



East  
Northamptonshire  
Council

**January 2017**

# **Rushden East SUE**

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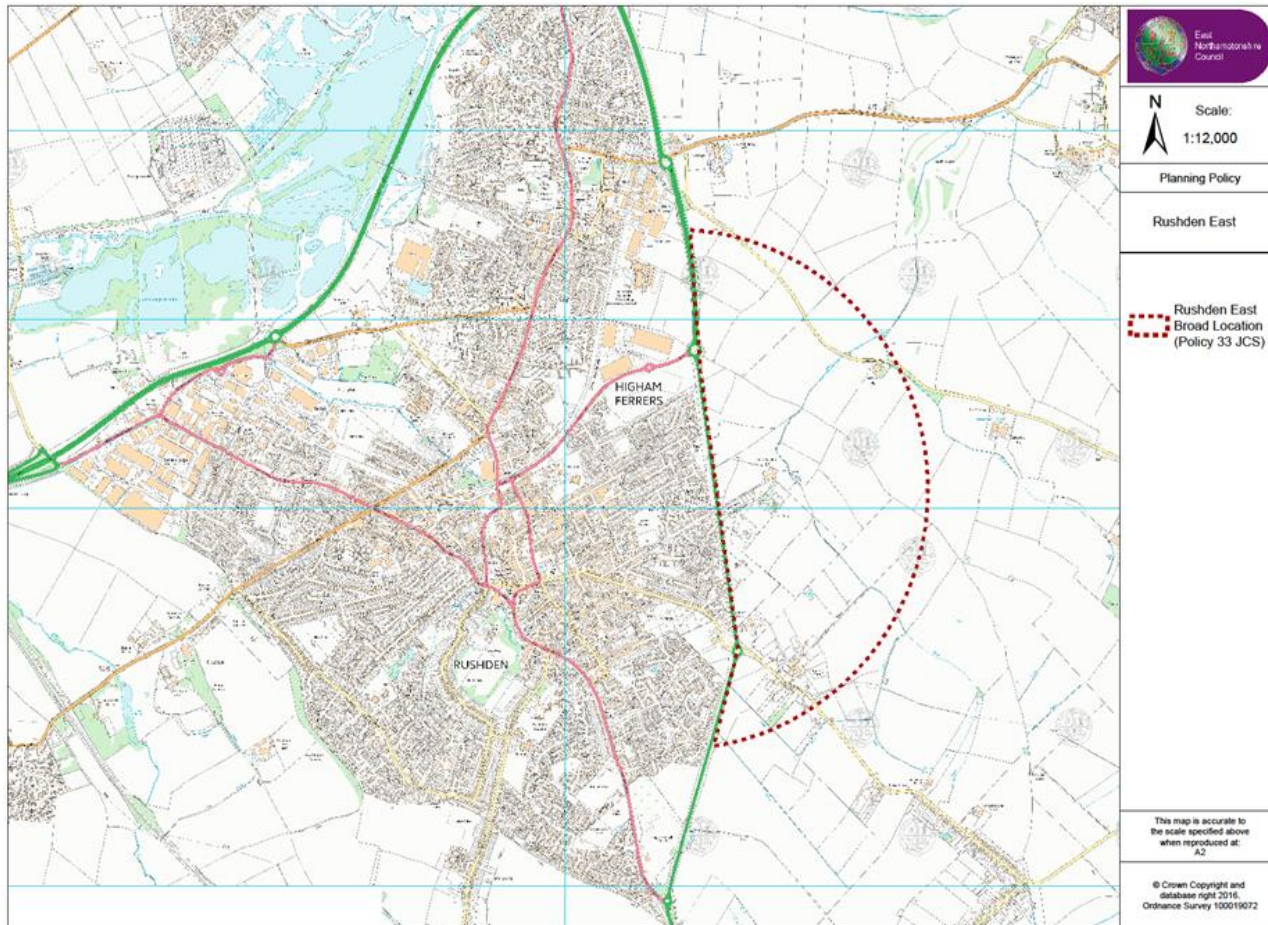


