

# Harborough District Council



## Report to Cabinet Meeting of 6 March 2023

<b>Title:</b>	<b>Report 4: Authority Monitoring Report 2021/2022</b>
<b>Status:</b>	Public
<b>Key Decision:</b>	No
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<b>Portfolio Holder:</b>	Cllr Jonathan Bateman, Planning, Environmental Services & Waste Management; Deputy Leader of the Council,
<b>Appendices:</b>	1: Authority Monitoring Report 2021/2022

### Executive Summary

- i. The Authority Monitoring Report (AMR) is the principal way the Council monitors the delivery of the adopted Local Development Plan.
- ii. This report provides an overview of the key highlights of the 2021/22 AMR while Appendix 1 provides the full report.

### Recommendations

- iii. **It is recommended that the Cabinet note the contents of the Authority Monitoring Report for 2021/22 and, note that it will be published.**

### Reasons for Recommendations

- iv. 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. 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. Purpose of Report**

- 1.1 The Authority Monitoring Report (AMR) 2021/22 assesses the effectiveness of planning policies contained within the Harborough District Local Plan, the relevant critical outcomes within the Councils' Corporate Plan 2022-2031 as well as the implementation of the Local Development Scheme and the Duty to Cooperate. The AMR covers the period 1 April 2021 to 31 March 2022 and is a factual document.
- 1.2 This report provides a summary of the key highlights of the AMR for 2021/2022. The full AMR is provided at Appendix 1.

## **2. Details**

### **Housing**

- 2.1 The Local Plan sets a housing requirement of 557 dwellings per annum ("dpa"). Additionally, the Corporate Plan 2022-2031 sets out a Critical Outcome (CO1) which states that "there will be an adequate supply of housing to meet local needs across all tenures and price ranges, and reducing the potential for homelessness."
- 2.2 The district's housing delivery from the start of the plan period (1 April 2011) to 31 March 2022 has exceeded the required number of dwellings, delivering a cumulative total of 586 dwellings over the required annual provision between 2011 and 2022.
- 2.3 The Department for Levelling Up, Housing and Communities ("DLUHC") published official results in January 2022 for housing delivery for the period 1 April 2020 to 31 March 2021. Based on the previous three years of housing delivery, compared with the annual housing requirement, the Housing Delivery Test score for Harborough District Council is 191%.
- 2.4 For the period 1 April 2021 to 31 March 2022, the council can demonstrate a five-year land supply providing 4,346 new dwellings. This equates to sufficient supply for 7.43 years of delivery when compared against the annual housing requirement.
- 2.5 During the 2021/22 monitoring period 1,026 new dwellings were completed. Of these 231 were Affordable Homes comprising:
  - 66 Social Rented;
  - 68 Affordable Rented; and
  - 97 Shared Ownership.

### **Gypsy and Traveller**

- 2.6 18 plots for Travelling Show people completed at Lutterworth this monitoring year. The James Bond Caravan Park site is no longer in use for travelling show people and the extant consent has been removed from the supply of sites able to come forward. The result of this is that there is no current permitted land supply for this residential type. However, the Local Plan has a criteria-based policy which would allow for new plots and fresh supply to come forward as demand requires.

### **Employment**

- 2.7 The Local Plan allocates land for employment uses in identified locations as well as supporting the delivery of employment land via criteria based policies. Critical Outcome 2 (CO2) of the Corporate Plan advises that the local plan will ensure growth in the area is

balanced with employment opportunities and that transport and infrastructure needs are met.

- 2.8 During the 2021/22 monitoring period there was a net gain of 8.1ha of employment land delivered within the district with the employment land supply totalling 305.5Ha. Supply exists for all types of employment: office, industrial and warehousing with the largest element strategic warehousing. This comprises 2 extensions to Magna Park near Lutterworth, marketed as Magna Park North and Magna Park South.

### **Retail**

- 2.9 The most significant retail planning permission to be implemented during the monitoring year was the completion and opening in August 2021 of the Aldi in Lutterworth. This resulted in an additional 1,898sqm retail floorspace for the town.
- 2.10 Construction began on the erection of two A1 non-food bulky goods retail units on Valley Way, Market Harborough. These will provide a combined floorspace of 1,400sqm.

