



**Harborough District Authority Monitoring
Report 2021/22**

~ 1 April 2021 to 31 March 2022 ~

Published March 2023

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1. Introduction

- 1.1 Monitoring is an important part of the planning process. The plan-led system requires the Development Plan to be the starting point for the consideration of planning applications. Through a plan, monitor, manage approach, the Council can evidence how the plan is being delivered and identify any issues where further action may be needed. The Authority Monitoring Report (AMR) is the principal way we monitor the delivery of the adopted Development Plan.
- 1.2 Production of an AMR is a requirement of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012. The monitoring of housing targets set in the Local Plan is also identified as a Key Activity in the Council's Corporate Plan, which sets out the key work priorities of the Council. This AMR also reports on the implementation of the Local Development Scheme (LDS) which sets out the timetable for plan-making in the District.

2. Changes to Development Plan

- 2.1 This AMR reports on the 2021/22 period from 1 April 2021 to 31 March 2022. 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 Made Neighbourhood Plans were in place for Arnesby, Broughton Astley, Billesdon, Burton Overy, Great Bowden, Great Easton, Great Glen, Houghton on the Hill, Hungarton, the Kibworths, Lubenham, Medbourne, North Kilworth, Saddington, Scraftoft, Shearsby, South Kilworth, Swinford and Tur Langton. Reviews of the already made Foxton, Saddington (minor) and Hungarton (minor) Neighbourhood Plans were undertaken.
- 2.4 In addition to the above, five new Neighbourhood Plans were made in 2021/2022. These were:
 - Fleckney;
 - Gilmorton;
 - Misterton with Walcote;
 - Hallaton; and
 - Husbands Bosworth.

Local Plan Indicators and Targets

- 2.5 This AMR presents the findings of monitoring the 2011-2031 Harborough Local Plan. The AMR sets out progress against various policies within the plan in accordance with the monitoring framework set out in Appendix K of the Local Plan. It should be noted that some triggers review the data over a three year period, and therefore analysis of these triggers has not yet been undertaken. Such analysis will be completed within subsequent AMRs, starting with the AMR for 2022/2023.

3. Local Development Scheme (LDS) and the Duty to Co-operate

- 2.1 A Local Development Scheme (LDS) sets out the project plan for the preparation of development plan documents, including the Local Plan.
- 2.2 The Council resolved to undertake a full update of the Local Plan in July 2021, given the implications of the increase in housing numbers for Leicester City Council and the resultant unmet need of 1,169 dwellings per annum to be met within the wider Leicestershire region.
- 2.3 The authority is continuing to work with Leicester and other Leicestershire authorities under the Duty to Cooperate and in accordance with the National Planning Policy Framework (NPPF) to respond to the identified unmet need and to assess the implications for each Local Plan.
- 2.4 As a result of the resolution to update the Local Plan an updated LDS was published in September 2021 and further updated in July 2022 (post this AMR period).

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 2021/22 monitoring period 1,026 new dwellings were completed, of which 231 were Affordable Homes: 66 Social Rented, 68 Affordable Rented and 97 Shared Ownership.
- 4.3 Figure 1 below illustrates annual net additional dwellings from 2011/12 (the base date for the Local Plan) to 2021/22; housing supply has been encouragingly buoyant since the Harborough Local Plan 2011-31 was adopted in April 2019.

