0	0	0.47	65.20	0	415.8	0	0	0	481	2023/24	Not Started
No	Glenmere Timber, Gores Lane,	MH	22/01104/OUT (Hybrid - O/L only)		0.05	0.05	0.05	0.15	0.15	0	0.45	109	108	109	327	327	0	980	2023/24	Not Started
No	Land at Harborough Road	Billesdon	23/00271/FUL		0	0	0	0	0.44	0	0.44	0	0	0	0	729	0	729	2023/24	Not Started
No	Unit 2, Bruntingthorpe Industrial Estate Mere	Other	23/01642/FUL		0	0	0	0	0.02	0	0.02	0	0	0	0	68.5	0	68.5	2023/24	Not Started
No	Land adj to Coventry Rd (former Semelab)	Lutt	23/01204/REM		0	0	0	0.15	0.15	0	0.3	0	0	0	2,044	2,044	0	4,088	2023/24	Not Started
No	PAL International, Bilton Way	Lutt	24/00607/FUL		0	0	0	0	0.84	0	0.84	0	0	0	9,150	0	9,150	2024/25	Not Started	
No	Waterloo Lodge Farm, Baggrave Hall Road, Hungarton	Other	24/00018/FUL		0	0	0	0	0.72	0	0.72	0	0	0	0	1193	0	1193	2024/25	Not Started
No	Orchard Farm, Main Street Cotesbach	Other	24/00903/PDN		0	0	0.1	0	0	0	0.1	0	0	944	0	0	0	944	2024/25	Not Started
No	Chestnut Farm, Carlton Lane Burton Overly	Other	24/00924/PDN		0	0	0.15	0	0.08	0	0.23	0	0	450	0	259	0	709	2024/25	Not Started
No	Land adj to Glebe Farm, Coventry Road (MPS Unit 6)	Other	23/01646/FUL		0.15	0.16	0.16	0	0	0	0.47	1,300	1,300	1,300	0	0	0	3,900	2024/25	Not Started

