

Template for production of information and evidence for the Plan Document	Theme:	Development
	Subject:	Employment

Neighbourhood Plan Vision:

For the next 20 years Higham Ferrers will be:

A sustainable, vibrant, thriving community:
Strongly based on its history with an emphasis on its individuality, which encourages growth that supports its market town heritage.

A community which encourages attractive, high quality development:
Including new housing, commercial property and community facilities within a compact market town environment.

A community that is inclusive:
With safe access to its town centre and excellent links to adjacent housing estates, the surrounding countryside and the regional transportation network.

An attractive town centre:
With increased vitality and activity that attracts variety of new businesses to create a thriving High Street and encourage tourism.

Neighbourhood Plan Objectives:

SERVICES: To enhance residents' quality of life by improving leisure, educational, health and environmental services

DEVELOPMENT: To promote some housing and commercial development to meet the needs of residents and to attract visitors, thereby providing a degree of growth and employment opportunity whilst retaining the historic character of the town

DESIGN: To conserve and enhance the town's heritage and environmental features and promote visually attractive and sustainable design in all new developments

ACCESS: To improve transport links within the town's boundary and to the surrounding countryside; provide better parking and safer access to the town centre for residents and visitors.

NOTE
The most relevant parts of the vision and objectives for the subject are shown in red above
The Plan aims to deliver the vision and objectives in partnership with residents, other stakeholders and all necessary statutory authorities
The Plan must be compatible with EU obligations, Strategic Environmental Assessment (SEA), human rights, etc
Sustainable solutions are required for all the subjects in order to satisfy the Vision and Objectives

Source documents:

Subject Name	Date	Originator/Author
East Northamptonshire Local Plan (saved policies only)	1996	East Northamptonshire Council (ENC)
Three Towns Plan	Sept 2006	ENC
East Northamptonshire Employment Land Review	Dec 2006	Atkins
Three Towns Preferred Options: Summary of Consultation	April 2007	ENC
North Northamptonshire Spatial Strategy	June 2008	North Northamptonshire Joint Planning Unit (NNJPU)
Northamptonshire Strategic Employment Land Assessment Final Report	Nov 2009	Atkins
Sustainable Northamptonshire Economic Action Plan	Dec 2010	NEP
Planning Obligations Framework and Guidance	March 2011	Northamptonshire County Council (NCC)
National Planning Policy Framework	March 2012	Dept. for Communities & Local Government
Flood Risk Management Study	March 2012	URS for NNJPU
Paper on Employment Targets for North Northants 2011-2031	July 2012	NNJPU
North Northamptonshire Interim Housing Statement	2013	NNJPU
Urban Structure Study - Consultation Draft	Aug 2013	NNJPU
Consultation on Strategic Housing and Employment Sites	Aug 2013	NNJPU
Higham Ferrers – Key Statistics Census 2011	Nov 2013	ENC
Higham Ferrers Neighbourhood Plan (HFNP) Issues Survey	June 2012	Higham Ferrers Town Council
HFNP Issues Survey - Results	Oct 2012	Higham Ferrers Town Council
HFNP - Community Plan	Aug 2013	HFNP Steering Group
HFNP - Public Consultation on Development Options	Sept 2013	HFNP Steering Group
HFNP - Public Consultation on Development Options - Results	Dec 2013	HFNP Steering Group

1. Brief background/history on the subject:

Describe briefly background and history of when things happened

Write the information/evidence here:

Three Towns Plan September 2006

Higham Ferrers has seen a large amount of residential growth over the last few years, but there has not been the same increase in jobs and employment. In order for the town to become a sustainable location employment lands needs to be allocated along with residential land. Economic growth is vital to ensure that the town growth can be balanced in a more sustainable manner and will also stimulate the local housing market

There is reliance on larger settlements outside the plan area such as Wellingborough, Bedford and Northampton for employment, with approximately 40% of full time employed persons travelling greater than 10 kilometres to work (Census 2001)

Higham Ferrers, mainly due to the proximity with Rushden, has fewer employment areas. there is an area to the east of the town that contains several businesses

Recently a strategic employment study was undertaken for the North Northamptonshire area which recognised that there is a reasonable level of land supply (relative to demand) for both distribution and general industrial development across the District. Additionally, the Core Strategy Preferred Options document recognises that both general industrial and strategic distribution land uses are presently over-allocated, while the office land use has an indicative required allocation of only 1 hectare across East Northamptonshire. Further review of travel to work information reveals that a significant proportion of the Plan area residents commute to Wellingborough, Bedford or other surrounding areas for employment

North Northamptonshire employment targets final report from Tym & Partners November 2011

The North Northamptonshire Core Spatial Strategy (CSS) was adopted in June 2008. This sets out a requirement for 52,000 homes and 47,400 jobs in the period to 2021. The CSS is currently being reviewed to take into account various factors, notably economic recession

There have been good levels of occupancy and development in East Northamptonshire over the recent years with the link of the A45 onto the A14 at Thrapston having significantly improve the employment offer of the district. However, there has been an arguably excessive element of B8 warehouse development on secondary sites which has reduced the overall level of choice available to industrial occupiers looking to expand in the area

