

# **Haydon Parish Neighbourhood Plan**

## **Local Economy Background Paper**

**July 2021**

## 1. Background

1.1 This document is one in a series of background papers prepared by the Haydon Parish Neighbourhood Plan Steering Group. It sets out the relevant national and local policy and guidance that is informing the Haydon Neighbourhood Plan ('the plan'). It also provides a summary of the background evidence regarding the local economy of the plan area.

1.2 The vision and objectives for the plan define what it aims to achieve. The vision for the parish in 2036 is that the parish will be a great place to work as well as live. Plan objective six specifically relates to the local economy.

*"Supporting the economy of the plan area, including the expansion of existing businesses and attraction of new businesses to the parish, thereby reducing the distance of travel to work and the level of carbon emissions.*

*Encouraging businesses to reduce their carbon footprint and welcoming businesses in the parish that actively sequester carbon and increase biodiversity."*

1.3 As part of the consultation on the pre-submission draft plan we are inviting comments on the issues identified within this background paper. Comments can be made in the following ways:

- Preferably by using the online form available at: [haydon-bridge.co.uk/community-plan.php](http://haydon-bridge.co.uk/community-plan.php);
- Downloading a copy of the response form from our website and emailing or posting it back to us;
- Picking up a paper copy of the response form and dropping the completed form back to Claire's Newsagents;
- Sending an email to us at: [haydonneighbourhoodplan@hotmail.com](mailto:haydonneighbourhoodplan@hotmail.com); or
- Sending a letter to us at: Haydon Parish Clerk, Haydon Parish Council, Belmont Lodge, Haydon Bridge, NE47 6HD;

1.4 Comments must be submitted by noon on **Monday 27 September 2021**.

## 2. Planning policy context

- 2.1 Haydon Parish straddles the boundary of two local planning authority boundaries – Northumberland County Council (NCC) and Northumberland National Park Authority (NNPA).
- 2.2 For the part of the parish that lies within the NCC LPA area, the current development plan policies are set out within the former Tynedale District Council planning documents, namely the Tynedale Core Strategy (2007) and the saved policies of the Tynedale Local Plan (2000). These policies will be replaced by the Northumberland Local Plan (NLP), which is currently undergoing examination. Adoption is scheduled for summer 2021.
- 2.3 Haydon Bridge is identified as a local centre within the Tynedale Core Strategy (see figure 1)



Figure 1: Extract from Tynedale Core Strategy

- 2.4 Within the emerging NLP settlement hierarchy, Haydon Bridge is identified as a ‘service centre’. Service centres sit below ‘main towns’ but above ‘service villages’. Main towns offer the greatest range of services. Service centres also have a number of key services for their communities and surrounding areas, but the range and number are generally more limited than the main towns. Haydon Bridge sits within the ‘west delivery area’, this has only one main town, Haltwhistle. Allendale and Bellingham are the other listed service centres in this area. The emerging NLP explains that whilst Haydon Bridge is within the commuting influence of Tyneside, its main role is as a local housing and service centre for its immediate surroundings. It also explains that development in the West of the county generally serves local markets and development pressure is relatively low.
- 2.5 The emerging NLP includes several policies which will ensure, where planning permission is required, the retention and growth of local businesses, as well as protecting employment land from non-employment generating uses. This approach accords with national planning policy. Policies identify:
- the need to deliver economic growth whilst safeguarding the environment and community well-being (policy ECN1);

- allocation and protection of sites for employment development (policies ECN6, ENC7 and ENC8) - this includes Haydon Bridge Industrial Estate;
- additional flexibility in employment areas where specific criteria are met (policy ENC9);
- support for home working and other employment uses in the built-up area (policy ENC11);
- support for the growth in the rural economy including diversification and meeting rural employment needs (policies ECN12, ECN13 and ENC14); and
- main towns and services centres will be prioritised for the development of significant new facilities and accommodation (policy ECN15).

2.6 With regard to retail development, the emerging NLP also defines a hierarchy of settlements for retailing: main towns – larger centres; main town – smaller centres; service centres; other village centres; and parades of shops and services. Haydon Bridge is identified as a service centre (policy TCS1). A retail service centre has a range of mainly essential services and serve hinterlands. The NLP requires the role of Haydon Bridge to be maintained and enhanced. This includes the importance of retaining small scale shops, community meeting places and other essential community services within reach of as many residents as possible (policy TCS3).

2.7 For the part of the parish that lies within the Northumberland National Park, development will be managed by the policies contained within the Northumberland National Park Local Plan which was adopted in 2020. It should be noted that given the remote rural nature of the parts of the parish that lie within the national park, they would not generally be considered suitable for new build economic development and would be focused on the re-use of existing buildings, unless there was an essential need for the development (policy ST4).