## What is Rushden East?

- **Location**
- **Aim**
- **Developer consortium**
- **Components of the project**
- **Issues/challenges**
- **Governance**
- **Timescales for delivery**



- **Rushden East is a proposed Sustainable Urban Extension identified within the North Northamptonshire Joint Core Strategy (Policy 33)**
- **It is located to the east of Rushden and Higham Ferrers – adjacent to the A6 bypass, broadly between John Clarke Way roundabout and the Newton Road roundabout**





## **Rushden East will comprise the following:**

- **2,500 dwellings**
- **Employment provision – a mix of high quality employment alongside B1, B2, some B8 and managed workspace units**
- **2 primary schools and land for a secondary school**
- **Allotments**
- **Cemetery provision**
- **A local centre**
- **A care home**
- **Healthcare provision**
- **Destination open space (country park – approx 20 ha)**



# Developer consortium

- **A Rushden East Masterplan is being prepared to guide and inform the future submission of a planning application.**
- **The Masterplan is being shaped by East Northamptonshire Council in collaboration with the developer consortium comprising:**
  - **Taylor Wimpey and Barratts (represented by Bidwells) – who will deliver the housing and related elements**
  - **Duchy of Lancaster (a major landowner) – who will deliver the employment elements**

## Key requirements of the Masterplan comprise the following:

- **Employment provision/numbers is as important as housing provision**
- **The SUE's design should aim to reduce the issue of 'out commuting' to work**
- **Providing a wide range of employment options/uses including managed workspace units**
- **Raising the profile of Rushden – housing mix to include exec level properties and custom/self build plots**
- **Good East/West connections between the SUE and Rushden town centre**
- **Urban design solutions are needed to address a critical highway severance issue i.e. the A6 bypass**

## Key requirements of the Masterplan comprise the following:

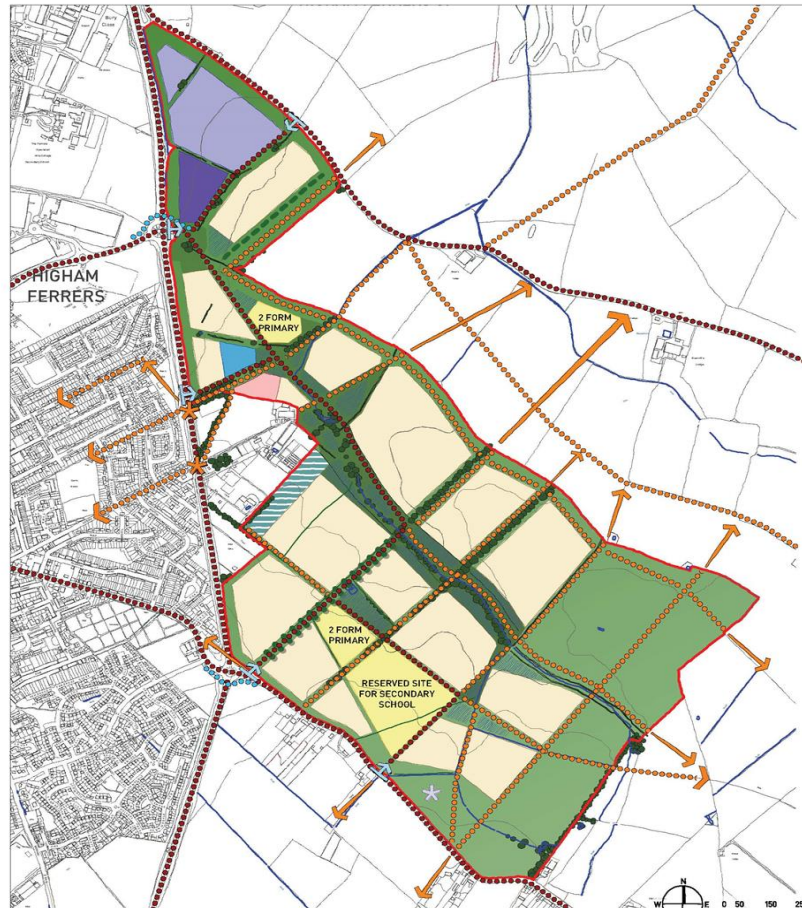
- **The Masterplan should be designed to incorporate the findings and recommendations of the space syntax analysis study/urban structures study – how the SUE links to the immediate area (effective connections)**
- **It must consider the Nene Valley Gravel Pits (SPA) and include ‘destination open space’ on site for mitigation purposes**
- **It must identify the provision of local community facilities to support the SUE**
- **Identification and location of both Primary schools and land for the secondary school**
- **A mechanism for securing appropriate developer contributions (S106 etc)**