### **Heritage**

- 2.11 In line with Critical Outcome 3 (CO3) and ensuring that heritage and cultural assets are preserved, the council published the first 'Local List of Non-Designated Heritage Assets' in February 2022.
- 2.12 A conservation area appraisal and management plan were both adopted for Shearsby in February 2022.

### **Neighbourhood Planning**

- 2.13 Neighbourhood planning ensures local communities are more engaged and actively shaping their own places. Five new Neighbourhood Plans were made in 2021/2022 for:
- Fleckney;
  - Gilmorton;
  - Misterton with Walcote;
  - Hallaton; and
  - Husbands Bosworth.

### **Duty to Co-operate**

- 2.14 Local planning authorities are under a duty to cooperate with each other and with other prescribed bodies, on strategic matters that cross administrative boundaries. Officers continued to meet with relevant groups as well as respond on the council's behalf to four formal Local Plan consultations within the Leicestershire region.

## **3. Implications of Decisions**

### **Corporate Priorities**

- 3.1 The monitoring of housing targets set in the Local Plan is identified as a Key Activity in the council's Corporate Plan. It is not considered the AMR has implications for the agreed Corporate Priorities. However, the contents of the AMR may help to inform any review of Corporate Priorities.

## **Financial**

- 3.2 The AMR reports on the delivery of the Local Development Plan and therefore it does not itself have any direct financial implications. The AMR reports on the delivery of the Local Development Plan and therefore it does not itself have any direct financial implications. However, the development monitored within this report will bring the Council revenue from new Business Rates, New Homes Bonus and additional Council tax as development becomes operational.

## **Legal**

- 3.3 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 Government monitors housing delivery under the 'Housing Delivery Test' and publishes results nationally, annually.

The production of a Local Plan, including reviewing and updating of existing plans is detailed in National Guidance and regulations. The Harborough District Local Plan was adopted in 2019 and is considered to be an up-to-date Local Plan. However, the Council is at the beginnings of the process to review and update the plan in accordance with guidance.

## **Policy**

- 3.4 The AMR reports on the delivery of the Local Development Plan. It is not considered the AMR has implications for wider agreed council policies. However, the contents of the AMR may help to inform any review of council policies.

## **Environment**

- 3.5 The AMR reports on the delivery of the Local Development Plan. It does not have any direct implications for achieving a net zero carbon council. However, the development monitored within this report has been assessed and approved against the Council's Local Plan which includes policies to help support the Council's carbon neutral agenda.

## **Risk Management**

- 3.6 The publishing and Member endorsement of the AMR reduces the risk of legal challenge to the council not having published an AMR for 2021/2022.

## **Equalities Impact**

- 3.7 The AMR reports on the delivery of the Local Development Plan. Policies monitored within the AMR were subject to an Equalities Impact Assessment as part of the preparation of the Local Plan.

## **Data Protection**

- 3.8 The AMR does not include any personal data and therefore does not have any data protection implications.

## **Summary of Consultation and Outcome**

- 3.9 Several service areas across the council were consulted upon or provided information to enable the production of the 2021/22 AMR, including:
- Development Management (planning and appeal decisions)
  - Building Control (development commencement and completion data)

- Housing Services (Affordable Housing monitoring)
- Strategic Planning (Heritage work and Neighbourhood Plans)

## **4. Alternative Options Considered**

4.1 No alternative options were considered as the production of an AMR is a requirement under 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.

## **5. Background papers**

5.1 Harborough Corporate Plan 2022/31

- Available at: [Corporate Plan | Harborough District Council](#)

5.2 Harborough Local Plan 2011-2031

- available at: [Adopted Local Plan | Harborough Local Plan 2011-2031 | Harborough District Council](#)

5.3 Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011)

- available at: [Planning and Compulsory Purchase Act 2004 \(legislation.gov.uk\)](#)

5.4 Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

- available at: [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](#)

5.5 Planning Practice Guidance

- available at: [Plan-making - GOV.UK \(www.gov.uk\)](#)