### 3. Employment and local businesses

#### Background to the economy and employment

- 3.1 As explained in section 2, Haydon Bridge is identified in the emerging NLP as a service centre. It provides both services and employment in the local area. In addition, given its proximity to Hexham, and the fact that it is equidistant to both Newcastle and Carlisle it is part of a much wider South Tyne economic corridor. The following tables provide information from the 2011 census. This illustrates that 75% of residents aged 16-74 are economically active, and 71% are in employment, and of these 17% are self-employed. 3% are unemployed, 15% are retired and 2% are students. Further details are provided in table 1:

Table: 1 Economic activity of males and females aged 16-74 in Haydon Parish

Economic Activity	Males (Nos)	Males (%)	Females (Nos)	Females (%)
All usual residents aged 16 to 74	804	100.0	808	100.0
Economically active	635	79.0	580	71.8
In employment	595	74.0	542	67.1
Employee: Part-time	48	6.0	230	28.5
Employee: Full-time	360	44.8	224	27.7
Self-employed	187	23.3	88	10.9
Unemployed	29	3.6	19	2.4
Full-time student	11	1.4	19	2.4
Economically Inactive	169	21.0	228	28.2
Retired	107	13.3	137	17.0
Student (including full-time students)	29	3.6	21	2.6
Looking after home or family	3	0.4	42	5.2
Long-term sick or disabled	17	2.1	19	2.4
Other	13	1.6	9	1.1
Unemployed: Age 16 to 24	8	1.0	4	0.5
Unemployed: Age 50 to 74	7	0.9	1	0.1
Unemployed: Never worked	5	0.6	1	0.1
Long-term unemployed	15	1.9	10	1.2

2011 Census

- 3.2 Table 2 identifies the main types of employment of residents in Haydon Parish. It illustrates a wide range of employment, with no one category providing over 13% of jobs. The main employment types are: health and social work; wholesale and retail trade; education; and construction. Other significant employment areas are: manufacturing; agriculture and accommodation and food services.

Table 2: Type of industries of residents aged 16-74 in Haydon Parish

Industry	Numbers	%
All categories: Industry	1,164	100.0
A Agriculture, forestry and fishing	74	6.4
B Mining and quarrying	1	0.1
C Manufacturing	98	8.4
D Electricity, gas, steam and air conditioning supply	4	0.3
E Water supply; sewerage, waste management and remediation activities	9	0.8
F Construction	125	10.7

5 | Page

Industry	Numbers	%
G Wholesale and retail trade; repair of motor vehicles and motor cycles	148	12.7
H Transport and storage	43	3.7
I Accommodation and food service activities	75	6.4
J Information and communication	19	1.6
K Financial and insurance activities	16	1.4
L Real estate activities	13	1.1
M Professional, scientific and technical activities	75	6.4
N Administrative and support service activities	36	3.1
O Public administration and defence; compulsory social security	57	4.9
P Education	147	12.6
Q Human health and social work activities	154	13.2
Other	70	6.0

2011 Census

- 3.3 Table 3 illustrates the types of occupation of the Haydon Parish Workforce. The largest category is skilled trades at 19%

**Table 3: Type of occupation of residents aged 16-74 in Haydon Parish**

Occupation	Nos	%
All categories: Occupation	1,164	100.0
1. Managers, directors and senior officials	111	9.5
2. Professional occupations	173	14.9
3. Associate professional and technical occupations	113	9.7
4. Administrative and secretarial occupations	108	9.3
5. Skilled trades occupations	219	18.8
6. Caring, leisure and other service occupations	114	9.8
7. Sales and customer service occupations	81	7.0
8. Process plant and machine operatives	105	9.0
9. Elementary occupations	140	12.0

2011 Census

- 3.4 Table 4 shows hours worked of residents aged 16-74. It identifies that 69% of those in employment worked full-time and that 31% worked part-time. There were slightly more males in work than females and a higher proportion of females in employment working part-time than males.