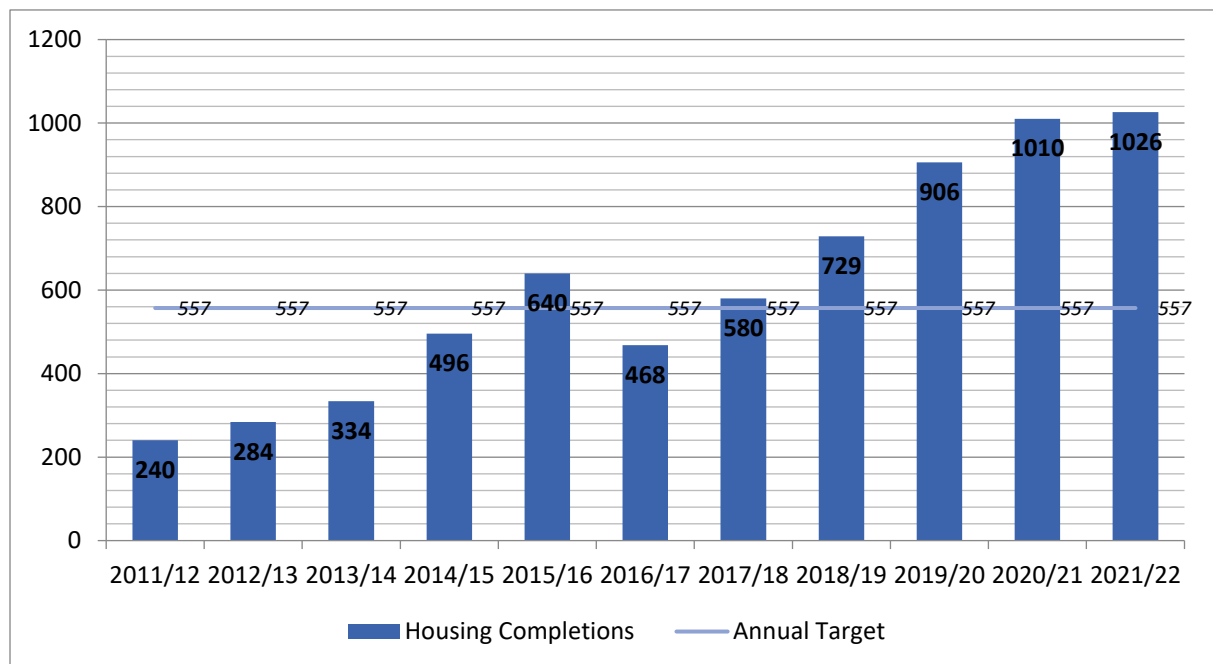


Figure 1: A bar and line graph to show annual new housing completions since 2011 (shown as columns / bars) and the minimum annual housing requirement of 557 dwellings per annum (the line), as set out in the adopted local plan to meet local housing needs.

5. Five- Year Housing Land Supply

- 5.1 The National Planning Policy Framework (NPPF) stipulates that Local Planning Authorities (LPAs) should provide an indication of whether there are sufficient development sites available to meet the housing needs in their area in the form of a '5 Year Housing Land Supply'.
- 5.2 Full details of this assessment are detailed in the 5 Year Housing Land Supply report, which is published on the Council's website. This can be viewed [here](#).
- 5.3 **Housing requirement, shortfall and buffer:** The adopted Harborough Local Plan 2011-2031 sets a housing requirement of 557 dwellings per annum (dpa). The shortfall to add to the 5-year housing requirement is the difference between the total housing requirement (2011 to date), and actual housing completions (2011 to date).
- 5.4 The District's housing delivery from the start of the plan period (1 April 2011) to 31 March 2022 has exceeded the required 557 dwellings per annum. We have delivered a cumulative total of 586 dwellings over the required annual provision between 2011 and 2022. On this basis, there is no housing shortfall to add to the housing requirement for the five year period 1 April 2022 to 31 March 2027.
- 5.5 A 5% buffer has been added to the annual housing requirement figure, 'to ensure choice and competition in the market for land', conforming to paragraph 74(a) of the 2019 National Planning Policy Framework. This brings the annualised 5 year housing land supply requirement to 585 dpa and the total housing requirement for Harborough District across the next five years to 2,924 dwellings.
- 5.6 **Projected supply:** This is comprised of housing supply from a range of development sites across the District including allocated sites, the Market Harborough Strategic Development Area (SDA), Neighbourhood Plan allocated sites, major sites with planning permission (for 10 or more dwellings) and projected supply from small sites (up to 9 dwellings) with planning permission. For the period 1 April 2021 to 31 March 2022, the Harborough District Local Planning Authority could demonstrate a five-year supply of 4,346 new dwellings. This equates to sufficient supply for 7.43 years.

Row	Part 1: Housing Requirement	Total	Calculation
A	Housing Requirement for Harborough District 2011-2031	11,140	<i>n/a</i>
B	Annual Housing Requirement	557	<i>n/a</i>
C	Housing Requirement from 1 Apr 2011 to 31 March 2021	6,127	<i>n/a</i>
D	Recorded housing completions to date, 31 March 2022	6,713	<i>n/a</i>
E	Housing shortfall to add to the 5-year requirement	0	$C - D$
F	Annual Requirement including shortfall, before buffer	557	$E/5 + B$
G	Additional 5% Buffer	28	$F \times 0.05$
H	Total Annual Requirement for the next 5 years, shortfall and buffer	585	$F + G$
I	Total Five-Year Housing Requirement	2,924	$= H \times 5 \text{ years}$
Row	Part 2: Supply of Sites 1 April 2021 to 31 March 2026	Total	Calculation
J	Projected delivery from Local Plan Allocated sites	1,355	<i>n/a</i>
K	Projected delivery from Market Harborough SDA	1,009	<i>n/a</i>
L	Projected delivery from Neighbourhood Plan Allocated Sites	238	<i>n/a</i>
N	Projected delivery from Major sites with planning permission	1,207	<i>n/a</i>
O	Projected delivery from sites with planning permission, pending a Section 106 Agreement	64	<i>n/a</i>
P	Projected delivery from small sites with planning permission	473	<i>n/a</i>
Q	Five-Year Supply of deliverable sites	4,346	$= J + K + L + M + N + O + P$
Row	Part 3: Five Year Assessment calculation	Total	Calculation
R	Annual requirement plus 5% buffer	585	<i>H</i>
S	Assessed Five-Year Supply of Deliverable Dwellings	4,346	<i>Q</i>
T	Supply of Land as a percentage of the requirement	148.6%	Q / I
U	Years Supply of Land	7.43	S / R

