



**Harborough District Council
Annual Monitoring Report
2015-2016
August 2006**



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1

Introduction

- Section 113 of the Localism Act 2011 requires every authority to produce a monitoring report containing information on the implementation of the Local Development Scheme and the extent to which the planning policies set out in the adopted Core Strategy or Local Plan are being achieved.
- This Monitoring Report (AMR) is designed to fulfil the above requirements; Harborough District Council intends to publish the Monitoring Report annually.
- This report focuses on information relevant to the 12 months period 1 April 2015 to 31 March 2016.

2 New Local Plan Preparation and LDS Process

On 3 December 2012, the Council resolved to prepare a new Local Plan for Harborough District. This is in response to a number of important changes which have been introduced by the Government in respect of national planning policy and to respond to new evidence of housing need.

The Local Plan will provide the strategic planning framework for the District to 2031 and set out strategic allocations to deliver the strategy.

2.1 Progress to date

A Local Plan Options Consultation Paper was consulted on September – October 2015. The paper focused on meeting the district's future need for homes and jobs. It set out 9 Alternative Options for locating housing and employment across the district and other proposed policy approaches. The paper was accompanied by an Interim Sustainability Appraisal of the options which is discussed at length in section 8.2 Sustainability Appraisal: Interim Report of this report.

The Alternative Options presented in the consultation took into account the requirements of national planning policy and guidance and were informed by the available evidence.

To view evidence as it becomes available and follow the progress of the preparation of the new Local Plan for Harborough District please visit our website. www.harborough.gov.uk/local-plan

2.2 New Local Plan Timetable

The programme of delivery of a new Local Plan for Harborough District is set out below. The Local Development Scheme (LDS) (dated February 2016) is available to view on the Council's website. <http://www.harborough.gov.uk/local-plan>

Table 2.1 Local Plan Timetable Key Stages

Timetable- Key Stages	
Options Consultation	Sept-Oct 2015
Pre-Submission Consultation	Nov-Dec 2016
Examination	June 2017
Adoption	November 2017

* Please note that all timings are indicative and may be subject to change – the timings outlined above are dependent upon Council decisions, evidence gathering and Duty to Cooperate with neighbouring authorities.

2.3 North West Market Harborough Strategic Development Area Master Plan

- The Market Harborough North West Strategic Development Area Master Plan was approved by Council on 7 October 2013 following several periods of public consultation in June 2012 and March 2013.
- It provides evidence to define the extent of the strategic development area as referred to in the Core Strategy 2011 and is material to the determination of planning applications relating to the site.
- View the [North West Market Harborough Strategic Development Area Master Plan on our website](#)

3

Housing Land Supply

3.1

Method

The Council seeks to apply a best practice approach to calculating future housing supply position and has obtained expert advice from the Planning Advisory Service on its methodology.

Previous shortfalls in housing supply when considered against housing requirement are applied to the requirement for the next five years to promote more sites coming forward. Prior to 2014 Harborough District Council applied the Liverpool Method, which spreads any delivery shortfall of housing across the remainder of a plan period. However, the National Planning Practice Guidance Paragraph: 035 Reference ID: 3-035-20140306 states, *“Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible”*.

Therefore, the Council has applied the Sedgefield method which allows for any previous shortfall in housing delivery to be delivered within the next 5 years (this applies to all 5 Year Supply calculations dated 1 April 2014 onwards). A shortfall of **222 dwellings** has been added to the housing requirement for the purposes of the 5 year supply calculation

The latest evidence of objectively assessed housing need (OAN) is set out in the Leicester and Leicester Strategic Market Housing Assessment (SHMA) by GL Hearn. This recommends a total housing requirement of 9,500 dwellings for Harborough District between 2011 and 2031, or **475 dwellings per annum**.

National Planning Policy Framework paragraph 47 states, *“Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to compelling evidence that suggests this is a consistent and reliable source of land supply.*

The annual housing requirement has been delivered in only 5 out of the last 10 years (2006/07, 2007/08, 2009/10, 2014/15 and 2015/16). In addition to this, cumulative completions have been below the cumulative requirement for 3 consecutive years (2011/12, 2013/14 and 2014/15).

Due to this under delivery the Council has applied a **20% buffer** to the 5 year supply calculation. Should housing delivery continue to be above requirement, the Council will review its position on using a 20% buffer.

The 5 Year Land Supply Position dated 1 April 2016 was 4.66yrs

The current calculation (as at 31 March 2016) can be seen in full overleaf.

3.2 Five Year Supply to 31 March 2021

Housing Requirements	Row	Total	Calculation
Strategic Housing Requirements for Harborough District 2011-2031	A	9,500	n/a
Annual Housing Requirement	B	475	A / 20 years
Housing Requirement to date (1 Apr 2011- 31 March 2016)	C	2,375	B x 5 years
Recorded housing completions 1 Apr 2011 to 31 March 2016	D	1,990	n/a
Shortfall to add to the next 5 years requirement	E	385	C - D
Shortfall as an annual requirement for the next 5 years	F	77	E / 5 years
Total Annual requirement for the next 5 years	G	552	B + F
Additional 20% Buffer	H	110	G x 0.20
Total Annual Requirement for the next 5 years, including buffer	I	662	G + H
Total Five Year Housing Requirement	J	3,312	I x 5 years
Supply of Sites: 1 April 2016 to 31 March 2021	Row	Total	Calculation
Projected delivery from Allocated sites with permission (See Appendix 3, Table 1.)	K	300	n/a
Projected delivery from Market Harborough SDA (See Appendix 3, Table 2.)	L	329	n/a
Projected delivery from large sites with planning permission (See Appendix 3, Table 3.)	M	1,374	n/a
Projected delivery from Neighbourhood Plan Allocated Sites (see Appendix 3, Table 4.)	N	417	n/a
Projected delivery from sites with planning permission, pending a Section 106 Agreement (See Appendix 3, Table 5.)	O	296	n/a
Projected delivery from small sites with planning permission (Sites under construction and unimplemented, see Appendix 4)	P	291	n/a
PDL Windfall allowance (See Appendix 5.)	Q	81	n/a
Five Year Supply of deliverable sites	R	3,088	K + L + M + N + O + P + Q
Five Year Assessment calculation: 1 April 2016 to 31 March 2021	Row	Total	Calculation
Annual requirement plus 20% buffer	S	662	I
Assessed Five Year Supply of Deliverable Dwellings	T	3,088	R
Supply of Land as a percentage of the requirement	U	93%	R / J
Years Supply of Land	V	4.66	R / I

Fig. 3.1 5 Year Housing Land Supply Calculation to 31 March 2021

The Appendices mentioned in the table can be found in the original Five Year Housing Supply Position Update 2015/16 document located on our website https://www.harborough.gov.uk/directory_record/468/monitoring_reports_for_planning_strategy

3.3 Monitoring Housing Supply as Planned in the Adopted Core Strategy

- 1,994 new homes have been built across the District since 2011/12.
- 41.4% of housing growth has been delivered in Market Harborough (1 April 2011 to 31 March 2016); slightly under the planned figure that the Core Strategy committed to (42.9%). A residual of 1,053 units exists.
- The settlements which constitute the Leicester Principal Urban Area (Bushby / Thurnby / Scraptoft) are also delivering slightly under their share of planned growth (10.5% share of actual growth to date, 11.4% planned). A residual of 247 units exists.
- Broughton Astley has not met its planned 5.2% growth with a figure of 0.6% delivered by 2016. A residual of 113 units exists.
- Lutterworth has delivered 6.9% share of housing growth; however 9.1% share of growth was planned for in the Core Strategy. A residual of 422 units exists.
- Rural : Urban ratio – To date, rural growth is lower than expected when compared with the planned housing distribution of the adopted Core Strategy. Rural Centres and SRVs combined, have delivered a 40.7% share of district housing growth to date. This, equates to an urban:rural ratio of 41:59, compared with a planned for ratio of 69:31. However, it is important to note that 14.5 years of the current plan period remain, and significant recent planning permissions are likely to shift the urban:rural balance once outstanding commitments start to be delivered.