**Table 4: Hours worked: residents aged 16-74 in Haydon Parish**

Hours Worked	Nos	%
All usual residents aged 16 to 74 in employment the week before the census	1,164	100.0
Part-time: 15 hours or less worked	111	9.5
Part-time: 16 to 30 hours worked	245	21.0
Full-time: 31 to 48 hours worked	612	52.6
Full-time: 49 or more hours worked	196	16.8
Males	604	51.9
Part-time: 15 hours or less worked	24	2.1
Part-time: 16 to 30 hours worked	50	4.3
Full-time: 31 to 48 hours worked	375	32.2
Full-time: 49 or more hours worked	155	13.3
Females	560	48.1
Part-time: 15 hours or less worked	87	7.5

Hours Worked	Nos	%
Part-time: 16 to 30 hours worked	195	16.8
Full-time: 31 to 48 hours worked	237	20.4
Full-time: 49 or more hours worked		

2011 Census

- 3.5 Table 5 provides information about qualifications and students in relation to residents of Haydon Parish aged 16 and over. Haydon Parish. It shows a wide range of qualifications, with 23% having no qualifications and 29% having level 4 qualifications or above.

Table 5: Qualifications of residents aged 16+ in Haydon Parish

Qualifications	Nos	%
All categories: Highest level of qualification	1,829	100.0
No qualifications	418	22.9
Level 1 qualifications	237	13.0
Level 2 qualifications	282	15.4
Apprenticeship	79	4.3
Level 3 qualifications	243	13.3
Level 4 qualifications and above	522	28.5
Other qualifications	48	2.6
Schoolchildren and full-time students: Age 16 to 17	43	2.4
Schoolchildren and full-time students: Age 18 and over	37	2.0
Full-time students: Age 18 to 74: Economically active: In employment	21	1.1
Full-time students: Age 18 to 74: Economically active: Unemployed	0	0.0
Full-time students: Age 18 to 74: Economically inactive	16	0.9

2011 census

- 3.6 The Haydon Parish Household and Business Surveys were undertaken in in November 2020. The household survey, which had a 17% response rate, identified that over a quarter (27%) of residents in employment work in Haydon Parish, highlighting the importance of local jobs for the local economy. It also indicated a possible increase in the level of self-employment in the population in work, compared with the position in the 2011 census.

### Local businesses

- 3.7 The 2008 parish plan identified that there were at least 71 businesses in Haydon Parish. Table 6 identifies, in early 2021 there were at least 114 businesses. It should be noted that the figure for the number of businesses in 2021 does not mean that there has been a growth of more than one third in the number of the businesses since 2008. The 2021 figure reflects a fuller picture of the business community in the parish than was gathered in the earlier parish plan.
- 3.8 The business survey, of which there were 28 respondents showed a wide range of businesses either based in or providing services into the parish. Business types included:
- Hospitality and tourism (e.g. restaurant; B & B; holiday lets);
  - Services (e.g. accountancy; graphic design; architecture; private tuition);
  - Trades providing services to people’s homes or other businesses (e.g. gardening; joinery; maintenance; heating systems; domestic appliance repairs);
  - Products (e.g. table ware: cosmetics; wood products; food products and sweets);
  - Farming and farm supplies;
  - Shops (e.g. butchers; clock and watch repairs; gifts; laundry);

- Consultancy.
- 3.9 The customer base for those businesses that responded to the survey, is mainly local or regional, but a proportion is also national and international. The responses highlighted that there was a big spread in length of time operating – from some planned to start in 2021 to 300+ years old farming businesses. 33% of businesses responding were 5 years old or less; 22% were between 5 and 10 years old; 15% were between 10 and 20 years old; and 30% were over 20 years old. 12 are single person, 5 have 2 employees, 4 have 3, 2 have 4, 3 have 6, 1 has 8, and 1 has 9.
- 3.10 The survey results illustrates a good mix between full and part time employees, with most employees (36) identified as full time. However, part time accounted for 28 members of staff. A high percentage of employees - 64% - live within the parish. A lot of the businesses (70%) work from home; some operate from business premises; and other businesses provides services into people’s homes or other business premises. Just over 1 in 5 (21%) have separate business premises in the parish. One in 5 identified that they will need alternative or additional premises in the parish in the next 5 years.
- 3.11 Broadband speed is an issue for around one third of businesses, the same proportion as identified in the household survey. Other challenges businesses identified include:
- Lack or small size of premises; or stores;
  - Lack of parking;
  - External factors, including Covid19 and Brexit;
  - Sustainability and funding;
  - Lack of time to market and scale up;
  - New ways of working e.g. regenerative farming practices.
- 3.12 Businesses who responded identified that the main ways in which the parish council can support the retention, development or growth of businesses in the parish are:
- Promoting a business forum (52% of responses);
  - Developing planning policies that support different types of business development in the Parish (52% of responses);
  - Supporting the development of a business hub - this could be shared offices or shared business support services (48% of responses);
  - Other ideas included promoting the village as a tourist destination.
- 3.13 There was positive feedback in both the business and household surveys in supporting business development, including the possibility of allocating land for business use. The highest responses were for: shops and retail (66%); starter units (64%); tourism (58%); manufacturing/light industry (47%); and offices (40%). This was a similar response as in the business survey, apart from a higher proportion of respondents in the household survey wanted to see more shops and retail units.