Figure 2: A table to explain Harborough District Council's Five Year Housing and Land Supply calculation method and position outcome, as of 31 March 2022

6. Housing Delivery Test

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

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

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

Figure 3: Consequences of Housing Delivery Test results as set out in the Framework.

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

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

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

7. Custom and Self-Build Monitoring

- 7.1 Under the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) the Council has a legal duty to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land within the District to bring forward self-build and custom housebuilding projects. As a local planning authority, the Council must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period and is also required to have regard to the register when carrying out its planning, housing, land disposal and regeneration functions.
- 7.2 The Harborough Local Plan, which was adopted in 2019, sets out the Council's approach to supporting self-build and custom housebuilding. Policy H5 Housing standards, mix and standards supports the delivery of self-build plots and custom housebuilding in any location that is suitable for housing. The policy also encourages self-build/custom housing on strategic allocations capable of accommodating 250 dwellings or more (as part of an appropriate mix of dwellings) where there is evidence of demand. Policies L1 East of Lutterworth Strategic Development Area and SC1 Scraftoft 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 Figure 4 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 2022.

Base Period	Individuals	Associations	Plots required
1 (launch - 30/10/16)	7	0	7
2 (31/10/16 - 30/10/17)	14	0	14
3 (31/10/17 - 30/10/18)	10	0	10
4 (31/10/18 - 30/10/19)	17	0	17
5 (31/10/19 – 30/10/20)	39	0	39
6 (31/10/20 – 30/10/21)	35	0	35
Totals	122	0	122

Figure 4 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 2022

- 7.4 Of those on the register as of 31 March 2022:
- More than three quarters of entrants are seeking to build properties with 4 or more bedrooms;

- The size of plot required is fairly equally split between over 500sqm, 300-500sqm and 150-300sqm;
- Almost all are seeking a plot for a detached house;
- While about a quarter of entrants identify up to 5 of the sustainable settlements (listed on the application form) as their preferred location for a self-build plot, a third of entrants are much less specific, selecting 10 or more preferred locations.

7.5 The Council has 3 years to grant planning permissions for plots equivalent to entries on the register for a base period. As of March 2022, there were 48 entries on the District's self-build register for the base periods 1 (launch to 30 October 2016), 2 (31 October 2016 to 30 October 2017), 3 (31 October 2017 to 30 October 2018) and 4 (31 October 2018 to 30 October 2019). 2 self-build plots at Hallaton (20/01893/FUL) had been approved to count towards this total. The permission for 5 self-build plots at Great Glen granted in August 2018 (18/01006/OUT) expired during this monitoring year. A further 15 self-build plots as part of the outline planning permission for the East of Lutterworth Strategic Development Area (19/00250/OUT) were pending the approval of the S106 agreement as of end of March 2022.

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

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

8. Gypsy, Traveller and Travelling Showpeople Monitoring

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

Gypsy and Traveller Pitches

8.2 The Gypsy and Traveller Accommodation Assessment for Leicester and Leicestershire (Opinion Research, 2017) (GTAA) provides the evidence base for the adopted Local Plan.

8.3 The GTAA sites found a requirement for a total of 5 pitches over the whole plan period (2011-2031):

- 3 new pitches by March 2021
- 1 further pitch by March 2026
- 1 further pitch March 2031

8.4 As with other housing requirements, this is a minimum, not a maximum target.

8.5 Policy H6: Gypsy, Traveller and Travelling Showpeople in the adopted Local Plan sets out both how the planning authority will be both proactive and reactive on this issue.

8.6 The policy identifies how the pitch requirement will be addressed through the allocation of sites at Claybrooke Parva (3 pitches), Smithfields, Dunton Bassett (2 additional pitches existing boundary) and a reserve site at Bonham's Lane for 10 pitches.

8.7 The policy protects existing sites from non-Gypsy and Traveller development. It also sets out how any other applications for new Gypsy and Traveller pitches would be considered.