Fig. 3.2

2011/12 to 2015/16 : 475 p.a.									
Settlement	Settlement Hierarchy	Draft Planned Figure (CS %'s)	% Share of planned growth	Delivered to date	% share of delivered housing growth	Commitments	Total Commitments & completions	Residual	% share of total commitments & completions to date
Broughton Astley	Urban	494	5.2%	11	0.6%	596	607	113	9%
Lutterworth		865	9.1%	137	6.9%	306	443	422	6%
Market Harborough		4,076	42.9%	825	41.4%	2198	3,023	1,053	44%
Bushby		1,083	11.4%	209	10.5%	743	952	131	14%
Scraptoft									
Thurnby									
Urban sub-total		6,517	68.6%	1,182	59.3%	3,843	5,025	1,492	73%
Rural Centres & SRVs	Rural	2,983	31.4%	723	36.3%	915	1,638	1,345	24%
Other settlements		n/a	n/a	89	4.5%	96	185	n/a	4%
Rural sub-total		2,983	31.4%	812	40.7%	1,011	1,823	1,160	27%
Grand total		9,500		1,994		4,854	6,848	2,652	

Fig. 3.2 Monitoring Housing by Settlement at 475 d.p.a since 2011/12

3.4

Total Housing Supply since 1 April 2006

Housing completion rates for the whole District have averaged at 414 new homes per annum since the start of the plan period in 2006.

Fig. 3.3

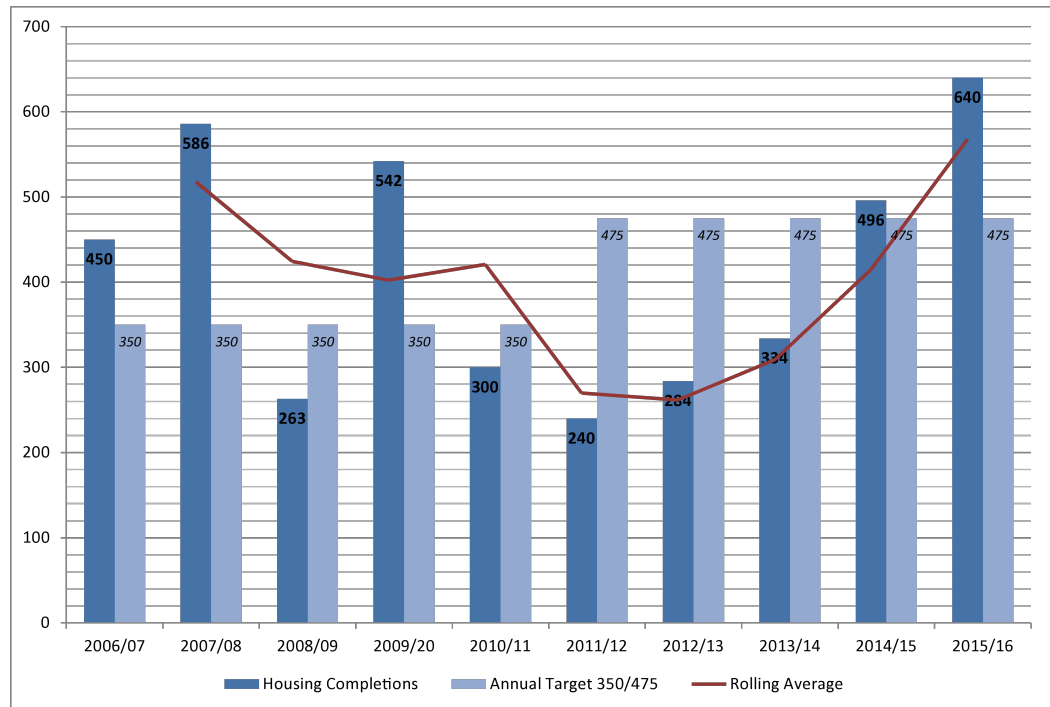


Fig. 3.3 Total Housing Supply since 1 April 2006

3.5

Housing Supply, Grouped by Settlement Hierarchy

See the following figures (3.4 -3.7) for a summary of the completion trends for each category of settlement within the District.

