



**Settlements and Countryside
Local Plan (Part 2) for
Daventry District**

**Economy and Employment
Background Paper Version 2
(ECO1)**

July 2018

Contents

1. Introduction - Purpose of document.....	3
2. Structure of Document	3
3. National Policy Context	3
4. Local Policy Context.....	6
5. Issues arising from public consultation	11
6. Overview of evidence base.....	15
7. How implications for the Local Plan have been addressed.....	21

1. Introduction - Purpose of document

- 1.1 This document forms part of the technical evidence base that informs the Part 2 Settlements and Countryside Local Plan. It is one of a number of background papers that are being prepared to provide information about issues that are dealt with in the Council's emerging Part 2 Settlements and Countryside Local Plan. It sets out the current national and local policy context and guidance relating to the economy and employment. It also reviews the available evidence base to ensure that the economy is given appropriate recognition in policy formulation.
- 1.2 The background paper should be read alongside other background papers, in particular the Site Selection Background paper which sets out why the proposed allocations were selected and the alternative sites discounted.
- 1.3 The background paper has been updated to sit alongside the Proposed Submission plan.

2. Structure of Document

- 2.1 Section 3 sets out the national planning policy context, including an overview of key national policies and section 4 provides an overview of the local planning policy context and the implications for the Part 2 Local Plan. Section 5 sets out what consultation has taken place.
- 2.2 Section 6 and sets out the key pieces of evidence that have been collated and identifies how these have been addressed in the Part 2 Local Plan.
- 2.3 Section 7 sets out how all of the identified implications have been addressed.

3. National Policy Context

National Planning Policy Framework

- 3.1 The NPPF places its focus on achieving sustainable development. The economic dimension of sustainable development gives rise to the need for the planning system to perform an economic role in addition to an environmental and a social role. This includes at paragraph 7:

“contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying

and coordinating development requirements, including the provision of infrastructure”

3.2 Section 1 of the NPPF is dedicated to building a strong and competitive economy and requires local planning authorities to plan proactively to meet the development needs of business. It states that investment in business should not be over-burdened by the combined requirements of planning policy expectations, and that planning policies should recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
- Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to change in economic circumstances;
- Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

3.3 In addition to this, planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. It requires land allocations to be regularly reviewed.

3.4 Section 3 of the NPPF is dedicated to supporting a prosperous rural economy and requires planning policies to support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It requires Local plans to:

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;

- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure development that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

3.5 Paragraph 160 of the NPPF discusses the evidence base requirements in relation to business. It requires Local Planning Authorities to have a clear understanding of business needs within the economic markets operating in and across the area. To achieve this, they should work together with county and neighbouring authorities and with LEPs to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market. They should also work closely with the business community to understand their changing needs and identify and address barriers to investment.

3.6 Paragraph 161 requires local planning authorities to use this evidence base to assess:

- the needs for land or floorspace for economic development, including both quantitative and qualitative needs for all foreseeable types of economic activity over the plan period;
- the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with the SHLAA and should include a reappraisal of the suitability of previously allocated land;
- locations of deprivation which may benefit from planned remedial action and;
- the needs of the food production industry and any barriers to investment that planning can resolve.

National Planning Policy Guidance

- 3.7 The National Planning Policy Guidance provides guidance on the methodology for producing Housing and economic land availability assessments and Housing and economic development needs assessments. These assessments help to understand the current market in relation to economic and main town centre uses.
- 3.8 The NPPG requires plan makers to liaise closely with the business community to understand their current and potential future requirements and requires plan makers to also consider the recent pattern of employment land supply and loss to other uses, market intelligence, market signals, public information on employment land and premises, infrastructure constraints, existing stock of employment land, locational and premises requirements of particular types of business and identification of oversupply and evidence of market failure.

Economic development needs assessments

- 3.9 Economic development needs were assessed through the West Northamptonshire Joint Core Strategy and this Part 2 Plan will operate within these needs. They are not revisited in this plan. However business intelligence has indicated there is a demand for smaller units to support the existing economy further evidence has been completed to further understand this demand. It is discussed in further detail in section 6.