Calculating Gypsy and Traveller pitch requirements

8.8 The Local Plan includes as identified pitch requirement for 5 new pitches over the whole plan period (2016-2031). This equates to an annual requirement of 0.33 pitches per year. A 5% buffer has been added to the annual housing requirement figure 'to ensure choice and competition in the market for land', conforming to paragraph 73(a) of the 2019 National Planning Policy Framework. This brings the annual requirement to 0.35 pitches per year for the next 5 years, a total 5-year requirement of 1.75 pitches.

8.9 During the 2021/22 AMR period, the council noted a pitch completion at Mere Meadows, Bitteswell. The assessed supply for 21/22 onwards is 5 pitches, which equates to 14.29 years' worth of supply, as set out in Figure 5.

8.10 The Local Plan has therefore planned for and delivered the 4 pitches required to meet the known Gypsy and Traveller need for 2016-2026; a minimum of 1 additional pitch needs to be completed by 2031 to meet the requirement for the plan period. Figure 5 shows the land supply position for Gypsy and Traveller pitches as of 31 March 22.

Row	Harborough District Gypsy and Traveller Pitch Requirements 2016-2031	Total	Calculation
A	Pitch requirement for Harborough District 2016-2031	5.00	<i>n/a</i>
B	Annual Pitch requirement	0.33	<i>A / 15 years</i>
C	5-year Pitch requirement	1.67	<i>B * 5 years</i>
D	Pitch requirement to date (1 Apr 2016 to 31 March 2022)	1.99	<i>B * 6 years</i>
E	Recorded pitch completions 1 Apr 2016 to 31 March 2022: <ul style="list-style-type: none"> Walkers Stables (16/00120/FUL) - 1 additional pitch above GTAA Barn 1, Mere Farm, Mere Road (18/01733/FUL) - 2 pitches 19/01212/FUL: Mere Meadows, Mere Rd, Bitteswell – 1 additional pitch 	4.00 pitches	<i>n/a</i>
F	Shortfall to add to the next 5 years requirement	0.00	<i>D – E</i>
G	Total Annual requirement for the next 5 years	0.33	<i>B + F</i>
H	Total Annual requirement for the next 5 years, including 5% buffer	0.35	<i>G + (G*0.05)</i>
I	Total Five Year Pitch Requirement	1.75	<i>H * 5 years</i>
	Supply of sites: 1 April 2016 to 31 March 2022		
J	18/01350/FUL - Spinney View Farm, Claybrooke Parva Permission Issued: 26.09.2018. Status: Commenced	3	<i>n/a</i>
K	Local Plan Allocation H6 - Smithfields, Lutterworth Rd, Dunton Bassett	2	<i>n/a</i>
L	Five-Year Supply of deliverable sites	5	
	Five Year Assessment Calculation: 1 Apr 2022 – 31 March 2027		
M	Annual requirement plus 5% buffer	0.35	<i>H</i>
N	Assessed five-year supply of deliverable pitches	5	<i>L</i>
O	Supply of pitches as a percentage of the requirement	285.71%	<i>L / I * 100</i>
P	Years supply of Pitches	14.29 years	<i>N / M</i>

Figure 4 The five-year supply of gypsy and traveller pitches as of 31 March 2022

Unidentified Gypsy and Traveller Needs

8.11 The pitch requirement is informed by the identified need of the Gypsy and Traveller community. In 2015, the Ministry of Housing, Communities and Local Government (MHCLG) published its Planning Policy for Traveller Sites (PPTS) which changed the definition of Gypsy and Travellers to remove reference to persons 'who have ceased to travel permanently'. The GTAA

methodology includes undertaking surveys of existing Gypsy and Travellers, which are necessary to determine whether they meet the new definition. In line with the national policy change the GTAA therefore identified:

- Households that travel under the planning definition.
- Households that have ceased to travel temporarily under the planning definition.
- Households where an interview was not possible who may fall under the planning definition.

8.12 The GTAA methodology recognises that there is likely to be an ‘unknown’, i.e. a known unknown need.

8.13 This is reflected in Para 5.11.7 of the adopted Local Plan which states, “in addition to identifying those who do not meet the PPTS, 2015 definition, the GTAA, 2017 identified a need arising from ‘unknown’ Gypsies and Travellers and Travelling Showpeople. The unknown need arises from sites where existing occupants were not able to be interviewed as part of the GTAA fieldwork. The needs of these households are recognised by the GTAA as there is likely to be future household formation from those that meet the PPTS definition.”

8.14 The GTAA seeks to undertake a calculation of this ‘unknown’ need. As paragraph 5.11.7 of the Local Plan explains “the GTAA uses a national approximation of 10% of households meeting the PPTS definition and applies an annual growth rate of 1.5%”. For Harborough these calculations result in a pitch requirement for the unknown need of:

- 4 pitches by March 2021
- A further 4 pitches by March 2026
- A further 5 pitches by March 2031.