Fig. 3.4 - Key Centres

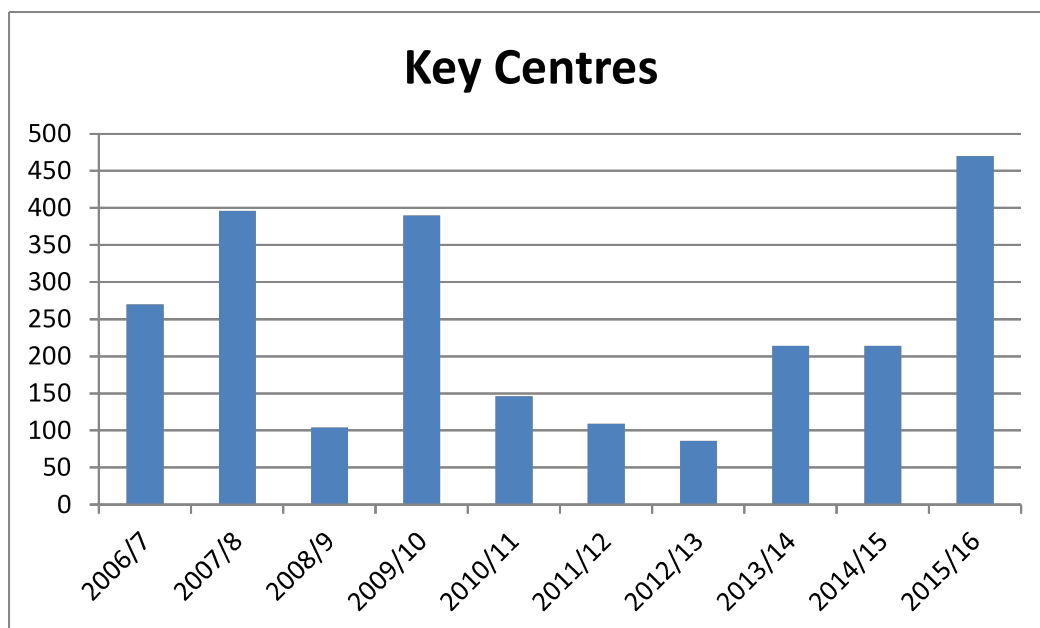


Fig. 3.4 Key Centres, from 1 April 2006

Fig. 3.5 - Rural Centres

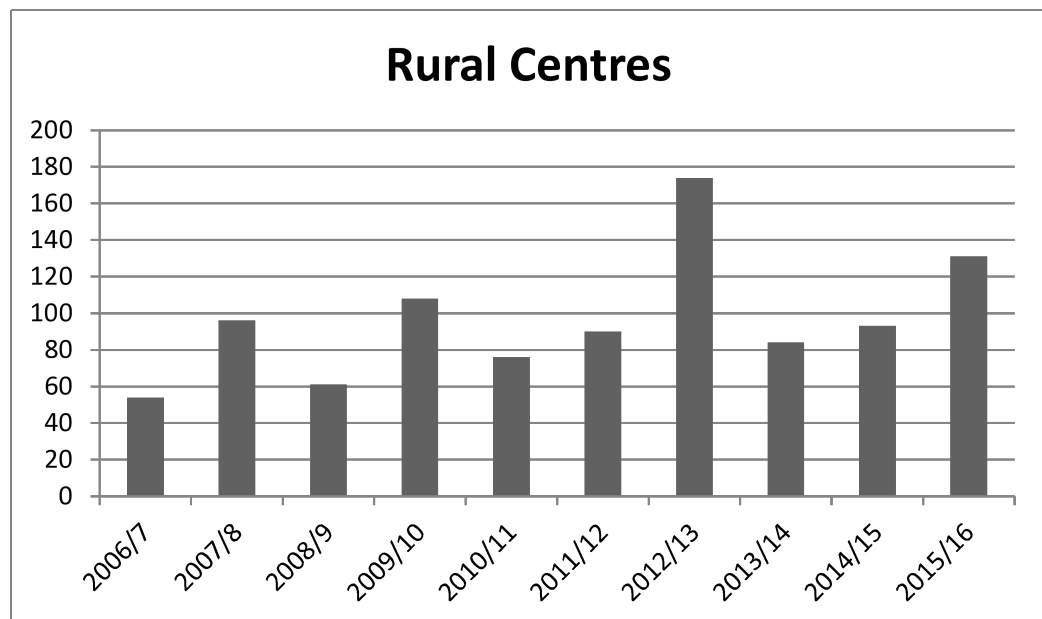


Fig. 3.5 Rural Centres, from April 2006

Fig. 3.6 - Selected Rural Villages

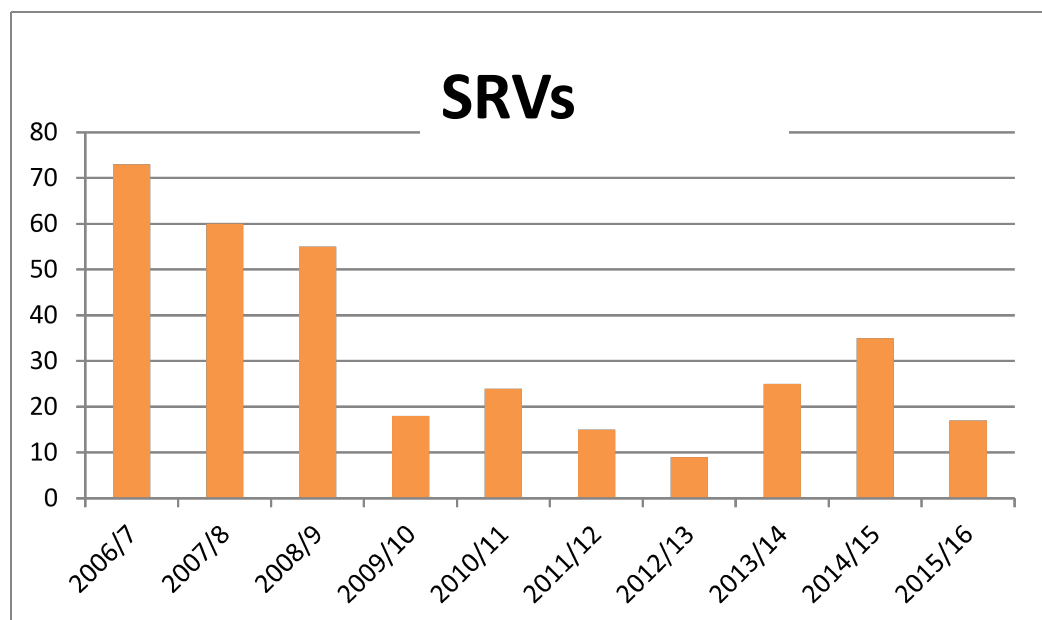


Fig. 3.6 Selected Rural Villages, from 1 April 2006

Fig. 3.7 - Countryside

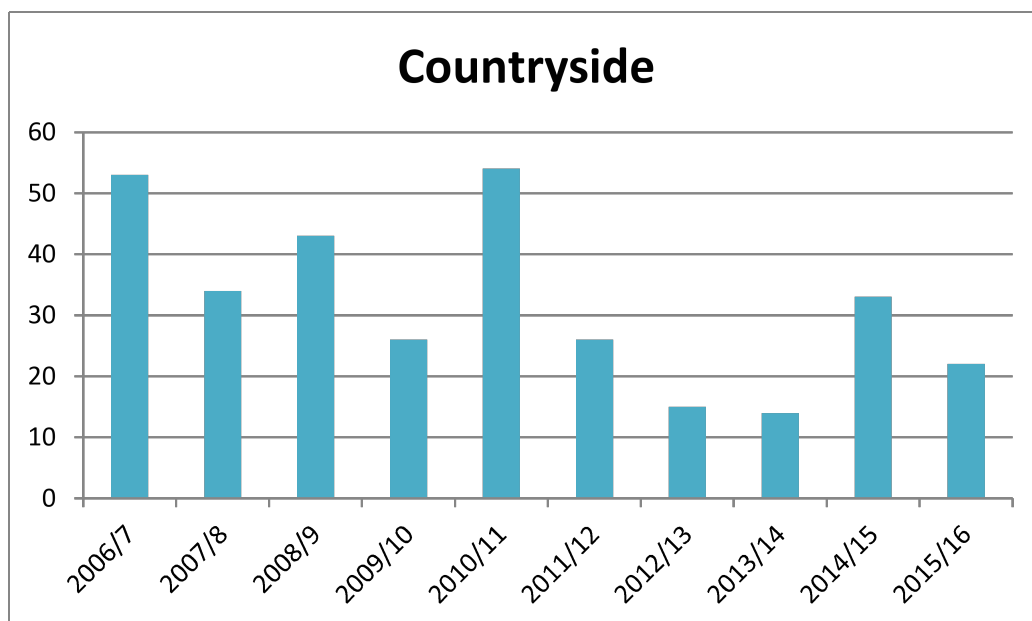


Fig. 3.7 Countryside, from 1 April 2006

3.6

Total Affordable Housing Supply Since 1 April 2006

Fig. 3.8

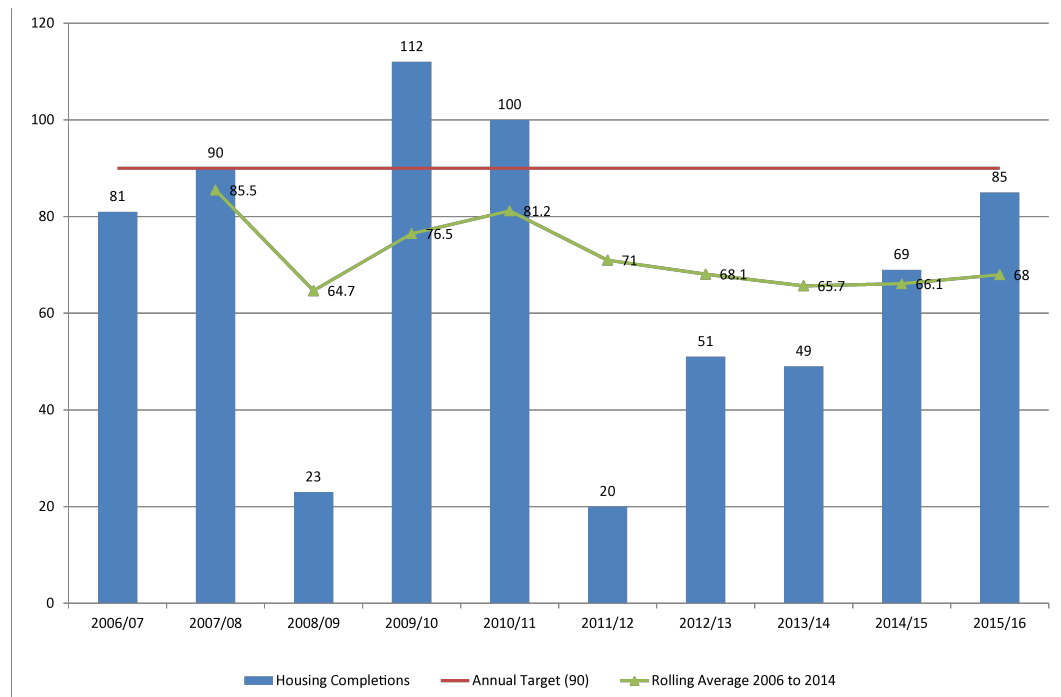


Fig. 3.8 Affordable Housing completion rates average at 68 new homes per annum since the start of the plan period in 2006

4 Core Strategy Monitoring Framework

4.1 Objective 1: To meet strategic housing requirements, the accommodation needs of the District's population and the need for affordable housing

Table 4.1

Policies	Indicator	Target	HDC Reference	Monitoring Update
CS1 Spatial Strategy	Total amount of housing planned to be delivered over the plan period	At least 7,700 dwellings (2006-2028) At least 350 dwellings per annum (2006-2028)	HDC Local Indicator 1 (Core Output Indicator H1)	Harborough District Council currently has a 5 Year Land Supply of 4.66 years as at 31 March 2016; 1 April 2015 figure was 4.45 years.
Policy CS2: Delivering New Housing	<p>Net additional dwellings provided in the previous 5 years</p> <p>Net additional dwellings provided in the reporting year</p> <p>Net additional housing expected to come forward over at least a 15 year period</p> <p>Net additional dwellings expected to come forward each</p>	<p>5 year milestones (using the start date of the plan i.e. 2006/07):</p> <p>By 31 March 2011 at least 1750 dwellings will be provided across the District</p> <p>By 31 March 2016 at least 3500 dwellings will be provided across the District</p> <p>By 31 March 2021 at least 5250 dwellings will be provided across the District</p>	<p>HDC Local Indicator 2 (Core Output Indicator H2(a))</p> <p>HDC Local Indicator 3 (Core Output Indicator H2(b))</p> <p>HDC Local Indicator 4 (Core Output Indicator H2(c))</p> <p>HDC Local Indicator 5 (Core Output Indicator H2(d))</p>	<p>Since the start of the plan period 5,583 new homes have been built across the District.</p> <p>See section 3.2 Five Year Supply to 31 March 2021 in this report.</p> <p>For more details including housing trajectory for the plan period please refer to the full 5 Year Land Supply Report, dated April 2016.</p>

Policies	Indicator	Target	HDC Reference	Monitoring Update
	year over the remaining plan period to meet the overall housing requirement, taking into account previous delivery since the start of the plan period.	By 31 March 2026 at least 7000 dwellings will be provided across the District.		
CS3: Delivering Housing Choice and Affordability	Gross affordable housing completions	At least 90 dwellings per annum (2010-2028) including delivery from both existing commitments and planned growth	HDC Local Indicator 6 (Core Output Indicator H5)	Target for the period 1 Apr 2015 – 31 Mar 2016 is 90 affordable dwellings. Delivery of affordable housing for the period 1 Apr 2015 – 1 April 2016 = 85 see section 3.6 Total Affordable Housing Supply Since 1 April 2006 in this report
Policy CS4: Providing for Gypsy, Traveller and Travelling Showpeople Needs	Net additional Gypsy and Traveller pitches provided	- At least 30 pitches - At least 10 transit pitches - At least 29 plots for Showpeople (2007-2016)	HDC Local Indicator 7 (Core Output Indicator H4)	Since the start of the plan period a total of 5 social rented pitches have been delivered For the period 1 Apr 2015 – 1 April 2016 4 additional Gypsy and Traveller pitches and 11 Travelling Showpeople plots have been delivered.