Implications for Local Plan

- a) Assess land availability for economic development through the HELAA process.

4. Local Policy Context

West Northamptonshire Joint Core Strategy

- 4.1 The West Northamptonshire Joint Core Strategy (JCS) Vision makes reference to the economy for the West Northamptonshire plan area: *"...the area will form an outstanding UK location of choice for diverse employment opportunities...The area's proximity to London and connections to other parts of the UK and beyond will continue to be a great economic strength"* and specifically for Daventry, the town centre will have a *"robust commercial core moving strongly towards a well developed office sector. Local economic strengths in engineering and sustainable construction will*

have been developed.” In addition for rural West Northamptonshire: “The countryside will support a diverse rural economy including leisure and tourism”.

4.2 Relevant policies in the JCS are S7, S8, E1, E2, E4, D1, BN6 and R2.

Policy S7- Provision of Jobs

S7 makes provision for a minimum net increase of 28,500 jobs in the period 2008-2029

Policy S8 – Distribution of Jobs

S8 seeks to broaden employment opportunities in Daventry by provision of:

- a) Renewal and regeneration of existing employment sites as set out in policy E1;
- b) Office and leisure development in the central area as set out in policy E2;
- c) Supporting the growth of the Daventry International Rail Freight Terminal as set out in policy E4; and
- d) Local employment provision within Daventry North East Sustainable Urban Extension.

Policy E1 – Existing Employment Areas

E1 retains existing and allocated employment sites and industrial areas across West Northamptonshire for uses classes B1, B2, B8 and appropriate non-B employment generating uses. Change of use to other (non-employment generating) uses will be resisted unless it can be demonstrated that the site is no longer economically viable for employment purposes in the long term, there is clear conflict with the adjoining uses, or its release would offer significant benefits to the local area. It requires new commercial floorspace at smaller settlements to be of a scale that is commensurate with their function. Detailed implementation of this policy is expected to be through part 2 local plans.

Policy E2 – New Office Floorspace

Office development will be located in Daventry central area. Development of office floorspace within the central area in excess of 500sqm will be acceptable where it is demonstrated that there will be no unacceptable adverse impact on the regeneration of other centres. The scale of office development in other smaller settlements will be commensurate with their function.

Policy E4 – Daventry International Rail Freight Terminal (DIRFT)

Further rail connected storage and distribution uses and associated rail and road infrastructure is supported in principle at DIRFT. A high standard of layout, landscaping, building design and materials will be required.

Policy D1 – The regeneration of Daventry Town

Supports the regeneration of Daventry town including retaining existing employment areas and encouraging their regeneration and renewal; new employment provision at the town centre via redevelopment schemes and by local employment opportunities provided at Monksmoor and Daventry North East SUE. The supporting text to this policy refers to The Marches Industrial Estate being an opportunity for employment renewal.

Policy BN6 – Weedon Depot

This policy supports the reuse of the former ordnance depot and includes employment (B1) as part of a mix of uses that would be supported

Policy R2 – Rural Economy

R2 supports proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses. Types of development that are considered acceptable are re-use of farm buildings, schemes for farm diversification, small-scale tourism proposals, proposals that recognise the economic benefits of the natural and historic environment, expansion of businesses in their existing locations, small-scale employment development to meet local needs and the use of land for agriculture, forestry and equestrian activity.

Implications for Local Plan

- b) Policy E1 requires detailed implementation. Strategic employment areas need to be defined and associated policy should be set out.
- c) Evidence is required to understand local demands for employment use that operate within the identified needs. Any policies or allocations that are required to support this should be included within the plan. See section 6

Saved Local Plan policies

4.3 A number of policies from the 1997 Local Plan were saved in 2007. Policies relevant to the economy and employment are EM3, EM7, EM9, EM10, EM11, EM12, EM13, EM14, EM15, EM16, EM17