8.15 There is therefore evidence of a known ‘unknown’ need for 13 additional Gypsy and Traveller pitches over the plan period.

8.16 This has been recognised in the Local Plan, as Policy H6 includes a reserve site at Boneham’s Lane, Gilmorton “to meet future accommodation needs due to either i) an increase in the need of pitches arising from a change to the Planning Policy Traveller Sites (PPTS) definition; and/or sufficient evidence is provided that the identified ‘unknown’ Gypsy and Traveller population does meet the PPTS definition of Gypsy and Traveller. The policy also sets out how any other applications for Gypsy and Traveller Pitches will be considered.

Travelling and Showpeople Plots

8.17 During the 20221/22 monitoring period 18 plots completed at the Moorbarns Lane site in Lutterworth. However, previous supply for Travelling Showpeople plots at James Bond Caravan Park have been certificated as residential and ancillary uses only. This change of use means there are no known sites for future supply at present, until new sites come forward for planning permission. Figure 6 shows the land supply position for Travelling Showpeople plots as of 31 March 2022.

Row	Harborough District Travelling Showpeople Plot Requirements 2016-2031	Total plots	Calculation
A	Plot requirement for Harborough District 2016-2031	26.00	n/a
B	Annual Plot requirement	1.70	A / 15 years
C	5-year Plot requirement	8.70	B * 5 years
D	Plot requirement to date (1 Apr 2016 to 31 March 2022)	10.2	B * 6 years
E	Recorded Plot completions 1 Apr 2016 to 31 March 2022: <ul style="list-style-type: none"> 17/01357/FUL – 18 plots, Land at Moorbarns Lane, Lutterworth 	18.0	n/a
F	Shortfall to add to the next 5 years requirement	0.00	D – E
G	Shortfall as an Annual Requirement for the next 5 years	0.00	F / 5 years
H	Total Annual Requirement for the next 5 years	1.70	B + G
I	Total Annual requirement for the next 5 years, including 5% buffer	1.79	H + (H*0.05)
J	Total Five-Year Plot Requirement	8.93 plots	I * 5 years
K	Supply of sites: 1 April 2016 to 31 March 2022 None	0.00 plots	
L	Five Year Supply of deliverable sites	0.00	K
	Five Year Assessment Calculation: 1 Apr 2022 – 31 March 2027		
M	Annual requirement including 5% buffer	1.79 plots	I
N	Assessed five-year supply of deliverable plots	0.00 plots	L
O	Supply of plots as a percentage of the requirement	0%	L / J * 100
P	Years supply of Plots	0 years supply	N/M

Figure 5 The Five-Year Supply of Travelling Show People plots as of 31 March 2022

9. Employment Land Monitoring

Completions

9.1 During the 2021/22 monitoring period 8.7ha of employment land was completed in the district and 0.6ha of employment land was lost to alternative uses, giving a net employment land completions figure of 8.1ha for the year. Figure 7 provides a breakdown of Net Completions by employment type and states equivalent floorspace (Sq.m). Figure 8 shows the quantity of net completions on allocated sites.

Empl. Monitoring 2021/22 (by category)	Hectares					Floorspace Equivalent (Sq.m)				
	Office	Industrial	Non St. S&D	St S&D	Total	Office	Industrial	Non St. S&D	St S&D	Total
Net Completions 2021/22	-0.11	2.32	1.66	4.27	8.14	103	7,242	5,021	18,590	30,956

Figure 6 Completions by employment type

Employment Completions 2021/22 (by type)	Hectares					Equivalent Floorspace
	Office	Industrial	Non Strategic S&D	Strategic S&D	Total	Total (Sq.m.)
Allocated Sites (Net)	0	0.48	0	4.27	4.75	19,584
Others Sites (Net)	-0.11	1.84	1.66	0	3.39	11,372
Net Completions 2020/21	-0.11	2.32	1.66	4.27	8.14	30,956

Figure 7 Net completions on allocated sites

Commitments/Supply

9.2 Figure 9 gives an overview of the district's employment land supply on 1st April 2022 which totals 305.5Ha. Supply exists for all types of employment: office, industrial and warehousing. Overall, the largest element of supply is for strategic warehousing. This comprises 2 extensions (1 allocated, 1 other) to Magna Park near Lutterworth, marketed as Magna Park North and Magna Park South.