4.2 Objective 2: To meet employment needs, foster economic growth and maintain high employment levels in the District

Table 4.2

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS7: Enabling Employment and Business Development Policy	Total amount of additional employment floorspace by type	To be determined following review of existing employment sites and allocations (as per Policy CS7d)	HDC Local Indicator 6 (Core Output Indicator H5)	Not currently monitored.
	Employment land available by type	To be determined following review of existing employment sites and allocations (as per Policy 7d)	HDC Local Indicator 9	Please refer to the following reports on our website: 1. Employment Land Availability Assessment 2012 2. Existing Employment Areas Review 2012 3. Leicester and Leicestershire HMA Employment Land Study 2013

4.3 Objective 3: To locate new development in sustainable locations that respect environmental capacity and which have appropriate infrastructure, services and facilities in place or where these can realistically be provided; and to encourage the appropriate re-use of brownfield sites in sustainable locations.

Table 4.3

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS2: Delivering New Housing Policy CS13: Market Harborough Policy CS14: Lutterworth Policy CS15: Leicester Principal Urban Area Policy CS16: Broughton Astley Policy CS17: Countryside, Rural Centres and Rural Villages	Location of new housing growth	Housing growth as follows: -At lest 3,300 dwellings at Market Harborough; -At least 700 dwellings at Lutterworth; -At least 880 dwellings at the Leicester PUA; -At least 400 dwellings at Broughton Astley; -2,420 dwellings at the Rural Centres and selected rural villages	HDC Local Indicator 10	For information on housing growth since 2006 and how this looks against the planned figures please refer to section 3.3 Monitoring Housing Supply as Planned in the Adopted Core Strategy of this report. For information on housing growth by settlement please refer to the current 5 Year Land Supply Report, dated 2015/2016 or in section 3.2 Five Year Supply to 31 March 2021 of this report
Policy CS2: Delivering New Housing	Percentage of dwellings completed at a minimum of 40 dwellings per ha on sites within	100% of dwellings on appropriate sites of 0.3ha or above	HDC Local Indicator 11	Not currently monitored by Strategic Planning; encouraged by Development Management as part of the planning decision process.

Policies	Indicator	Target	HDC Reference	Monitoring Update
	<p>or adjacent to the Principal Shopping and Business Area of Market Harborough and Lutterworth.</p> <p>Percentage of dwellings completed at a minimum of 30 dwellings per hectare elsewhere within the district.</p>	100% of dwellings on appropriate sites of 0.3ha or above	HDC Local Indicator 12	Not currently monitored by Strategic Planning; encouraged by Development Management as part of the planning decision process.
Policy CS12: Delivering Development and Supporting Infrastructure	Provision of necessary infrastructure	Delivery of the Core Strategy Infrastructure Services plan.	HDC Local Indicator 13	S106 income has been used to deliver various benefits across the District, including Affordable Housing. Refer to section 4.3.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure—Affordable Housing Spending record: for full details.
Policy CS2: Delivering New Housing	% of new dwellings on previously developed land (PDL)	<p>At least 35% (2006-2028)</p> <p>At least 16% (2010-2028) including delivery from both existing commitments and planned growth</p>	HDC Local Indicator 14 (Core Output Indicator H3)	For information on housing growth by settlement and land type please refer to the current 5 Year Land Supply Report, 2015/2016 or section 3.2 Five Year Supply to 31 March 2021 in this report

4.3.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure—Affordable Housing Spending record:

Table 4.4 Policy CS12: Delivering Development and Supporting Infrastructure—Affordable Housing Spending record

<u>Development site</u>	<u>Amount received</u>	<u>Amount spend so far</u>	<u>Where spent</u>	<u>Housing provider</u>
Former Mushroom Farm, Kibworth	£87,500	£87,500	Affordable Housing	Seven Locks Housing
8 Knoll Street, Market Harborough	£5,777	£0	-	-
22 Coventry Road, Broughton Astley	£21,664	£0	-	-
7 & 8 The Cuttings, Thurnby	£2,888.50	£0	-	-
22 High Street, Kibworth	£14,442	£0	-	-
Plot 3, Tower Court, Rushes Lane, Lubenham	£21,263.75	£0	-	-
No Site Details	£3,610	£0	-	-
Building 2, 22 High Street, Kibworth	£3,610	£0	-	-
5 Wier Road	£11,554	£0	-	-
No site details	£2,888	£0	-	-

4.4 Objective 4: To protect, enhance and, where appropriate, secure the provision of additional accessible community services, facilities, open spaces and infrastructure throughout the District.

Table 4.5

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS12: Delivering Development and Supporting Infrastructure	Provision of necessary infrastructure	Delivery of the Core Strategy Infrastructure Services plan	HDC Local Indicator 15	Community funding from S106 agreements has been used to deliver various benefits across the District. Please refer to section 4.4.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure— S106 Grant Allocation record for full details.
Policy CS8: Protecting and Enhancing Green Infrastructure	Provision of open space associated with new development in accordance with the standards contained within the District Council's document 'Provision of Open Space , Sport and Recreation'	100% of relevant developments to comply with the standards	HDC Local Indicator 16	Not currently monitored by Strategic Planning; enforced by Development Management as part of the planning decision process.
Policy CS8: Protecting and Enhancing Green Infrastructure	Amount of eligible open spaces managed to Green Flag standard.	All publicly accessible open space in the District to achieve the 'Good' quality standard when assessed against the 'Green Flag' standard.	HDC Local Indicator 17 (Core Output Indicator 4c)	91.6% of Open Space holds 'Good' or better in Green Flag Standards. See section 4.4.2 Footnote Policy CS8: Protecting and Enhancing Green Infrastructure for more details.

4.4.1 Footnote Policy CS12: Delivering Development and Supporting Infrastructure— S106 Grant Allocation record

Table 4.6 Policy CS12: Delivering Development and Supporting Infrastructure— S106 Grant Allocation record

<u>Grant Allocated to</u>	<u>Allocation Amount</u>	<u>Project Summary</u>	<u>Delivery deadline</u>
Market Harborough Baptist Church	£18,742	Upgrade toilet facilities	September 2016
Market Harborough Sea Cadets	£12,500	Funding for minibus	September 2017
Market Harborough in Bloom	£11,092	Provide a water storage tank and planters	January 2016
The Well, Kibworth	£38,450	Upgrading Café Area	September 2016
Market Harborough Town Centre	£11,567,89	Improvements to Street Furniture Town Centre Square	January 2016
Gilmorton Parish Council	£10,273	Outdoor Equipment	November 2017
Harborough Town Community Trust	£230,000	Football and Rugby Extended Provisions	April 2018
Harborough Town Community Trust	£40,000	Car Park Extension	April 2018
Scraptoft Village Hall	£177,525.05	Village Hall Project	March 2016
HDC on behalf of Welland Park	£4,805	Welland Park Signage Running Track	January 2016
Swinford Cemetery	£11,485	Upgrade Burial Ground	September 2016
Market Harborough Town Centre	£13,200	Create Footpath around Welland Park	January 2016
Market Harborough Cricket Club	£17,097	Refurbish and extension of cricket facilities	January 2016
Meadowdale Academy	£8,967.25	Upgrade of toilet facilities	September 2016

4.4.2

Footnote Policy CS8: Protecting and Enhancing Green Infrastructure

Table 4.1 is a summary of the current Quality rating for all Open Space across the District, as at 31st March 2016. Please note that Open Spaces