2. Source evidence on the subject:

- National Planning Policy Framework view or Policy on the subject
- Local Plan Policy - Core Strategy view or comments on the subject
- Any available statistics that should be considered
- Any other authoritative source, view or comments on the subject i.e. best practice or leading practitioners view
- Sustainable solutions are required across all subjects and themes

Three Town Plan

A site that has been identified for mixed use development is land to the south of the Ferrers School. This land is the existing playing fields for the school and part of a larger allocation (HF2) in the 1996 Local Plan for industrial and commercial (B1 B2 and B8) developments

North Northamptonshire Joint Planning Committee July 2012

Population modelling by Edge Analytics (EA December 2011) gives forecasts of changes in the labour-force arising from the emerging approach to housing growth. They are based on a continuation of average economic activity rates seen in different age groups in the period 2004 – 2009 and reflect not only proposed levels of house building, but also the age structure of the existing population and differences in the average size of households

North Northamptonshire Core Spatial Strategy march 2007

North Northamptonshire is a new name. It relates to the area that is covered by Corby, Kettering, Wellingborough and East Northamptonshire Councils. It is part of the Milton Keynes and South Midlands growth area promoted by the Government through its Sustainable Communities Plan. Included within North Northamptonshire are the main towns of Corby, Kettering and Wellingborough, along with Rushden and a number of other smaller towns and many villages.

Corby, Kettering, Wellingborough and East Northamptonshire Councils, together with Northamptonshire County Council, have worked through a Joint Planning Committee to create the overall town planning strategy for the area. This is known formally as the North Northamptonshire Core Spatial Strategy but is referred to throughout as the North Northamptonshire Plan or simply the Plan. This Plan is a key part of the Local Development Framework for North Northamptonshire that replaces the current County Structure Plan and the Local Plans of each Council. The Secretary of State has directed that a number of development plan policies should be saved and continue to apply until superseded by policies within other Development Plan Documents.

The jobs target for East Northamptonshire has been increased from 3,000 to 5,220 (with consequent changes elsewhere) in the light of strong performance in the period 2001 to 2004. There is still forecast to be a reduction in employment in the general industrial (i.e. manufacturing) sector in East Northamptonshire but this does not necessarily mean that less land is needed for these uses (particularly for expanding local firms).

3. View of relevant authorities:

- Recommendations from any commissioned studies or reports
- Comments or responses received from relevant authorities in relation to recommended development option or if the authorities have a preference for an alternative option.

North Northamptonshire Local Development Framework

The North Northamptonshire Joint Planning Committee formally adopted the Core Spatial Strategy on 12 June 2008. The Core Spatial Strategy forms part of the Development Plan for Corby, Kettering, Wellingborough and East Northamptonshire.

Three Towns Plan

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Another site that has been identified for mixed use development is land to the South of the Ferrers School. This land is the existing playing fields for the school and part of a larger allocation (HF2) in the 1996 Local Plan for industrial and commercial (B1, B2 and B8) developments

East Northamptonshire Employment Land Review – Final Report Atkins 2006

Our analysis has concluded that there is a need to maximise the use of existing employment land resources in East Northants in order to limit the degree of pressure on greenfield sites and to promote a sustainable form of development within the largely rural district. The study has identified re-usable vacant land and opportunity land within existing employment areas which have the capacity to contribute to the future of employment land supply in the District. Whilst this land may provide a significant contribution to meeting future employment needs in the District, it is important to stress that a significant element of this land can only be regarded as potential supply rather than actual supply. Moreover, realisation of this element of potential supply is reliant on the combined efforts by land owners, tenants, property agents and the local authority to facilitate significant redevelopment and upgrading of existing employment sites in the District. Direct intervention by the local authority may be required in a number of cases

Consequently, the study concluded that the Council should retain existing employment allocations, namely: Rushden Lakes, land east of Ferrers School, land east of Prospect Avenue and land south of Meadow Lane). Moreover, in providing sufficient choice and a range of good quality employment land opportunities for local and strategic businesses, we recommend that the Council consider the allocation of additional (new) employment land. This will be particularly important to ensure a good quality reserve of employment land which can contribute to long-term needs arising in the later stages of the LDF period. We estimate that new reserve allocations amounting to approximately 25 hectares is provided for this purpose (in addition to the retained allocations described above). A range of potential employment sites were evaluated for this purpose with a view to providing the Council with a framework for considering the appropriateness of key sites for potential allocation in meeting long term needs. The reserve requirements should be reviewed periodically in line with changing business needs, market trends and strategic policy priorities.

4. **Draft Policies:** These should flow from the vision and relevant objectives to ensure that development will respond satisfactorily to them. They need to relate to both National and Local Planning Policy and take account of the latest views of relevant authorities and the views of the Community.

N.B. The Policies from other Neighbourhood Plans that have similar issues could be helpful.

James Wilson will write the policies but it would be good to indicate the policy area that you think should come out of the information/evidence that you have found.

Higham Ferrers is classified as a small market town , which is bordered by the A14 and A45, and employment land within these roads and within the main town is in short supply

Large industrial plots are being developed on the A45 towards Wellingborough and toward Thrapston, with the unemployment rate in the area low

Three town plan

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While employment within the Higham Ferrers boundary would be ideal, any land within this boundary is mostly being earmarked for housing development, however large industrial developments and being completed at locations within easy reach of Higham Ferrers