Empl. Supply @ 1/4/22 (by Type)	Hectares					Floorspace Equivalent (Sq.m)				
	Office	Industrial	Non St. S&D	St S&D	Total	Office	Industrial	Non St. S&D	St S&D	Total
Net Commitments 2021/22	-0.5	0.8	0.5	0	0.8	-1,129	2,532	1,637	0	3,040
Net Commitments Previous Yrs	18.0	20.6	23.6	242.5	304.7	70,790	72,249	85,974	462,449	619,462
GRAND TOTAL - SUPPLY	17.5	21.4	24.1	242.5	305.5	69,661	74,781	87,611	462,449	694,502

Figure 9 Overview of total employment land supply on 1st April 2022

EMPL. SUPPLY @1/4/22 (By Type)	Hectares					Equiv. Floorspace
	Office	Industrial	Non St. S&D	St. S&D	Total	Total (Sq.m.)
Net Commitments (Allocated Sites)	17.7	20.8	23.5	179.3	241.3	528,359
Net Commitments (Other Sites)	-0.2	0.6	0.5	63.2	64.2	166,143
GRAND TOTAL - Net SUPPLY	17.6	21.4	24.0	242.5	305.5	694,502

Figure 10 Net commitments on allocated sites

9.3 Most of the district's employment supply is on allocated sites (Figure 10). These sites are expected to be developed gradually, potentially in phases, delivering completed unit/s periodically throughout the remainder of the plan period to 2031. The pace of delivery will depend on the strength of the wider economy, local market conditions and any ongoing implications of Brexit and the Covid-19 pandemic, as in the past delivery is likely to vary from year to year.

9.4 Of the 12 allocated employment sites, 4 are partially developed and 5 have extant consent, 4 in outline (of which 2 had reserved matters applications pending at 31/3/22) and 1 with reserved matters for Phase 1. Outline permission for another 2 was lapsed at 31/3/22 although these remain as commitments due to their allocation status. The remaining allocation had a planning application pending at 31/3/22.

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

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

11. Employment Trends

11.1 Figure 11 shows the trend in net employment land completions in the district annually over the Plan period 2011/12 to 2020/22.

Annual Net Employment 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	8.1
Total all years	109

Figure 11 Annual Net Completions

11.2 The data shows that the net completion figure for 2021/22 is less than a third that of 2020/21 but it remains higher than all previous years 2011/12-2018/19. Completions in 2021/22 are down compared to the previous 2 years, however, construction started on further units at Magna Park North and South during the year which will complete next monitoring year. Graph 1 below shows the trend for employment land completions by B class use over the period 2011/12 to 2020/22.