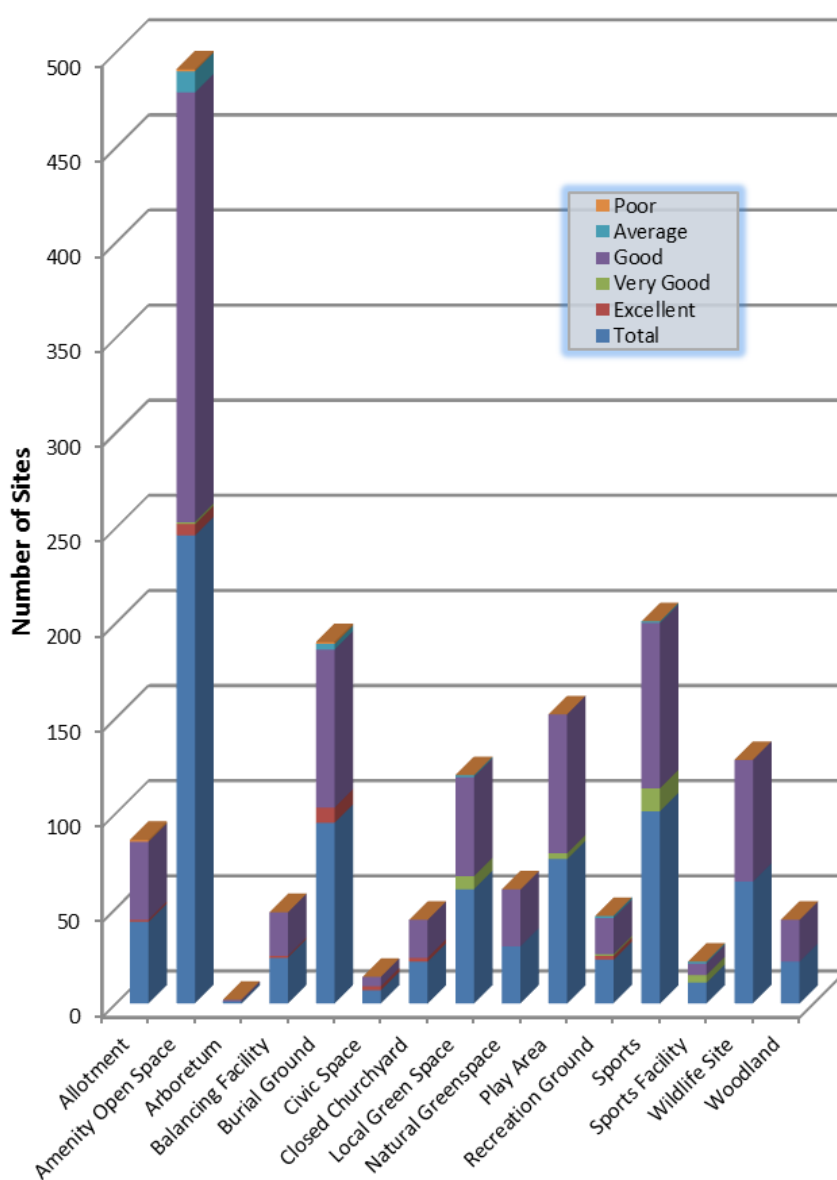


Fig. 4.1 Policy CS8: Protecting and Enhancing Green Infrastructure

are continually monitored on a rolling basis throughout the year. An update will be published in this report twice yearly. For accurate, point-in-time updates please contact planningpolicy@harborough.gov.uk (Fig. 4.1)

4.5 Objective 5: To protect and enhance the District's distinctive rural landscape, settlement pattern, historic assets, natural environment and biodiversity

Table 4.7

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS11: Promoting Design and Built Heritage	Protection of non-listed historic assets	Establishment of a local list of buildings / features of local importance	HDC Local Indicator 18	Not yet progressed.
	Designation of additional Conservation Areas	Further investigation of suitability of Dunton Bassett, Great Glen, Mowsley, Little Bowden and Peatling Magna and designation as Conservation Areas, where appropriate	HDC Local Indicator 19	Not yet progressed.
Policy CS8: Protecting and Enhancing Green Infrastructure	Maintaining Green Wedges	Green Wedge review complete	HDC Local Indicator 20	Not yet progressed.
	Provision of Local Nature Reserves	Provision of a new Local Nature Reserve will be sought as part of the strategic development area in Market Harborough	HDC Local Indicator 21	Addressed in the SDA Master Plan for North West Market Harborough. N/a
	Change in areas of biodiversity importance	No net loss	HDC Local Indicator 22 (Core Output Indicator E2)	
Policy CS17:	Percentage of	No inappropriate	HDC Local Indicator 23	For the period 1 Apr 2015 – 31 Mar 2016 there

Policies	Indicator	Target	HDC Reference	Monitoring Update
Countryside, Rural Centres and Rural Villages	development considered not to comply with Policy CS17(c)	development in the countryside		have been 10 planning applications permitted which do not comply with CS17. Please refer to the table in section 4.5.1 Footnote 'Policy CS17 : Countryside, Rural Centres and Rural Villages' for more information.

4.5.1 Footnote 'Policy CS17 : Countryside, Rural Centres and Rural Villages'

This relates to 'Policy CS17 : Countryside, Rural Centres and Rural Villages', which can be summarised as follows:

Beyond Market Harborough, Lutterworth, Broughton Astley and Leicester PUA, development over the plan period will be focussed on Billesdon, Fleckney, Great Glen, Husbands Bosworth, Kibworth and Ullesthorpe. As Rural Centres they will be the focus for rural affordable and market housing, additional employment, retail and community uses to serve the settlement and its rural catchment area. In other selected rural villages development will be on a lesser scale. In all cases development will be on a scale which reflects the size and character of the village concerned, the level of service provision and takes into account recent development and existing commitments. Outside these rural settlements, new development in the Countryside and other settlements not identified as selected rural villages will be strictly controlled.

Only development required for the purposes of agriculture, woodland management, sport and recreation, local food initiatives, support visits to the District and renewable energy production will be appropriate in the Countryside subject to compliance with other relevant policies in this Strategy.

Rural development will be delivered as follows:

(Limits to Development are defined for the following small settlements: Arnesby, Ashby Magna, Burton Overy, Claybrooke Magna, East Langton, Hungarton, Leire, Peatling Magna, Saddington, Stoughton, Thorpe Langton, Tur Langton, Walcote and Walton.)

Please refer to Table 4.8 for monitoring information in relation to CS17.

Table 4.8 Planning applications approved for housing development in countryside locations not in accordance with the Core Strategy Policy CS17

Parish	Reference	Date Permitted	Description	Notes
Ashby Magna	15/01896/OUT	03.02.16	Erection of a dwelling	Erection of a dwelling
Frolesworth	15/01172/FUL	30.09.15	Erection of a replacement dwelling	Demolition of existing dwelling and erection of replacement, no net gain in dwellings
Gaulby	15/01574/FUL	15.12.15	Erection of a dwelling	Planning Committee overturn, no mention of

Parish	Reference	Date Permitted	Description	Notes
				CS17 in justification
Hungarton	15/01129/FUL	07.01.16	Demolition of a cattle shed and timber sheds and the erection of two dwellings	Considered to improve the setting of listed buildings in comparison to existing use
Keyham	15/00589/FUL	07.09.15	Change of use and alterations of Blackthorn Barn (annex) to separate dwelling	COU of existing annexe
Knaptoft	15/01555/FUL	14.12.15	Conversion of an agricultural building to form a single dwelling	Conversion of existing building
Leire	15/01246/FUL	04.11.15	Demolition of existing buildings and erection of four detached dwellings	Previously developed land, adj to limits to development
Launde	15/00732/FUL	15.07.15	Conversion of a barn and extension to form one dwelling	Conversion of existing building
Newton Harcourt	15/00134/VAC	08.04.15	Variation of condition 3 of 98/00513/FUL to create a separate dwelling	None
Shearsby	15/01077/FUL	10.09.15	Change of use of agricultural barn to mixed use comprising a dwelling (C3) and cookery school (D1)	Conversion of agricultural building and including economic development use

4.6 Objective 6: To safeguard and enhance the character and built heritage of the District's settlements and ensure that residential amenity is protected

Table 4.9

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS11: Promoting Design and Built Heritage	Protection of non-listed historic assets	Establishment of a local list of buildings / features of local importance	HDC Local Indicator 17	Not yet progressed.
	Designation of additional Conservation Areas	Further investigation of suitability of Dunton Bassett, Great Glen, Mowsley, Little Bowden and Peatling Magna and designation as Conservation Areas, where appropriate	HDC Local Indicator 18	Not yet progressed.