- Policy EM3 limits development to existing estates and those allocated in Daventry Town.
- Policy EM7 promotes change of use of upper floors of town centre properties for offices
- Policy EM9 focuses industrial and commercial development in the limited infill villages to industrial estates
- Policy EM10 limits industrial and commercial development in limited infill villages
- Policy EM11 focuses industrial and commercial development in the restricted infill villages to industrial estates
- Policy EM12 limits industrial and commercial development in restricted infill villages to within the existing confines
- Policy EM13 limits industrial and commercial development in restricted infill villages on open land
- Policy EM14 allows for the renovation or conversion of existing buildings for industrial or commercial purposes within restricted infill villages.
- Policy EM15 limits industrial and commercial development in restraint villages
- Policy EM16 limits industrial and commercial development in hamlets and open countryside
- Policy EM17 promotes business and general industrial developments at Creaton Road Industrial estate, Brixworth.

Implications for Local Plan

- d) Consideration of how these policies could be taken forward in the Part 2 Plan.

Neighbourhood Plans

4.4 As at June 2018, 11 Neighbourhood Development Plans have been made across the District¹. These are listed as follows;

- Barby & Onley Neighbourhood Development Plan
- Braunston Neighbourhood Development Plan
- Brixworth Neighbourhood Development Plan
- Crick Village Neighbourhood Development Plan
- Flore Neighbourhood Development Plan
- Kilsby Neighbourhood Development Plan
- Moulton Neighbourhood Development Plan
- Spratton Neighbourhood Development Plan
- Welford Neighbourhood Development Plan
- West Haddon Neighbourhood Development Plan
- Woodford cum Membris Neighbourhood Development Plan

4.5 It will be important to ensure that on matters that are related to economic development, future neighbourhood plans complement and align to the Part 2 Local Plan wherever possible.

4.6 There is one area designated as a business neighbourhood area. This is Crick commercial area and work has not yet progressed on a plan for this area.

Daventry District Council Corporate Strategic Plan 2017-2020

4.7 The first objective of the Strategic Plan is to 'Improve our Business Economy, Learning and Skills'; under this there are four priorities:

- Priority B1 – Develop Daventry Town
- Priority B2 – Maximise economic opportunities in the rural area
- Priority B3 – Facilitate and develop opportunities for employment and learning

¹ Made Neighbourhood Plans in Daventry District. Available at <https://www.daventrydc.gov.uk/living/planning-policy/neighbourhood-planning/made-neighbourhood-development-plans/>

- Priority B4 – The District is recognised as being open for business

4.8 From these, measures of particular relevance are B1.1 –Increase in commercial floorspace with planning permission excluding town centre retail and leisure; and B4.1 – Raise the profile of Daventry District.

Implications for Local Plan

- e) Ensure plan provides for enough land for employment provision.

5. Issues arising from public consultation

Issues consultation 2012

5.1 A summary of the responses received is set out below:

- Most respondents agreed that existing employment areas do not meet modern standards and need upgrading.
- It was widely accepted that new employment opportunities need to be created in the town centre, Monksmoor and within the proposed Sustainable Urban Extension in the north east. However several respondents remarked that the SUE should have limited employment provision and the focus should be on the town centre and existing industrial estates such as Drayton Fields.
- Most agreed that jobs and prosperity should be encouraged outside villages in the wider countryside, though a notable number had a different view and wanted further clarification as to what it entailed. It was suggested that rural areas need a vibrant economy but not at the expense of inappropriate development.
- There were mixed opinions about whether the conversion of existing buildings or provision of new buildings in the wider countryside should be encouraged to support the local economy. The added comments indicated that there was support for the conversion of buildings but opposition to the development of new buildings.

Issues and Options Consultation 2016

- 5.2 Consultation on Issues and Options was held between 29 January and 11 March 2016. Within this consultation issues 6 to 12 were relevant to retail. A summary of these responses is below:

Issue 6 – Regeneration of Daventry Town-Policy D1

- 5.4 34 responses were received to this question. The answers that focussed on the issue of employment included the following comments. A suggestion that flexibility should be included to relocate poor quality/old employment areas near the centre of Daventry to new sites on the edge of town in order to make way for alternative uses on those sites. It was also suggested that limiting employment land to existing sites and town centre redevelopment sites would not fully support jobs growth and therefore a broader portfolio of employment sites should be brought to the market including greenfield sites to encourage new commercial development to locate and encourage inward investment. A locally based employment and economic assessment is required to better understand the local dynamics of employment land supply and demand. Such an assessment would enable the consideration of permitted development rights which currently allow for employment land to be lost.