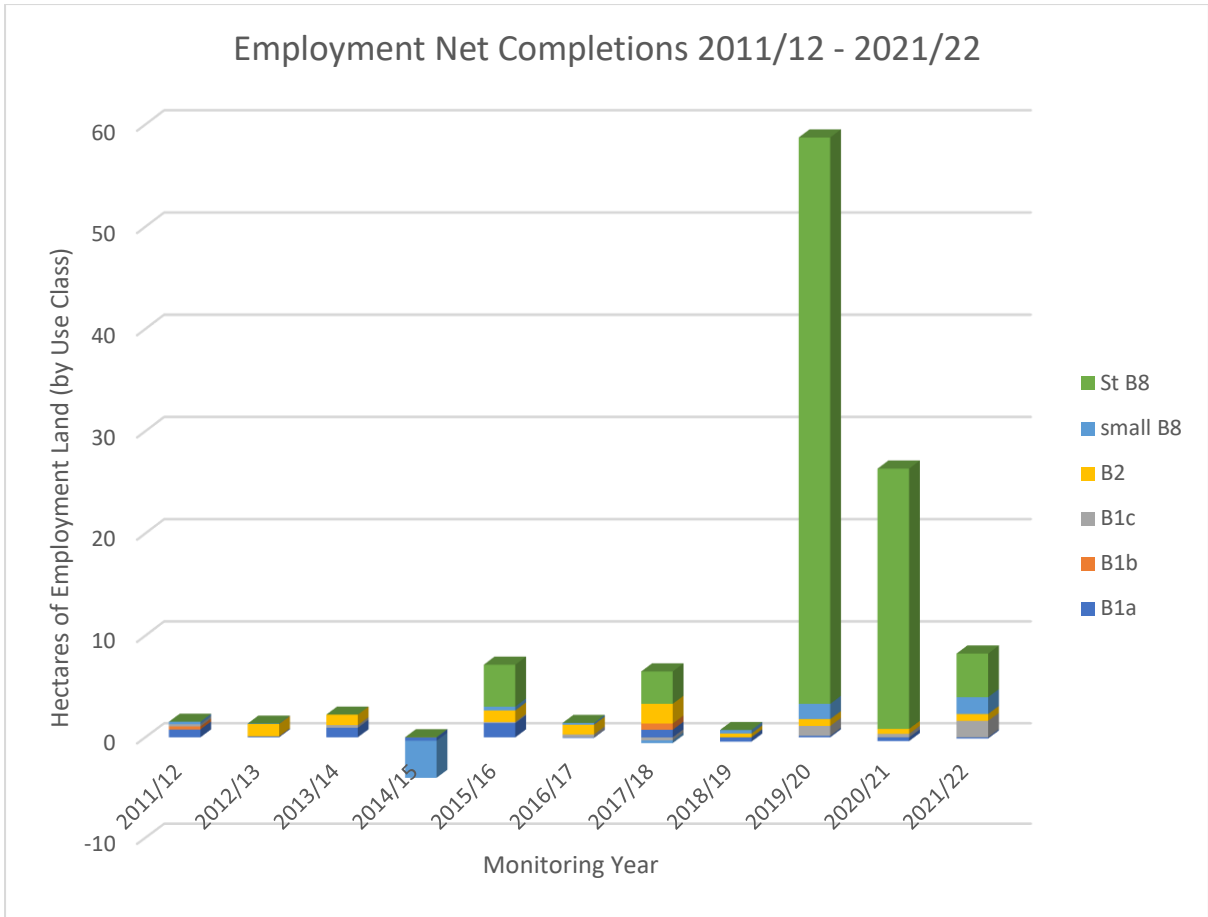


Figure 12 Employment Net Completions by use 2011-2022

12. Retail Monitoring

12.1 The monitoring of changes in retail floorspace is challenging due to permitted development rights. As a result, planning permission is not required in all cases and not all retail gains and losses can be monitored.

12.2 The most significant retail planning permission to be implemented during the monitoring year was the completion and opening in August 2021 of the Aldi in Lutterworth (ref: 19/00646/FUL) resulting in an additional 1,898sqm retail floorspace for the town. 1,500sqm of retail floorspace as part of the East of Lutterworth Strategic Development Area was still pending the signing of a s106 agreement (ref: 19/00250/OUT) as of the end of March 2022.

12.3 In Market Harborough, planning permission was granted for the change of use of the former Edinburgh Woollen Mill (The Square) to café use. The change of use has been implemented. Planning applications for 'Local Centres' (incorporating an element of retail) were submitted during the monitoring year for the following approved housing developments:

- Land south of Kettering Road (22/00302/REM); and
- Land to the west of Leicester Road (21/01519/FUL)

12.4 The monitoring year also saw construction begin on the erection of two A1 non-food bulky goods retail units on Valley Way, Market Harborough (18/01432/FUL) with a combined floorspace of 1,400sqm.

12.5 Planning permission for the erection of 2 retail units on High Street, Fleckney (21/00394/FUL) was granted during the monitoring year but remained unimplemented.

12.6 The 2021/22 monitoring year saw the lifting of COVID-19 related national lockdowns which had been in place previously.

13. Heritage and Conservation Areas

13.1 The Council has a heritage and conservation policy officer whose role is to review conservation areas across the District. A heritage champion has also been appointed by the Council. The heritage champion is currently Cllr Bateman. Their role is to support and promote the protection of the historic environment across Harborough District.

13.2 Within the Harborough District there are 1281 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 was adopted for Shearsby in February 2022.

13.4 There are no conservation areas at risk. The Historic England Heritage at Risk Register 2021 records 2 buildings and structures, 11 places of worship and one archaeological site. Work is ongoing to both the at risk buildings, Kibworth Harcourt Windmill and Withcote Hall to facilitate their removal from the register.

13.5 In February 2022 the Council published a 'Local List of Non-Designated Heritage Assets'. This 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 2021/22 period reviews were undertaken of the already made Foxton, Saddington (minor) and Hungarton (minor) Neighbourhood Plans.

15.7 Five new Neighbourhood Plans were made in 2021/2022. These were:

- Fleckney 27/5/2021;
- Gilmorton 24/1/2022;
- Misterton with Walcote 11/6/2021
- Hallaton 11/6/2021; and
- Husbands Bosworth 27/5/2021.

16. Duty to Cooperate Log

16.1 Local planning authorities are under a duty to cooperate with each other and with other prescribed bodies, on strategic matters that cross administrative boundaries. Figure 13 below shows the key areas of work and cooperation undertaken during the 2020/21 monitoring year in relation to the duty to cooperate.