4.7 Objective 7: To protect and promote the economic viability and vitality of the District's towns and rural centres

Table 4.10

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS6: Improving Town Centres and Retailing	Provision of additional retailing floorspace	Comparison shopping: Minimum of 13,800m ² Convenience shopping: Minimum of 7,800m ² (2006-2028)	HDC Local Indicator 24	Please refer to the 2013 Harborough Retail Study on our website.

4.8 Objective 8: To promote good design which respects, and where possible enhances, its surroundings and quality of life and which improves community safety, reduces antisocial behaviour and reduces the fear and incidence of crime

Table 4.11

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS11: Promoting Design and Built Heritage	The proportion of new residential developments of 10 or more dwellings achieving very good, good, average and poor ratings against the Building for Life Criteria.	Aspirational target of 100% achieving very good or good (resources need to be identified to undertake assessment of sites)	HDC Local Indicator 25	Not currently monitored. (CABE initiative has been absorbed by the Design Council.)

4.9 Objective 9: To reduce the environmental impacts of road traffic, both private and commercial, and lessen the need for car use by encouraging alternative modes of transport including cycling and walking.

Table 4.12

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS5: Providing Sustainable Transport	Percentage of completed non – residential development within Use Classes Orders A, B and D complying with car-parking standards set out in LDF	100%	HDC Local Indicator 26 (Core Output indicator 3a)	Not currently monitored.
Policy CS13: Market Harborough	Provision of enhanced cycling facilities	Creation and implementation of a town wide cycle network for Market Harborough	HDC Local Indicator 27	Addressed in the SDA Master Plan for North West Market Harborough.
Policy CS14: Lutterworth	Improvements to air quality within the Lutterworth town centre Air Quality Monitoring Area	Working towards achieving the National Air Quality objectives	HDC Local Indicator 28 (Annual Air Quality Updating and Screening Assessment)	<p>National Air Quality Objectives stipulate an annual mean target of 40 µgm⁻³ for Nitrogen Dioxide.</p> <p>The Lutterworth AQMA has exceeded this target every year since 2006. A study has been commissioned by consultants TRL to look at options for improving the air quality.</p> <p>In 2015 an Air Quality Update and Screening Assessment was Published and is available on</p>

Policies	Indicator	Target	HDC Reference	Monitoring Update
				our website.
Policy CS2: Delivering New Housing	<p>Percentage of dwellings completed at a minimum of 40 dwellings per ha on sites within or adjacent to the Principal Shopping and Business Area of Market Harborough and Lutterworth.</p> <p>Percentage of dwellings completed at a minimum of 30 dwellings per hectare elsewhere within the district.</p>	<p>100% of dwellings on appropriate sites of 0.3ha or above</p> <p>100% of dwellings on appropriate sites of 0.3ha or above</p>	<p>HDC Local Indicator 11</p> <p>HDC Local Indicator 12</p>	<p>Not currently monitored, but encouraged by Development Management as part of the planning decision process.</p> <p>Not currently monitored, but encouraged by Development Management as part of the planning decision process.</p>

4.10 Objective 10: To minimise waste production and maximise re-use and recycling of waste

Table 4.13

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS11: Promoting Design and Built Heritage	Waste reduction and recycling	To recycle/compost 58% of household waste by 2017	HDC Local Indicator 29	<p>At the time of publication figures for Q1-Q3 were available</p> <ul style="list-style-type: none"> Overall recycling rate for Apr2015-Dec 2015 is 59.1% <p>Dry recycling rate for Apr2015-Dec 2015 is 24.65% (incl cardboard)</p> <ul style="list-style-type: none"> Green recycling rate Apr2015-Dec 2015 is 34.27%

4.11 Objective 11: To minimise energy demand and maximise the use of renewable energy resources.

Table 4.14

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS9: Addressing Climate Change	Renewable energy generation by installed capacity and type	To increase the amount of renewable energy generation by installed capacity and type	HDC Local Indicator 30 (Core Output Indicator E3)	For the current period Apr2015 to Mar2016: 5 renewable energy applications received by HDC. Planning Applications for wind turbines since the start of the plan period (2006) can be summarised as follows: •51 applications Ø15 implemented Ø11 consented but not yet implemented Ø17 refused Ø8 withdrawn Ø0 pending decisions Planning Applications for Solar Farms since the start of the plan period: •5 applications: Ø3 Consented Ø1 refused Ø1 pending decision (14/00833/FUL)
Policy CS13: Market Harbourough	Provision of enhanced cycling facilities	Creation and implementation of a town wide cycle network for Market Harbourough	HDC Local Indicator 27	Addressed in the SDA Master Plan for North West Market Harbourough.
Policy CS2: Delivering New Housing	Percentage of dwellings completed at a minimum of 40 dwellings per ha on sites within or adjacent to the Principal Shopping and Business Area of Market Harbourough	100% of dwellings on appropriate sites of 0.3ha or above 100% of dwellings on appropriate sites of	HDC Local Indicator 11 HDC Local Indicator 12	Not currently monitored, but encouraged by Development Management as part of the planning decision process. Not currently monitored, but encouraged by Development Management as part of the planning decision process.

Policies	Indicator	Target	HDC Reference	Monitoring Update
	and Lutterworth. Percentage of dwellings completed at a minimum of 30 dwellings per hectare elsewhere within the district.	0.3ha or above		

4.12 Objective 12: To promote sustainable growth of tourism and access to the countryside within the district

Table 4.15

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS8: Protecting and Enhancing Green Infrastructure	Maintaining Green Wedges	Green Wedge review complete	HDC Local Indicator 20	N/a
Policy CS11: Promoting Design and Built Heritage	Provision of enhanced tourism facilities	Increased range and/or enhanced quality of tourism attractions and supporting infrastructure	HDC Local Indicator 28	<p>In the last 12 months:</p> <ul style="list-style-type: none"> • Recruited tourism executive through Leicestershire Promotions • European fund LEADER program with tourism priority • Ongoing town centre events • Support, sponsor and deliver our own events • Visitor Interpretation Panels installed and maps provided • Coach parties accepted at Market Hall • Newsletter

4.13 Objective 13: Locate new development in areas which will not put life or property at risk of flooding

Table 4.16

Policies	Indicator	Target	HDC Reference	Monitoring Update
Policy CS10: Addressing Flood Risk	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	0 planning permissions issued against the advice of the Environment Agency.	HDC Local Indicator 31 (Core Output Indicator E1)	No planning permissions issued against the advice of the Environment Agency, however it contains satisfactory flood mitigation measures.

5

Neighbourhood Development Plans

At 31 July 2016, there were We now have 11 Neighbourhood Plans at various stages , as well as a number settlements currently exploring the idea of starting a Neighbourhood Plan.

Table 5.1 Monitoring Neighbourhood Development Plans

Neighbourhood Plan "made"	Submitted / Examination stage	Draft Plan developed	Neighbourhood area Submitted / Designated Plan in preparation
Broughton Astley	East Langton	Great Easton	Arnseby
Billesdon	Foxton	The Kibworths	Burton Overy
Scraptoft	Great Glen	North Kilworth	Fleckney
	Lubenham	Shearsby	Great Bowden
		Hungarton	Houghton on the Hill
			Medbourne
			Saddington
			South Kilworth
			Swinford
			Thurnby and Bushby
			Tur Langton

6 Duty to Cooperate

Harborough District Council's Strategic Planning Team keeps a Summary of activity for each project in operation which involves cross-authority cooperation. The following is a summary of Duty to Cooperate activities through the April 2015 – March 2016 period.