Issue 16 – Existing Employment Areas

- 5.5 16 responses were received to this question and the majority felt that the existing employment areas had been defined correctly. Additional comments were that the town centre employment area (icon building) has not been included and also a proposal to extend Apex Park.

Issue 17 – Change of Use on Employment Areas-viability

- 5.6 18 responses were received to this question. The majority agreed with the proposal to require evidence of at least 12 months independent marketing of the site. Additional comments included that compliance with para 22 of the NPPF was also required, some thought that 12 months was not long enough in a weak market, others felt that 12 months was too long and that 6 months would be more appropriate.

Issue 18 – Employment Areas

- 5.7 21 responses were received to this question and the majority agreed that there are no further sites that should be considered for additional employment allocations in Daventry, and that there are no employment sites that should be considered for alternative non-B uses. Comments

included that the Daventry Town approach does not look to the wider rural areas and the need to enhance rural employment. Another representation states there is a need for non-strategic B2 and B8 development to support the growth and expansion of Daventry, and further to this changing Government policy on permitted development rights means that additional employment sites must be sought to maintain a homes to jobs balance.

- 5.8 25 responses were received to a question asking if there was a case for introducing Article 4 directions to remove permitted development rights for the change of use from employment to residential without planning permission. 16 agreed that there was a case for this stating that employment areas are difficult to replace, important in rural areas and the potential loss of these sites should be subject to normal planning scrutiny including the consideration for strategic need.

Issue 19 – Daventry Economy

- 5.9 21 responses were received to this question. Further suggestions of what the plan should cover regarding the economy of the town included making reference to the importance of diversifying employment opportunities including links to the University Technical College, addressing the lack of office space in the town centre, making reference to the environmental and economic regeneration prospects of The Marches Employment Area, and making reference to policy S7 of the WNJCS and how the target for jobs identified here will be delivered in Daventry over the plan period.

Issue 28 – The Rural Economy-Policy R2

- 5.10 21 responses were received to this question which asked what further detailed policies on the rural economy could be included. Comments included policies that could prevent closure of local businesses such as pubs and shops for the conversion to dwellings, better quality of buildings, in particular equestrian buildings, modest-scale and proportionate businesses that support key rural industries such as agriculture, forestry, leisure, tourism, rural community support and rural heritage, improved infrastructure to support home working including broadband and mobile phone reception, existing developments in particular exception sites should not be given weight to encourage further development in the countryside. R2 should be expanded to allow for 'agri-food', activities alongside more traditional rural activities as it is a highly valuable aspect of the rural economy.

5.11 Suggestions for businesses that would be suitable include a suggestion that some businesses will need to be close to their target audience, for example, boat repair and canal leisure provision. It was generally considered that a Local Development Order would not be a suitable tool for development in the rural areas of the District.

Issue 29 – Existing Employment Areas-Rural Areas

5.12 12 responses were received to this question and the majority were in agreement that the existing employment areas in rural areas had been defined correctly. Other sites that were proposed should also be included here are Long Buckby, Weedon Depot. The employment area defined for DIRFT is said to include some greenfield land and this should be reviewed.

Issue 30 – Rural Economy specific sites

5.13 18 responses were received to this question. It was generally agreed that there is no need to include policies to bring specific historic sites in the District back into use however it was suggested that planning policy is used sensitively and flexibly to allow for some innovation in retaining historic properties. Further to this it was suggested that the Depot and Blast Houses at Weedon should be promoted for development while retaining their heritage.