Table 6 businesses in the parish (2007 and 2021)

Type of business	No in parish in 2007	No. in parish in 2021
Accommodation, eating & drinking	7	25
Agriculture	17	20
Art & Photography	3	3



Type of business	No in parish in 2007	No. in parish in 2021
Building	8	12
Domestic cleaning		1
Education	1	4
Electrical	2	4
Garages & motoring	2	1
Hair & beauty	1	2
Health & veterinary	1	3
Joinery & locksmiths	5	8
Landscaping & gardening		3
Leisure	2	4
Manufacturing	2	2
Painting & decorating	2	3
Photography		1
Plumbing & heating	2	3
Professional & financial services	4	4
Retail & delivery	8	8
Transport	4	3

3.14 The 2008 Haydon Parish Plan identified tourism as a key priority for securing the economic future of the parish after the opening of the Haydon Bridge bypass. Tangible action from that plan included:

- The refurbishment of Haydon Bridge Library, which is now run by the development trust through a volunteer workforce and providing a visitor information point as well as a community library;
- An increase in the use of our tourist facilities with large groups of walkers and cyclists visiting. The number of visitors using the Visitor Information Point has increased from 1,324 in 2013-14 to 1516 in 2019-20;
- A growing local archive initiative which is attracting visitors to the parish whose family has had a local connection in the past;
- A further initiative to broaden the offer to both local people and visitors has been the Haydon Hundred, a Cycle Sportive event held on the second Saturday in June offering three routes of 60, 100 and 140 kilometres. Marketed through the British Cycling website as well as locally, the event has run for seven years with 200-300 cyclists entered;
- There are also a number of hotels, bed and breakfasts/guest houses, and holiday cottages in the parish, all of which enhance the tourist offer to visitors.

3.15 Early engagement to inform the neighbourhood plan highlighted the continuing importance of tourism to the economy of the parish and ambition to see the tourism offer continue to grow and evolve. This is reflected in policy H18 of the draft neighbourhood plan.

3.16 Agriculture is also an important part of the history and landscape of the parish. It is central to people's sense of well-being and enjoyment of living in the parish. Large parts of the parish are still in agricultural use, and the above tables indicates that there is still a significant agricultural base to the parish economy. This is reflected in policy H19 in the draft neighbourhood plan, which seeks to support the farming industry and promote farming diversification.

### **The village centre**

- 3.17 Haydon Bridge is proposed to be allocated as a service centre in the emerging NLP, and community consultation also highlighted the importance of protecting and enhancing the village centre as the heart of the community, for retail, tourism and community services. Therefore, the proposed neighbourhood plan defines a boundary for the village centre to help sustain and enhance the current level of shops and services (policy H17). The identification of the village centre was informed by the current service centre boundary included in the Tynedale Core Strategy (see figure 1 in section 2) and also the key services and facilities that were identified by the local community (household survey).
- 3.18 As a result of feedback from the local community, the current area identified in the core strategy has been extended as follows:
- To the north, up Church Street to the level crossing to take in the Methodist Church, Library/Visitor Information Centre and the Industrial Estate including the Anchor Garage;
  - To the west, north of the river along Ratcliffe Road to include the Community Centre and General Havelock Inn;
  - South of the old bridge, to the west to include the Haydonian Community Lounge and Bar and Watsons Garage.
- 3.19 Consideration was given to whether to extend the boundary further up the North Bank, beyond the level crossing, to include the high school, doctor's surgery and catholic church and also further south to include the primary school. However, as these uses do not fall within the 'main town centre uses' as defined by national planning policy, their inclusion was not considered appropriate.
- 3.20 The proposed village centre boundary therefore includes: newsagents, pharmacy, post office/ convenience store, pubs, hotels, restaurants, butchers and a wider retail offer, these provide key services and facilities to the local community as well as to those who live outside the parish.
- 3.21 In recent years, the village centre has lost four businesses: hair and beauty, garage, grocer/ convenience store and a takeaway. In their place, only one new business in the village centre has opened (clock and watch museum and repairs). This net reduction shows the vulnerability of the village centre as a local service centre
- 3.22 One of the positive effects of the pandemic, has been to encourage residents to make more and better use of local shops and some local retailers responded by increasing the range of what they sold to the public, and/or began to offer home delivery to residents. This includes Claire's Newsagents, Murray Farmcare and WMH Farm Fresh Meats. It will be important going forward for local residents to continue this support and for local businesses to continue to diversify their offer in response.