Table 6.1 Duty to Cooperate Records

<u>Project</u>	<u>Meeting / Communication</u>	<u>Attendees/ HDC Representative</u>	<u>Precis of outcomes and link to minutes/correspondence</u>
Strategic Housing Need (including affordable housing and specialist housing for the elderly)	HEDNA	HMA Local Authorities LLEP (Adjoining LAs and other prescribed bodies to be involved in stakeholder workshops)	HEDNA commenced (G L Hearn)
	Strategic Growth Plan	HMA Local Authorities LLEP	Joint Strategic Planning Manager appointed. Work on scope of Strategic Joint Working underway
	Aligning Local Plans	HMA Local Authorities	Advice provided re: Aligning Local Plans
Gypsy/ Traveller Needs	GTAA	HMA Local Authorities	GTAA brief and partnering agreement agreed and GTAA out to tender
	Aligning	Kettering	Updating of background evidence

<u>Project</u>	<u>Meeting / Communication</u>	<u>Attendees/ HDC Representative</u>	<u>Precis of outcomes and link to minutes/correspondence</u>
	approach to G&T delivery and sharing of information	BC	
General Employment	Joint SHLAA / ELAA Methodology	HMA Local Authorities	Joint SHLAA / SELAA Agreed
Strategic Distribution	Leicester & Leicestershire Strategic Distribution Sector Study (2014)	HMA local authorities / LCC / LLEP Adjoining LAs / LEP's, developers & other bodies were involved in stakeholder workshops	Evidence document published: Leicester and Leicestershire Strategic Distribution Sector Study . It provides an assessment of need for large scale distribution uses (B8 units>9,000m2) to 2031 and 2036, setting out; baseline position, key challenges, land required / shortfall (rail-served SFRI and non-rail served) and a recommended strategy and policy for identifying and delivering future sites. http://www.harborough.gov.uk/directory_record/726/leicester_and_leicestershire_strategic_distribution_sector_study_-_november_2014
	Implementing L&L SDSS	HMA Authorities / LCC / LLEP / Joint Strategic Planning Manager	Change in supply circumstances expected to reduce 'shortfall' to 2031/2036 (i.e. current LP time-period). Agreement to update Large B8 Supply Data (completed Jan 2016) to evidence (Concluded: Rail-served - no change, Non-rail served - significant change short term). Primary research on 'Recycled Land' - no appetite for joint work on evidence. Two possible parallel lines of activity identified; i. SDSS growth - progress via current / revised development plan/s (relevant LPA's) ii. SFRI provision & higher / longer term sector growth to be raised as integral element of the development of the Strategic Growth Plan (SPG).
	H LP Options for	HMA local authorities /	Confirmation of no 'Un-met' need for large S&D in adjoining authorities of DDC, RBC. Agreement to 'Medium' approach to SA/SEA (i.e. assessing effects on Harborough plus High-level effects on wider area).

<u>Project</u>	<u>Meeting / Communication</u>	<u>Attendees/ HDC Representative</u>	<u>Precis of outcomes and link to minutes/correspondence</u>
	Accommodating S&D (incl. SA&SEA)	LCC Highways / adjoining LPA's incl. non Leicestershire (i.e. DDC, RBC, KBC, CBC, WNJPU, NNJPU, RCC, WDC, NCC, NBC, SNDC, WDC, C City C)	Circulation of 'SA of S&D - Duty to Cooperate & Information Template (prepared / completed Nov 15 - Jan 16) Identified ongoing co-operation on S&D needed with; RBC, NWLDC, DDC, C City, BDC, NBC (but not with; WDC, CBC, O&WBC, MBC) Potential effects of scale of growth (Option C, combinations of Options) on Housing OAN, TTWA pattern, DIRFT III and the delivery of economic objectives in adjoining authorities were identified as issues.
Other Infrastructure	Water Cycle Study	ST and AW EA and LLFA	Evidence study published on website http://www.harborough.gov.uk/directory_record/1643/harborough_district_watercycle_study a precis of this report can be found in this report at section 8.3 Harborough District Watercycle Study
Green Wedges Study	Draft Green Wedge Review update	Leicester City Council Oadby and Wigston BC	Consulted on GW Review Update https://www.harborough.gov.uk/directory_record/466/green_wedge_review a precis of this report can be found in this report at section 8.4 Green Wedge Review - Draft Technical Update

7

Other Indicators

- **2011 Census Insights:** Previous editions of the AMR include analysis of the Census 2011 data compared with data from Census 2001 and looked at resident population, age structure and gender, marital status, population density, tenure and accommodation types. Further information from the 2011 Census employment, released in 2013 looked at economic performance; economic activity and employment, occupations, employment industries, commuting patterns and car ownership, and business enterprise.

This report will look at:

- **Business Enterprise** - reporting on the way harborough engages with the local community and current UK business count statistics for Harborough District compared to regional averages.
- **Carbon Emissions** – reporting on the carbon emissions per person for Harborough District, in comparison with national and regional averages.
- **Fuel Poverty** – reporting on the occurrence of fuel poverty across the Harborough District, in comparison with national and regional averages.

7.1

Business Enterprise

Harborough District Council engages with the local business community in a number of ways and is committed to achieving the vision that Harborough is a vibrant, safe and prosperous district.

This is expressed in a number of support services available to the local business community, including:

- New Harborough Innovation Centre (HIC) contract (Pioneer 10) : <http://www.harborough-ic.co.uk/>
- Committed to the Harborough Open for business Prospectus
- European LEADER funds of €1.989m in a joint bid across rural East Leicestershire businesses.
- Business start up events, newsletter, networking & advisory events
- For more information visit our website: <http://www.harborough.gov.uk/business-grants>

According to www.nomisweb.co.uk there are currently 4,995 enterprises located in the Harborough District, 90.5% are small businesses employing less than 10 people. (Fig. 7.1)

UK Business Counts – definitions from Nomis*

The data contained in the table are compiled from an extract taken from the Inter-Departmental Business Register (IDBR) recording the position of units as at March of the reference year. The IDBR contains information on VAT traders and PAYE employers in a statistical register which provides the basis for the Office for National Statistics to conduct surveys of businesses. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. The employment information on the IDBR is drawn mainly from the Business Register Employment Survey (BRES). Because this is based on a sample of enterprises, estimates from previous returns and from other ONS surveys have also been used. For the smallest units, either PAYE jobs or employment imputed from VAT turnover is used. Estimates in the table are rounded to prevent disclosure.

Fig. 7.1

Table 7.1 UK Business Counts 2015

Enterpr				
	Harborough		East Midlands	
	Number	Percentage	Number	Percentage
Micro 0-9	4520	90.5	145,200	88.2
Small 10-49	395	7.9	16,110	9.8
Medium 50-249	75	1.5	2755	1.7
Large 250+	10	0.2	625	0.4
Total	4,995	-	164690	-

7.2

Environmental Impact

Carbon Emissions

Harborough District is a large rural district. The carbon emissions in 2013 were 8.3 tonnes per person. This is a decrease from 2012, when the figure was 8.4 tonnes per person. This compares to 7.6 tonnes per person for Leicestershire and an average 7 tonnes per person for UK. Harborough District has the second highest emissions in Leicestershire. (Fig. 7.2)

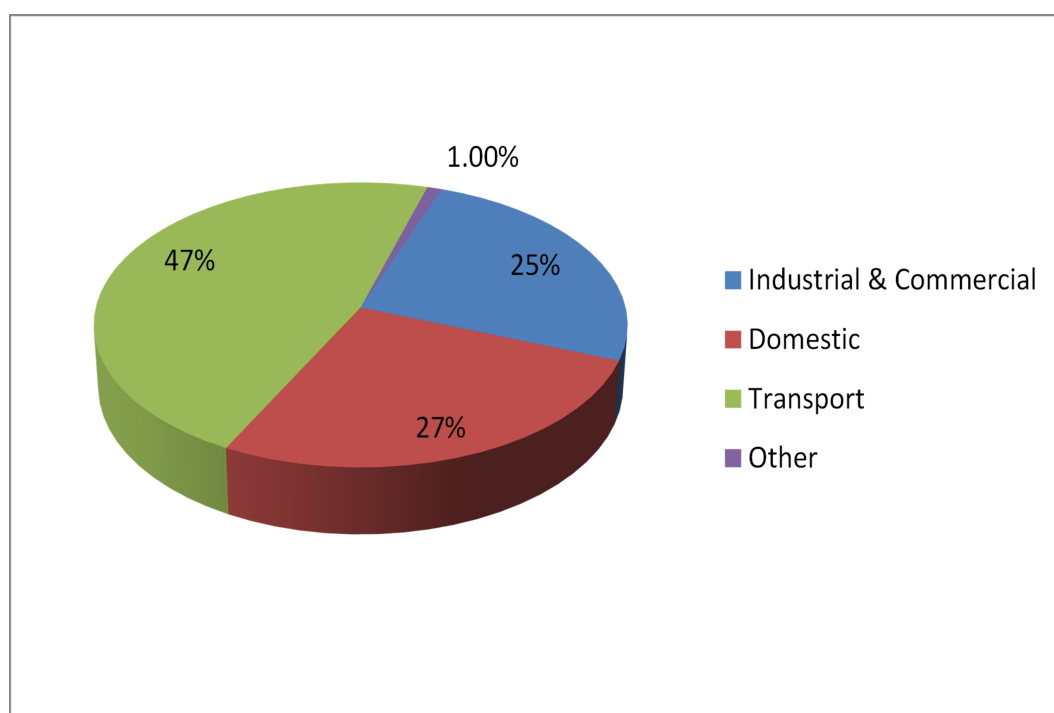


Fig. 7.2

Carbon emissions for Harborough (2013): Transport is responsible for the highest proportion of the emissions, with 47% of the total. Domestic energy use accounts for 27% of the total and industrial and commercial account for 25% of the total. The final 1% of emissions are due to agricultural land use.