Issue 44 – Daventry International Rail Freight Terminal-Policy E4

5.14 16 responses were received to this question. The response was that approximately half thought that additional policy was not required. Those that thought additional policy would be beneficial suggested that the following would be useful. A policy incorporating permitted HGV routing for DIRFT and better integration into the wider transport network, design and landscaping including liaison with Rugby BC, and details for lorry parking.

Implications for Local Plan

- f) Understand and promote any opportunities for regeneration within employment areas
- g) Understand the demand for different employment requirements across the District in different locations.
- h) Carry out further work into the potential for an Article 4 direction seeking to protect employment land for change of use by permitted development.

Emerging Draft Consultation 2017-2018

- 5.15 The representations to the emerging draft are set out in full [here](#)² and the summary of representations, responses and actions can be viewed in the Summary of representations, response and actions document³. The representations that relate to the economy and employment largely relate to policy wording or require clarity to the text and policies in the plan. They have not resulted in a change to the approach of the plan nor have they required additional evidence to be produced. Therefore it is not considered appropriate to repeat them in this background paper. Any site specific representations are discussed further in version 2 of the Site Selection Background paper.
- 5.16 However some representations were received that related to the evidence base on the demand for small to medium sized units. These representations considered that additional land should be allocated for employment uses at Crick in order to make provision for companies that support DIRFT operations, including supply chain companies. Representations also considered that land should be allocated for employment use at Brixworth as the approach taken to the geographical locations of employment land allocations is not a sustainable approach to economic development.
- 5.17 Representations were also received to the allocation EC7 – Daventry, Land North West of Nasmyth Road that suggested the policy be amended to allow for local businesses to locate to the site when they may need a larger unit for their requirements.

Implications for Local Plan

- i) Reflect on the consultation responses received regarding further allocation of employment land at Crick and Brixworth and also policy EC7, and determine how they are considered and if changes to the plan are required.

² <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plan/consultation-responses/>

³ <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plan/>

6. Overview of evidence base

SEMLEP Strategic Economic Plan

6.1 Daventry District Council is a member of South East Midlands LEP. The SEMLEP Strategic Economic Plan (SEP) aims to deliver 111,200 jobs by 2020. The SEP acknowledges that four key areas will contribute to delivering growth in the SEMLEP area, these are transport, housing, jobs and skills. In the SEP there are three projects identified within Daventry to support this growth. These are:

- A45 Daventry Development Link. Identified outputs are 4000 homes and 2500 jobs (1500 construction)
- iCon 2. Identified outputs of 980 jobs (100 construction)
- Northampton College (Daventry Campus). Identified outputs are 70 jobs (50 construction)

6.2 The SEP also acknowledges the critical role of the rural economy in supporting sustainable economic growth and identifies a number of characteristics and issues for rural areas in the South East Midlands:

- Self-employment rates tend to be higher in rural areas
- Higher than average occupational levels
- The proportion of people working from home is significantly higher
- Higher proportions of knowledge workers
- Continued support for diversification is important to enable farmers to restructure to meet new challenges

Northamptonshire Workspace Assessment 2014

6.3 This report was commissioned by Northamptonshire Enterprise Partnership to explore the current market scenario for B1, B2 and B8 uses across the County. It provides an up to date assessment of the property market supported by primary research and data analysis. In a summary of the key issues and opportunities for Northamptonshire, a key issue identified for Daventry was the high level of business start-ups in Daventry relative to national and regional levels. However, the net increase in business formation is below average due to a high level of business de-registrations suggesting that there is a need for business support.

6.4 The report reviews the property market in each town and by different B use. For Daventry it identifies the following:

