

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

Neighbourhood Plan Vision:

Neighbourhood Plan Objectives:

<p>For the next 20 years Higham Ferrers will be:</p> <p>A sustainable, vibrant, thriving community: <i>Strongly based on its history with an emphasis on its individuality, which encourages growth that supports its market town heritage.</i></p> <p>A community which encourages attractive, high quality development: <i>Including new housing, commercial property and community facilities within a compact market town environment.</i></p> <p>A community that is inclusive: <i>With safe access to its town centre and excellent links to adjacent housing estates, the surrounding countryside and the regional transportation network.</i></p> <p>An attractive town centre: <i>With increased vitality and activity that attracts variety of new businesses to create a thriving High Street and encourage tourism.</i></p>	<p>SERVICES: To enhance residents' quality of life by improving leisure, educational, health and environmental services</p> <p>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</p> <p>DESIGN: To conserve and enhance the town's heritage and environmental features and promote visually attractive and sustainable design in all new developments</p> <p>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.</p>
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)
East Northamptonshire Urban Extensions Study	Aug 2006	ENC
Three Towns Plan	Sept 2006	ENC
Three Towns Preferred Options: Summary of Consultation	April 2007	ENC
East Northants Sustainability Assessment	May 2007	Roger Tym & Partners
North Northamptonshire Spatial Strategy	June 2008	North Northamptonshire Joint Planning Unit (NNJPU)
Strategic Housing Land Availability Assessment	Feb 2009	Roger Tym & Partners
Planning Obligations Framework and Guidance	March 2011	Northamptonshire County Council (NCC)
North Northants Population & Household Forecast – Emerging Approach	Feb 2012	NNJPU
National Planning Policy Framework	March 2012	Dept. For Communities & Local Government
Flood Risk Management Study Final Report	March 2012	URS for NNJPU
Background paper on definition of housing requirements & targets for N Northants 2011-31	July 2012	NNJP Committee
North Northants JCS 2011-31 Emerging Draft for Consultation	Aug 2012	North Northamptonshire Joint Planning Unit (NNJPU)
North Northants Strategic Housing Assessment Final Technical Report	Aug 2012	Housing Vision for NNJPU
North Northants Strategic Housing Assessment Final Summary Report	Aug 2012	Housing Vision for 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
Assessing the Housing Requirements of North Northants	Dec 2013	Cambridge Centre for Housing & Planning Research
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
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1. Brief background/history on the subject:

Describe briefly background and history of when things happened

Write the information/evidence here:

In the early 1990's the Duchy of Lancaster began to sell off land for residential housing, and since then Higham Ferrers has increased in size, and looking at the census data

The information in the latest Census data was as follows

Population	Higham Ferrers	2001	6,697
		2011	8,083 and increase of 20.6%

Houses		2001	2838
		2011	3365 and increase of 18.6%

The overall increase in east northants was 13.3% (population) and 14.1% (housing)

The large increase in the town has meant a need to ensure that any new development fits within the current housing market and the type of houses within the town

For many years Higham Ferrers was larger than its neighbour Rushden, but this situation has now reversed. Historic growth patterns have now seen the convergence of the two towns, but they both still retain their distinctive characteristics.

Higham Ferrers has shared in the house building boom of the last two decades, expanding considerably with the construction of the Kings Meadow Lane estates. There are now 3285 dwellings in the town (2011 census). Its close proximity to the A45 and A6 give it excellent links for the M1 and A14, putting it within easy reach of the major towns of Northampton and Kettering.

Currently there are applications for Reserve Matters for 2 major developments within the Higham Ferrer's area which have been consented or are about to be.

Station road approx 88 houses

Gardenfields approx 166 houses

The recent Neighbourhood Plan consultation survey indicated that option 2a was the preferred choice of the residents of Higham Ferrers, which was south of the parish in association with Rushden East together with existing consented developments and a potential allocation of 210 dwellings adjacent to The Ferrers School.

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

Write the information/evidence here:

Preferred Options for Higham Ferrers Three Town's Plan

6.2 In accordance with the Core Strategy, Higham Ferrers is classified as a Smaller Town. The town has undergone substantial housing expansion in recent years, with housing stock increasing by 466 houses in the five years to 1st April 2005. This represents an increase in the housing stock of almost 18% over five years. Most of this increase is attributed to the Kings Meadow Estate, located to the north of the town. This development is now nearing completion, with the first intake for the junior school undertaken in September 2004.