Source: National Atmospheric Emissions Inventory

Fuel Poverty

Harborough District is a mainly rural district and many homes are off the gas grid. Heating a home is more expensive if other fuels are used for heating. In addition there are many older homes that are more expensive to heat. For some communities fuel costs can be so expensive that they lead to fuel poverty.

In Harborough District in 2013 there were 7.9% or 2,799 households in fuel poverty, according to the new low income, high costs (LIHC) method

of measuring fuel poverty, recently adopted by the Government. This compares to 8.9% for the whole of Leicestershire and 10.6% for England.

Source: National Statistics

8

Published Reports

This section briefly describes documents related to the local planning process published by the local planning authority during 2015-16.

8.1

Strategic Housing Land Availability Assessment (SHLAA)

Harborough District Council has updated its assessment of potential new housing sites in the district. This Strategic Housing Land Availability Assessment (SHLAA) 2015 Update replaces the previous 2014 SHLAA. The assessment is required by the National Planning policy Framework (2012)

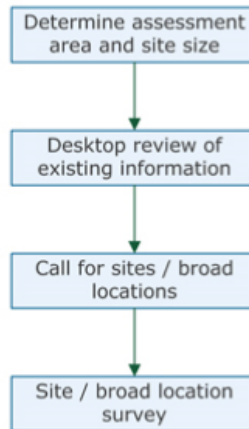
The SHLAA 2015 Update presents the results of an objective assessment of potential housing sites submitted to the council during the “call for sites” in February 2015 together with sites from the previous SHLAA. It assesses the potential sites within or adjacent to the Districts most sustainable settlements to deliver housing over the next 0-5 years, 6-10 years, 11-15 years and 16 plus years.

The SHLAA is technical evidence which, together with other evidence documents, will be used to help identify potential strategic allocations as part of the new Local Plan. It is important to note that the assessment maps within the SHLAA 2015 Update do not allocate sites or represent council policy relating to the location of housing.

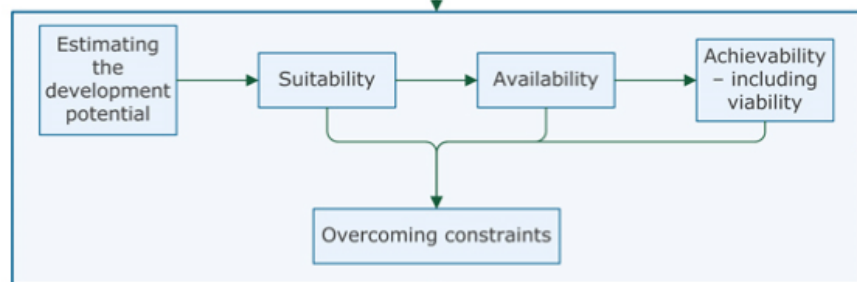
The Main SHLAA Report can be accessed on our website:

http://www.harborough.gov.uk/directory_record/571/strategic_housing_land_availability_assessment_shlaa (Fig. 8.1)

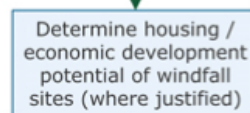
Stage 1- Site / broad location identification



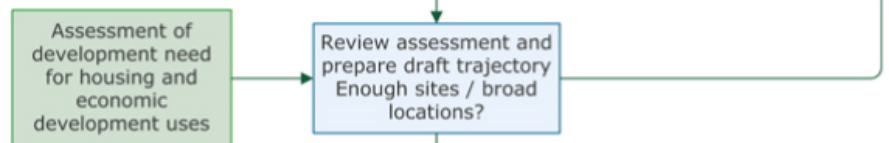
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

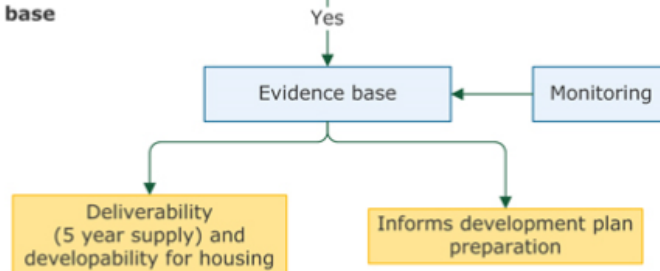


Fig. 8.1 SHLAA Methodology Flowchart

<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/methodology-flow-chart/>

8.2

Sustainability Appraisal: Interim Report

The latest stage in the Sustainability Appraisal (SA) process for the new Local Plan is the identification and assessment of 'reasonable alternatives'.

The SA is a process for determining the sustainability implications of a draft Plan (including any reasonable alternatives) and forms an important part of plan-making.

SA is a legal requirement, but more importantly the findings can help to inform the development of a more sustainable Local Plan by highlighting the constraints and opportunities that the Plan (and any alternative strategies) may have.

The Council commissioned AECOM to undertake the SA of the Local Plan; ensuring a robust and independent assessment of the Local Plan as it develops.

The interim SA Report sets out the findings of the SAs that have been taken alongside the development of the Council's Options Consultation Document.

The SA is a four stage process that produces a number of statutory and non– statutory outputs. The interim SA report represents stage one (Scoping) and stage two (Assessment of Reasonable Alternatives) of the process. The remaining stages are appraisal and preparation.

Stage One involves: reviewing the policy context; establishing the current and projected baseline position for a range of environmental factors; Identifying the key environmental issues; establishing a methodological framework that will be used as a basis for understanding assessments; identifying limitations and assumptions.

Stage Two involves: identification and assessment of reasonable alternatives; comparing different approaches taken to achieve the local plan; exploring issues– housing and employment growth, the strategic distribution of housing and employment, strategic distribution, site specific options for delivery of the spatial strategy, development in the countryside, affordable housing, green infrastructure, town centres and retail, Gypsy and Traveller and Travelling Showpeople.

The entire report can be accessed through our website:

[http://www.harborough.gov.uk/directory_record/724/
sustainability_appraisal_and_strategic_environmental_assessment_-
_new_local_plan](http://www.harborough.gov.uk/directory_record/724/sustainability_appraisal_and_strategic_environmental_assessment_-_new_local_plan)

8.3

Harborough District Watercycle Study

In order to understand the impact that development has on water demand and management, it is helpful to consider the full water cycle. The water cycle includes natural and man made processes and systems that are involved in the collection, storage or transportation of water in the environment.

This approach helps to identify where the key issues and opportunities arise, not only for effective water supply and treatment infrastructure, but also for natural processes such as rivers and groundwater. It is particularly important to recognise the environmental services that are delivered by natural processes and to preserve these and improve them wherever possible.

The objectives of the Water Cycle Study are:

- To undertake a review of current infrastructure capacity and existing water cycle processes
- Provide a clear understanding of the key issues for the suggested Options for the emerging local plan and inform the selection of a preferred option.
- To recommend any necessary flood risk and environmental infrastructure to accommodate planned growth.

The Water Cycle study will follow guidance from the Environment Agency and produce an outline study, highlighting environmental constraints, infrastructure constraints and sustainability issues. The more detailed information on when infrastructure is needed and how it will be funded will depend upon the preferred option, once that is identified, and be covered by detailed viability work.

A full copy of the report can be found on our website:

http://www.harborough.gov.uk/directory_record/1643/harborough_district_watercycle_study

8.4

Green Wedge Review - Draft Technical Update

A review of the boundaries of the District's two Green Wedge designations was carried out in 2011. This was carried out in line with the methodology developed in association with other local authorities surrounding Leicester.

Detailed boundaries of the Leicester/Scraptoft and the Thurnby/Leicester/Oadby Green Wedges were assessed in relation to criteria as set out in the Core Strategy and the case for amending boundaries considered. A draft 2015 technical update of the review is now available which reflects changes to the planning policy context and relevant planning appeal decisions since 2011.

A full copy of the report is available on our website:

https://www.harborough.gov.uk/directory_record/466/green_wedge_review

9

Policy Omissions

All matters related to the need for future planning policy are being addressed in the active development of a draft Local Plan which is expected to be considered by Council later in 2016. This has been informed by consultation on its scope which took place in 2013 and ongoing liaison with development management officers to ensure that any gaps in adopted planning policy are filled.

10

Contact Us

Please contact the **Harborough District Strategic Planning Team**
for any queries regarding this report...

planningpolicy@harborough.gov.uk

Dial **01858 821160** to speak to a member of the team