- Daventry only has 10 B1 units of between 1001-5000sqft in High Street and edge of town locations. Given the nature of these locations the lack of smaller office units available could be an issue in terms of meeting demand for smaller suites from micro-businesses and start-ups seeking office space. The take-up for office space in Daventry has been limited.
- Daventry has the second largest sqft/number of units available in West Northamptonshire after Northampton. There are 30 units available in the sub 50,000 sqft categories, with a concentration in the 1,001-5,001 sqft category and few larger units. Daventry is the only location in West Northamptonshire with availability at over 500,001 sqft and comprises of phase III at Prologis Apex Park which is due to provide 714,994 sqft of B8 on a design and build basis. There are a further two units available in the 100,000sqft-500,000sqft size category at Parsons Road and Royal Oak Way. A further 176 acres of rail served storage and distributions space is proposed at DIRFT III and is expected to provide 9000 new jobs.
- Take up of industrial space has been high in Daventry for spaces under 100,000 sqft with Daventry Alvis Way, Royal Oak Industrial Estate and Drayton Park having witnessed the greatest number of transactions. Good take up has also been experienced for sites over 100,000 sqft with three deals at Royal Oak Industrial Estates and two deals at Prologis Apex Park.

West Northamptonshire Joint Planning Unit Employment Technical Paper (2011) & Update 1 (2012) & Update 2 (2013)

- 6.5 The employment technical paper was first produced in 2011 with a purpose of setting out and reviewing the extent of evidence base that had informed production of the Joint Core Strategy up to this stage. The Paper was subject to an update in 2012 and 2013, and following the examination the jobs requirement was assessed to be 28,500.
- 6.6 The update found that across the revised period 2011-2029, sufficient supply exists in terms of B1, B2 and B8 floorspace to deliver the revised jobs figure. However justification is offered to support an allocation in Northampton for a strategic employment site as well as further employment land at SUE's in Northampton and Towcester. This is to ensure there is sufficient land available to provide for adequate flexibility, choice and churn in the market. It is acknowledged that additional sources of floorspace and employment generation will exist, in particularly at phase 3

of DIRFT and it is emphasised that this is the reason the jobs requirement is a minimum figure.

Rural Transport and Economic Strategy 2015-2020

- 6.7 The Rural Transport and Economic Strategy (RTES) identifies the issues for rural communities with regard to transport and the economy, the actions currently being taken to address these and future reasonably practicable actions that could have a positive impact.
- 6.8 This strategy states that the Council is considering whether the Settlements and Countryside Local Plan can provide opportunities to improve rural access and enhance opportunities for rural business activities.

Employment land in Daventry: The Demand for Small and Medium Units (2017)

- 6.9 The study was commissioned as part of the evidence base for the Part 2 Local Plan to assess the likely future demand for additional employment space other than large scale warehousing. The study was required as local business intelligence had indicated that there was a demand for small and medium sized units, particularly at Daventry town. A large amount of strategic B8 development has occurred within the District and more is planned for at DIRFT. It is important to support employment uses that are non-strategic in scale and will support the District's economy and this study was commissioned to understand these demands. The 'non-strategic' space (small and medium units) has been defined by the Council as units up to 10,000sqm (c. 108,000sqft). The study reviewed the demand for all employment uses, including office and involved stakeholders including agents, developers and investors through a stakeholder workshop and individual engagement.
- 6.10 The study found that the office market in Daventry is broadly in balance, with no effective demand for additional space, and hence no requirement for development sites in the new plan. However for small to medium industrial units there is substantial demand, currently and probably in the future, so if development sites were allocated they would likely be developed and occupied. The study estimates that 1.8-3.5ha per year would be required to allow for continued growth in occupied floorspace. However it is advised that rather than identify supply for the whole plan period (to 2029), the Council identifies a smaller amount, perhaps five years supply and commit to a review to take account for uncertainties in past trends as well as uncertainties in the future economy. The study

advises that such sites should be available in the short term and be identified in more than one location to allow competition and so that one landowner is not in a position to restrict supply. The demand is considered to be around Daventry town.

6.11 The study suggests the following size distribution of new units in an initial five year period:

Unit sizes (sqft)	% of floorspace delivered	Floorspace delivered (sqm)	No of units delivered (approx.)
Up to 1,000	5	18,837	38
1,001-5,000	5	18,837	6
5,001-15,000	10	37,674	4
15,001-50,000	30	113,021	7
50,001-108,000	50	188,368	2
Total	100	376,737	57

6.12 The conclusions of this study are different to conclusions reached in the previous evidence that informed the West Northamptonshire Joint Core Strategy insofar as there is now demand for new development of smaller units within the District where the 2012 West Northamptonshire Employment Land Study found there to be an oversupply of such units. However this study is the most up to date evidence that will be used to inform the Part 2 Plan although it demonstrates how changeable the market for employment land can be and therefore it will be important to review this position.

