



# Higham Ferrers Town Council

Sandra Mitcham BA(Hons)  
FILCM  
*Town Clerk*



Town Hall  
Market Square  
Higham Ferrers  
Rushden  
Northamptonshire  
NN10 8BT

☎ 01933 312075

SUCCESSOR TOWN COUNCIL TO  
THE BOROUGH OF HIGHAM FERRERS  
1251 - 1974

Email: [clerk@highamferrers-tc.gov.uk](mailto:clerk@highamferrers-tc.gov.uk)

**Mayor 2012-13: Councillor Mrs S A Mantle**

Mr A Longley  
North Northamptonshire Joint Planning Unit  
C/o East Northamptonshire Council  
Cedar Drive  
Thrapston  
Northants  
NN14 4LZ

Date: 19<sup>th</sup> December 2012

Dear Andrew

## **Core Strategy Consultation – Duchy of Lancaster Response.**

Thank you for allowing the Town Council to comment on the response made by the Duchy of Lancaster to the Core Strategy Consultation.

The Town Council supports the designation of Rushden as a growth town as set out in the consultation, but is unanimously opposed to the suggestion by the Duchy of Lancaster that Rushden and Higham Ferrers should be seen as a single entity for planning purposes.

The direction of growth or allocation of the urban extension should be indicated in the Core Strategy and it should be focused towards the east of Rushden i.e. the southern option – Scenario A in the Duchy of Lancaster's submission by WSP or RUS3 in the Urban Extensions Study 2006 produced by ENC. This option meets the local ambitions and aspirations of both Rushden and Higham Ferrers Town Councils. Higham Ferrers Town Council is against residential development being to the north. An opinion that is supported by the community and is evidenced from data collected in the Neighbourhood Plan questionnaire where only 8.2% of residents supported residential development on the other side of the A6.

The A6 is a dual carriageway through the northern section, adjacent to Higham Ferrers, and this is a significant barrier. Integration of any community to the east of the A6 will be challenging without needing to overcome this enhanced physical barrier which allows higher vehicular speeds.



*A Quality Council serving the needs of Higham Ferrers  
Yesterday, today and tomorrow*

For any proposed development the Council would expect to see mixed uses including primary and secondary school provision, medical provision, significant community facilities and a cemetery for both towns as well allotments.

Clearly any development of this size would have significant impacts on the highway infrastructure. Facilitating access off the John Clark Roundabout and necessary infrastructure improvements to accommodate this urban extension would be supported on land within Higham Ferrers Parish to allow this urban extension to come forward. Studies would need to be undertaken on the impacts of a development on the A6/A45 'Chowns Mill' roundabout and mitigation would need to be agreed and triggered as part of an implementation plan conditioned as part of any future planning consent for the site.

The Council is concerned at the inaccuracies in the WSP report as highlighted by Chelveston-cum-Caldecott Parish Council. In addition to those highlighted the report suggests the possible use of the Greenway for buses, as part of this is now being used by a train, the Council is unclear how this will operate in practice.

Finally, the Council feels that it should be fully represented at any future meetings regarding Rushden East, whether this is between the Joint Planning Unit and developers/landowners or between public authorities and other stakeholders. Given that any development, even if no part of it takes place in Higham Ferrers Parish, will have a major impact on the Town it is important that any future expansion of Rushden to the East is collaboratively planned. Higham Ferrers Town Council will proactively engage in the process to help a development focused to the South of John Clark roundabout to come forward representing the interests of its residents and protecting the economic, social and environmental assets which are of highest priority to local people.

Yours sincerely,

*S J Mitcham*

**S Mitcham BA(Hons), FILCM**  
Town Clerk

