



# **East Herts District Plan**

## **Examination Hearing Statements**

---

### **Matter 3: Appendix A**

#### **FEMA Study Position Paper**

# **East Herts Local Plan Examination – Update on HJA FEMA Study**

## **1.1 Introduction**

Hardisty Jones Associates Ltd (HJA) is working with the four districts that comprise the West Essex and East Herts HMA (Housing Market Area) and FEMA (Functional Economic Market Area). Our work is helping the authorities to understand the prospects for economic and employment growth across the FEMA, and the resulting implications for B Use Class sites and premises.

The current HJA work updates and builds upon and previous work undertaken by HJA with the four authorities in 2015 (EER/002). The 2015 research identified the area as a suitable FEMA.

The work is not yet fully complete and signed off. However, substantial progress has been made and this note sets out emerging conclusions for East Herts District. It is anticipated that this work will be completed in early October 2017.

## **1.2 Employment**

HJA has developed a series of employment scenarios for the FEMA. The East of England Forecasting Model (EEFM) formed the starting point of the analysis. After considering local evidence a Moderated Baseline scenario was prepared. This identified potential for 33,100 jobs across the FEMA over the period 2011-33. It was immediately evident that this was (a) insufficient to maintain balance between the projections for workforce growth in the area, without requiring a substantial and unsustainable level of growth in out-commuting; and (b) a number of known employment growth opportunities were not included within the baseline scenario. As a result HJA has been working with the authorities to develop realistic higher employment growth scenarios. In particular these have considered:

- The relocation of Public Health England to Harlow
- The growth of Stansted Airport
- The economic development focus at Harlow including its role within the London Stansted Cambridge Corridor and its Enterprise Zone
- The additional employment arising from higher population projections

The emerging conclusion of this process is a Growth Uplift scenario in excess of 45,000 jobs over the period 2011-33 across the FEMA with a minimum of 12,700 jobs in East Herts District. The finalisation of this work is focusing on delivering a balanced labour market at the FEMA level, ensuring the sustainability principles of the Garden Town are not hindered.

## **1.3 B Use Class Sites and Premises**

HJA has assessed the B Use Class sites and premises implications of the growth scenarios, as well as taking account of the need to ensure the wider stock of employment premises is suitable to support the ongoing health of the economy.

The emerging conclusions identify a requirement for 16-20 hectares of B Use Class land that needs to be identified within East Herts District to meet the needs of the economy 2016-33.