6.13 Following the receipt of this report it was evident there was a need to allocate sites for small and medium sized units. The employment study⁴ concluded that 1.8 - 3.5ha per year is a broad estimate of the land that would be required to allow for continued growth in occupied floorspace and that this should be located at Daventry town. However due to uncertainty in the economy nationally as well as challenges in identifying past trends the study recommended that only 5 years supply be identified initially after which time this could be reviewed and further land identified

⁴ Employment land in Daventry: The Demand for Small and Medium Units, Peter Brett Associates and Aspinall Verdi (October, 2017) available from; <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

if necessary through a review of this plan. To provide some further flexibility and to align with the timescale for adoption of this Plan the allocations cover anticipated demand over a 7 year period at the lower end of the range indicated above, which equates to 13 ha. In order to allow for choice and churn within the market, allocations are proposed around the town and table 2 below sets these out.

Implications for Local Plan

- j) Review current employment land position in relation to what employment land is currently available relative to the demands within the District.
- k) Allocate appropriate sites for small and medium sized units

Housing and Economic Land Availability Assessment (2017)

6.14 The 2017 Housing and Economic Land Availability assessment⁵ assessed 23 sites for economic development and identified the following capacity;

	Floorspace capacity (m ²)	
	Daventry Town	Rural Areas
Deliverable (less than 5 years)	110,356	26,200
Developable (6-15 years)	97,160	188,200
Not Developable	527,520	354,600

6.15 The assessment has identified that there is a significant quantum of potentially developable land suitable for economic development uses in the District. This will ensure that future demand for land for economic development in the District can be satisfied.

⁵ Housing and Economic Land Availability Assessment available from; <https://www.daventrydc.gov.uk/living/planning-policy/part-2-local-plans/evidence-base/>

7. How implications for the Local Plan have been addressed

7.1 Throughout this document, a number of implications for the Local Plan have been identified as a result of national and local planning policies and evidence related to economy and employment in Daventry. Some of the implications for the Local Plan are repeated throughout this document where different documents have raised the same issues. Where this has happened, the table below only addresses it once.

7.2 The Local Plan addresses all of these issues through the collection of further evidence or through proposed policies in Chapter 7 of the Settlements and Countryside Local Plan and this is set out in table 1 below.

7.3 Relevant policies in the Settlements and Countryside Local Plan are:

- EC4 - Strategic Employment Areas
- EC5 – Daventry, Land off Newnham Drive
- EC6 – Daventry, The Knoll,
- EC7 – Daventry, Land North West of Nasmyth Road
- EC8 - Regeneration and Renewal
- EC9 - Daventry South East Gateway
- EC10 – Daventry International Rail Freight Terminal (DIRFT)

7.4 The sum total of the allocations against the need is set out in table 2 below.

Table 1 Implications for the Local Plan and how they have been addressed

Ref	Implications for the Local Plan	How they have been addressed
A	Assess land availability for economic development through the HELAA process.	An assessment of available land has taken place through the HELAA process and further justification for selection of sites for allocation are included in the Site Selection Background Paper .
B	Policy E1 requires detailed implementation. Strategic employment areas need to be defined and associated policy should be set out.	Strategic employment areas have been defined and can be viewed in Appendix C – Inset Maps . Policy EC4 provides policies for development within these areas.