6.3 Early assessment on directions of growth for Higham Ferrers indicates that there is sufficient land within the boundary provided by the A45 and A6 Bypass Road to accommodate the strategic housing requirement set out through this Plan, for at least the Plan period (2021). Development of the new sites will need to be phased over the whole Plan period, in accordance with their accessibility to the town centre and access to facilities. Land beyond the A6 Bypass Road has been considered, but this is remote from the town's facilities and is not required to meet current housing needs.

It is now considered that further land will be needed for housing development as Higham Ferrers will be looking to build between 600 to 750 between 2011 and 2031. The indicative housing target within the emerging Core Spatial Strategy to 2031 as set out in the draft for consultation Aug 2012 was 560 dwellings for Higham Ferrers over this plan period. A recent housing needs assessment has not been undertaken for the town and the sub regional assessment has not been broken down by individual parish boundaries. Further work required to determine the level of housing requirement needed to demonstrate that local needs are sufficiently being met through the proposed plan.

County Council on development within the Planning Obligations Framework and Guidance

The Planning Obligation Framework and Guidance document outlines Northamptonshire County Council's (the County Council's) approach to developer contributions (via planning obligations through Section 106 agreements) to reduce or mitigate the impact of new development.

In line with Circular 05/2005 Para.B4. There are no hard and fast rules about the size or type of development that should attract obligations, as whether an obligation is sought will depend on the nature, type, location and impact of the proposal. Indeed, County Council consider that all development of any size should mitigate its impact on its surroundings

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.

Write the information /evidence here:

The North Northamptonshire Joint Committee is the planning authority responsible for the overall strategic plan (the Joint Core Strategy) for the districts and boroughs of Corby, East Northamptonshire, Kettering and Wellingborough. This area is identified as a Housing Market Area (HMA).

The Regional Plan and adopted Core Strategy set a housing target of 52,100 new homes in the North Northamptonshire Housing Market Area (HMA) over the period 2001 to 2021. This was agreed in the context of Northamptonshire being identified as part of the Milton Keynes and South Midlands Growth Area to accommodate development pressures arising in the south-east of the country.

The Core Strategy adopted in June 2008 sets out housing requirements for the period 2001 to 2021 for the HMA (a total of 52,100 new homes), broken down by local authority area and for key settlements. These housing requirements were dictated by the East Midlands Regional Plan. They substantially exceed the full objectively assessed needs of the HMA and have proved to be undeliverable due to the recession.

The four towns plan

The timetable for the Four Towns Plan will correspond closely to that for the North Northamptonshire Core Strategy review. This will take the Four Towns Plan forward to 2031 and it is anticipated that both Plans will be adopted by 2015. Accordingly, the Four Towns Plan DPD will need to cover the period 2011-31

NNJPU urban structure study

30.1 As highlighted within the baseline analysis, in terms of movement and structure the settlements of Rushden and Higham Ferrers are inextricably linked.

30.3.2 Options for growth to the north of the A45 are extremely limited due to the River Nene.

30.3.3 Based on the above conclusions, potential directions for growth are limited to the south-west and east of the settlements.

4. Community views about the subject:

- Original questionnaire view
- Community Plan action
- Feedback from latest questionnaire
- Any other comments, feedback or concerns received

Write the information/evidence here:

Previous consultation and reports suggested Higham Ferrers should have limited growth. (Community Plan consultation). North Northamptonshire Centres Report 2004 (NNJPU) advocated Higham's role as one of consolidation and 'build[ing] on existing specialist strengths serving local area and attractive heritage environment'.

The neighbourhood plan consultation has identified option 2a as the preferred option, this being with growth concentrated to the south of the parish in association with Rushden East and therefore allows for the potential for some limited growth to the East of the A6.

However, the comments from the people of Higham Ferrers are for limited development within Higham Ferrers town centre, although concern was raised that any development the other side of the A6 would mean a fractured community

Bungalows being the highest option with the questionnaire, with quality flats and affordable housing

The NNJPU and the 4 town plan have both identified that Higham Ferrers and Rushden are linked together and that any large development would or should be a joint enterprise

5. **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.

Indicate the policy area here:

Provide a housing mix of homes taking into account identified housing needs, with an element of affordable housing. Respects the local character and historic assets. Any new housing should be realistic of any traffic it is likely to generate, maintain the retail and service provision in the area

A mixer of family houses, starter homes and homes designed for older people