# Draft Developers Concept Masterplan

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KEY			
	MASTERPLAN BOUNDARY		LOCAL CENTRE / HEALTH CARE FACILITIES / COMMUNITY CENTRE
	RESIDENTIAL 2500 DWELLINGS		POTENTIAL CARE HOME
	PRIMARY VEHICLE ROUTES		EXISTING / PROPOSED PEDESTRIAN CYCLE ROUTES/STREETS
	POTENTIAL TOUCAN CROSSING AT EXISTING ROUNDABOUT		POTENTIAL ATTENUATION BASINS
	HIGH VALUE EMPLOYMENT [2.5HA]		SCHOOL SITES [10.9HA]
	EMPLOYMENT [9.35HA]		POTENTIAL SITE FOR CEMETERY
	POTENTIAL FUTURE FOOTPATH LINKS		POTENTIAL FUTURE PEDESTRIAN/CYCLE CONNECTION POINT
	PROPOSED NEW HEDGE		POTENTIAL SITE FOR ALLOTMENTS
	POTENTIAL VEHICLE ACCESS POINTS		POTENTIAL SITE FOR ALLOTMENTS
	POTENTIAL VEHICLE ACCESS POINTS		POTENTIAL SITE FOR ALLOTMENTS

RUSHDEN EAST - CONCEPT MASTERPLAN



**As with all major development proposals there are a number of issues/challenges associated with this scheme:**

- **The A6 bypass (severance) – seeking to change the character/secure a speed reduction**
- **Attaining appropriate east/west connections between the SUE and Rushden town centre**
- **Land ownership constraints/CPO issues**
- **Effective consultation/engagement**

**The Rushden East SUE Project Board was established in 2013 to help drive the Masterplan forward and deliver key corporate objectives. It meets monthly and comprises:**

- **Members of East Northants Council**
- **Members of Rushden and Higham Ferrers Town Council**
- **Member of Northamptonshire County Council**
- **East Northamptonshire Officers**
- **ATLAS**
- **Observers – Clerks for Rushden and Higham Ferrers Town Council**
- **Input from other organisations (depending on agenda items) e.g. Environment Agency, Natural England etc**

## **The Rushden East Project Group**

- **Comprising Officers of ENC and the developer consortium to meet regularly and discuss technical issues e.g. survey work, SUDs, habitat regulation assessment requirements etc.**

## **Other examples of Project working:**

- **ENC liaising/meeting regularly with ATLAS to help facilitate delivery of the Masterplan and seek advice**
- **Lambert Smith Hampton provides advice to ENC on employment options and potential delivery of managed workspace units**
- **ENC seeking to work with NCC on a Transport Brief**

## **Resources for the progression and delivery of Rushden East are being considered:**

- **ENC are looking for the Joint Delivery Unit budget to help assist with resource/funding requirements for the SUE**
- **Budgetary requirements for Rushden East were reported to East Northants Finance Sub Committee in Jan 2017**
- **HCA funding bid submitted in Dec 2016 – joint bid made by JPU for North Northamptonshire (awaiting outcome!)**

## **Current Rushden East delivery timescales:**

- **Engagement / Consultation to begin in early 2017**
- **Finalised Masterplan Spring / Summer 2017**
- **Submission of an outline planning application  
Summer / Autumn 2017**