C, E, G, K	Evidence is required to understand local demands for employment use that operate within the identified needs. Any policies or allocations that are required to support this should be included within the plan.	Evidence was commissioned to understand this as discussed in chapter 7 of this report. The study ‘Employment land in Daventry: The Demand for Small and Medium Units’ was published in November 2017 and identified a need for between 1.8ha and 3.5ha. Policies have been included within the plan to address identified demand as a result of these findings. Relevant policies are EC4, EC5, EC6, EC7 and EC9 . EC4 protects Strategic Employment Areas for B uses and employment generating uses. EC5, EC6 and EC7 allocate sites for employment uses including a range of unit sizes. EC9 allocates the South East Gateway for employment uses including a range of unit sizes. These allocations result in 36 hectares of land that could accommodate units less than 10,000sqm, of which 16.2-28.7 hectares are expected to come forward in the next five years to meet this demand. In the proposed submission version of the plan, the policies have been amended further as set out in I) below. This is not considered to impact the supply of sites to satisfy the demand as more land has been allocated than the 13Ha required over the 7 year period.
D	Consideration of how saved Local Plan policies could be taken forward in the Part 2 Plan.	Appendix E of the Settlements and Countryside Local Plan sets out which policies replace the saved local plan policies.

F	Understand and promote any opportunities for regeneration within employment areas	Policy EC8 promotes long term vacant sites for employment renewal and regeneration of vacant land. EC9 focuses on regeneration of the South East Gateway including allowing for relocation of uses from this location.
H	Carry out further work into the potential for an Article 4 direction seeking to protect employment land for change of use by permitted development.	If Article 4 directions are to be pursued this would be a matter for outside the Local Plan process.
J	Review current employment land position in relation to what employment land is currently available relative to the demands within the District.	The study, ' Employment land in Daventry: The Demand for Small and Medium Units ' reviewed the amount of available units for employment use and assessed the demand for future development for employment uses. The HELAA assess available land for future economic development.
I	Reflect on the consultation responses received regarding further allocation of employment land at Crick and Brixworth and also policy EC7, and determine how they are considered and if changes to the plan are required.	It is recognised that the employment study ⁶ acknowledges that there is potential demand for such units at Crick but this is only as DIRFT 3 is built out and occupied. There is a commitment in the Part 2 Plan to review evidence within 5 years and until that time the provision of small and medium sized units will be monitored. To clarify this point, an additional paragraph has been included in the supporting text at paragraph 7.2.14 however the approach taken in the plan has not changed. Policy EC7 has been amended so

⁶ Employment Land in Daventry District: The Demand for Small and Medium Units, Peter Brett Associates – October 2017

		<p>that alternative unit sizes on the site would be considered where they are required to meet the needs of an existing business in Daventry. For consistency across the employment allocations, EC5, EC6 and EC9 have also been amended in the same way.</p>
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Table 2 Existing Commitments and Proposed Allocations at Daventry Town (Employment)

A. Existing commitments						
Site name	Planning application reference	Total site size (Ha)	Floorspace (sqm)	Portion of site that will provide for units <10,000sqm (Ha)	Status as at October 2017	Land anticipated to come forward in next 7 years (<10,000sqm) to meet demand of 13ha (Ha)
Mustang Park	DA/2015/1140	8.9	Unit 1 – 10,138 Unit 2 – 4,499 Unit 4 – 15,919	4.5	Site has planning permission. Site cleared	4.5
B. Proposed allocations						
Site name	Allocation/Planning application reference	Size (Ha)	Floorspace (sqm)	Portion of site that will provide for units <10,000sqm (Ha)	Status as at October 2017	Land anticipated to come forward in next 7 years (<10,000sqm) to meet demand of 13ha (Ha)
Land off Newnham Drive	EC5 DA/2017/0171 (0.5ha) granted 22/08/2017	2.1	Single unit - 1760 Remainder of site subject to masterplanning	2.1	Part of site has planning permission	2.1
The Knoll	EC6 DA/2015/0903 granted 25/02/2016 (2.2ha)	3.4	Subject to masterplanning	2.2	Site has planning permission	0
Land off Nasmyth Road	EC7	13.4	Subject to masterplanning	6.7	Proposed allocation	6.7
Daventry South East Gateway	EC9	20.5	Subject to masterplanning	20.5	Proposed allocation	2.9-15.4
Total commitments		48.3	Of which will provide units <10,000sqm	36	Of which anticipated to come forward in next 7 years	16.2-28.7