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

SGP Health and Wellbeing Task and Finish Group	This group included representatives from LRS, Sport England, Planning policy officers from Leicester and Leicestershire and public health representatives for the City and County Councils. Meetings occur as and when required and the aim of the group is work together and in a multidisciplinary way on health and wellbeing policy development and practice.
Responses to neighbouring authorities' consultations	Responses were made to the following consultations during 2021/22: Charnwood Local Plan 2021-2037 Pre-Submission Draft (July 2021) Hinckley and Bosworth draft Local Plan Regulation 18 (June 2021) Hinckley and Bosworth Local Plan Regulation 19 (Feb 2022) Melton Draft Developer Contributions SPD (Sept 2021) NWL Local Plan Review: Development Strategy and Policy Options (Jan 2022)

Figure 13 Duty to Cooperate activities during 2020/21

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

17.1 This AMR is the second to monitor the ‘new’ Local Plan (adopted in April 2019).

It sets out progress against various policies within the plan. As it is only the second year of monitoring the plan, it is not yet possible to determine the full effectiveness of the plan as some triggers review the data over a three-year period. However, policy IMR1 sets out some further criteria that would require a full or partial update of the plan and an update against these criteria is set out in Figure 14. If any of these criteria are triggered, then a full or partial update of the Local Plan is required to commence within 6 months and to be submitted for examination within 30 months from the date it commenced. As of the end of the monitoring year none of the triggers had been met.

17.2 While the triggers set out in policy IMR1 have not been activated, in July 2021 following an internal officer review of Local Plan policies, the Council’s Cabinet took the decision to begin the preparation of a new Local Plan to ensure that local planning policies remain up-to-date and able to direct development to sustainable and protect the district’s environment. Approval of a Local Development Scheme for the plan’s preparation followed in September 2021 (although this has since been updated).

Criteria for commencement of a full or partial update of the Local Plan within 6 months	Update at 31 March 2022
The adoption by the Council of a Memorandum of Understanding (MOU) or Statement of Common Ground (SOCG) which proposes a quantity of housing or employment development to 2031 that is significantly greater than the housing requirement or employment need identified in this Local Plan	Work on the preparation of a Statement of Common Ground relating to the apportionment of unmet housing and employment need is still ongoing. It has not been adopted by the Council. Criteria not triggered.
In the absence of an adopted MOU or SOCG, 12 months from the date of publication of a Local Plan for Leicester City (defined as publication of an invitation to make representations in accordance with Regulation 19 of the Town and Country (Local Planning) (England) Regulations 2012 that includes satisfactory evidence of an unmet local housing need.	While a SOCG has not been adopted by the Council, Leicester City Council has not yet published a draft Local Plan in accordance with Regulation 19. Criteria not triggered.

<p>Conclusion in response to specific trigger points as set out in the monitoring framework, including identification of significant and persistent shortfalls in delivery or supply of housing against the housing requirement.</p>	<p>Chapters 4-12 of this AMR set out how none of the triggers in the monitoring framework have occurred.</p> <p>Criteria not triggered.</p>
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Figure 14 Table showing assessment outcomes against policy IMR1 update criteria

18. Policy Omissions

18.1 During the monitoring period of 1 April 2021 to 31 March 2022, 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 2021 to 31 March 2022, the following planning applications were approved, contrary to the adopted Development Plan:

- 21/00770/FUL
- 21/00232/FUL
- 20/00770/FUL

19. Appendix 1

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

Objective 2 : Employment						
Key Policies	Key Indicator	Target	Previous Yrs	Current MY	Total at 31/3/22	Commentary
SS1 BE1 BE2	Net additional floorspace	At least min. floorspace required per use class met in plan period				Targets relate to completions at LP allocation sites only (2018/19 – 2030/31: Total 59Ha) as per Policy BE1.
	Office	18.6 Ha	0.65	0	0.65	A total of 0 Ha of land (equivalent to 0 sq.m of additional foorspace) has been completed in 2021/22. Trigger: No data Year 2 of monitoring against policy target. Trigger will be considered in 2022/23 AMR, 3 yrs post LP adoption.
	Industrial	18.9 Ha	1.46	0	1.46	
	Non St S&D	21 Ha	0.74	0	0.74	
	Strategic S&D	700,000 sq.m	217,470	18,590	236,060	Target relates to completions at the 2 sites identified in Policy BE2. A total of 18,590sq.m of additional floorspace (approx. 4.3Ha) has been completed in 2021/22 at Magna Park North, an extension of Magna Park. No permissions have been granted contrary to Policy BE2 (2). Trigger: No data. Year 2 of monitoring against policy target. Trigger will be considered in 2022/23 AMR, 3yrs post LP adoption.
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.
Objective 3 : Location of Development						
SS1 BE1	Provision of commercial development in MH, Lutt, Fleckney	Non 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.
		Market Harborough	2.9	1.7	4.6	
		Lutterworth (excl Magna Park)	0	2.08	2.08	
		Broughton Astley	0.65	0	0.65	
		Fleckney	0	0	0	
		Kibworth	0.44	0.48	0.92	