

### **Policy EN33: Rushden East Sustainable Urban Extension**

*In order to meet the requirements of Policy 33 of the adopted Joint Core Strategy the area shown on the local plan policies map, and defined in figure 18 above, identifies the development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE). This **SUE** development, ~~also known as High Hayden Garden Community~~, constitutes a mixed use development, where land is allocated for up to 2,700 dwellings, a mix of retail, community facilities, employment development and open space, including two new primary schools, (and land reserved for a secondary school), a town park, allotments, sports facilities, a cemetery, and Suitable Alternative Natural Green Space and associated infrastructure.*

*Policy 33 of the adopted Joint Core Strategy requires a masterplan to be prepared to define the policy expectations for the development of the SUE. The Masterplan Framework Document (MFD) **will** provides a spatial development context for the delivery of the site to inform future planning applications and will ensure a comprehensive approach to site delivery. Planning applications will be required to be broadly consistent with the MFD and the principles of the Government's Garden Communities initiative.*

*Proposals for development will be granted planning permission where they are consistent with the relevant policy expectations listed below. Further detailed guidance and illustration on how these policy expectations might be met is **will be** set out in the MFD.*

*Economic:*

- 1. Ensuring the delivery of the employment land, located on the northern part of the site, that aims to achieve parity between rates **overall quantum** of new housing occupations and job creation, as set out in Joint Core Strategy Policy 33 criterion c.*
- 2. Providing opportunities for small-businesses and those driving enterprise and innovation.*

3. Provision of two local neighbourhood centres, incorporating 2 primary schools and land reserved for a secondary school, local shops, health facilities, community uses and employment space to be provided in ~~the~~ broad locations **servicing the northern and southern areas of the SUE** ~~shown on Figures 2.3 and 2.38 in the MFD~~, along with a programme for delivery relative to the phased delivery of housing.

4. Provide clear evidence that connections for all users can be facilitated between development parcels within the SUE and further demonstrate that connections to adjacent land beyond the SUE boundaries are not prejudiced by the proposed development of the SUE. This includes the recognition of the opportunity to transform the character of the A6, whilst seeking to deliver options which are practical and deliverable.

5. Crossings of the A6 at the John Clark and Newton Way Roundabouts and to Hayden Road, Rushden, are designed to incorporate the following key principles:

- Traffic signals provided to control vehicular traffic and allow for safe pedestrian and cycle movement;
- Crossings at-grade to ensure maximum accessibility for pedestrians and cyclists;
- Change in surface material to ensure that user priority is clear and that the crossing is legible for pedestrians, cyclists and drivers;
- Minimum pedestrian crossing width of 8m to allow comfortable and safe movement for pedestrians.

6. Provision of a Primary tier 'loop' Street through the SUE (to accommodate a service bus route) connecting the John Clark Way roundabout in the north with the Newton Road roundabout in the south and via the two neighbourhood local centres.

7. Provision of a Secondary tier Street connecting with the Primary Street at the northern and southern ends of the SUE and the Hayden Road crossing and green corridor link in the centre.

8. *Provision of a hierarchy of streets and a legible and accessible network of dedicated footpaths and cycle paths.*

9. *Provision of a central green corridor link through the SUE to Hayden Road ~~in broad accordance with the location shown on Figure 2.2 of the MFD~~ and incorporating a dedicated footpath and cycle path, as well as formal tree planting.*

10. *Provision of high quality, attractive and safe off-site connections for non-motorised and motorised users (including improvements to existing, as well as providing opportunities for new, bridge connections) between the SUE and the towns of Rushden and Higham Ferrers, and to the villages of Caldecott, Chelveston and Newton Bromswold.*

11. *Provision for legal agreements to ensure infrastructure provided by one developer is shared, on an equitable basis, with all developers reliant upon that infrastructure to deliver their parts of the SUE, to ensure a comprehensive development of the SUE.*

*Environmental:*

12. *Provide a sensitively designed environment incorporating:*

- *A network of green corridors and public open spaces, including a central green corridor, within and around the SUE, and landscaped edges ~~in line with Figure 2.2 of the MFD.~~*

- *A comprehensive enhancement of the A6 corridor between the John Clark Way and the Newton Road, including the provision of a planting strip with additional landscaping to safeguard the future widening of the A6. Built development would be expected to either front or be located side-onto the A6 corridor.*

- *The retention of existing hedgerows and provision of formal street tree planting, particularly on higher order streets.*

- *Appropriate environmental and landscape measures to be incorporated into the design and construction of any proposals for large scale distribution units to ensure they are properly mitigated.*

- *Sensitive landscape treatment of the aircraft crash site.*
- *Environmental improvements on the approaches to the A6 bridge, including the surfacing and gradient of the footway, provision of lighting, along with improvements to the structure itself.*
- *An urban form that responds to the wider context and character of Rushden.*
- *A range of development with higher densities focussed around the two local centres.*
- *Suitable Alternative Natural Greenspace (SANG) of approximately 21 hectares, supported by a Habitats Regulations Assessment*
- *A Sustainable Urban Drainage System.*
- *High standards of resource and energy efficiency, and reduction in carbon emissions in accordance with the requirements of Policies 9 and 33 of the Adopted Joint Core Strategy.*
- *Viewing corridors of the spire of the Grade I listed Church of St Mary's Higham Ferrers into the detailed design and masterplanning of the SUE*
- *The preparation and agreement of Design Codes to guide planning applications for the SUE.*
- *A design brief, which will be prepared for the grey land to ensure a cohesive approach to development.*

*Social:*

13. *Provision of a new Town Park (of approximately 3.6ha).*
14. *Provision of formal, and informal open space, and sports pitches (including ancillary facilities) in accordance with ~~MFD Figure 2.4~~ and guidance contained in the Council's KKP Open space and Playing Pitch Strategy 2017*
15. *Provision of a Cemetery (approximately 2ha) with access, parking and relevant supporting infrastructure ~~in line with MFD Figure 2.2.~~*

16. *Provision of allotments in the northern and southern neighbourhoods (approximately 2.20ha) in line with MFD Figure 2.2.*

17. *Prepare and agree a delivery strategy (including onward adoption and management arrangements) for all education, energy, drainage, community, social, health infrastructure, SANG provision and associated public realm (including off-site and on-site roads, cycle routes and paths).*

18. *Provision of a mix of dwelling types, sizes and tenures (including specialist housing provision and home working/larger homes) to accord with housing policies EN29-EN32, and Policy 30 of the Adopted Joint Core Strategy, together with relevant Neighbourhood Plan policies.*

*The SUE will be developed as a sustainable place providing a range of opportunities and services that support meeting local needs on a daily basis. The development proposal will need to ensure it can demonstrate good integration within the wider setting taking into account both the natural and built environment. It will maximise sustainable travel connections and provide convenient and attractive cycle and pedestrian connections so that the proposed development is integrated with the existing communities, facilities and services in the town centres of Rushden and Higham Ferrers.*

*However, in accordance with the policy objectives for the “grey land” within the **central part of** the SUE, (as shown in figure 2.1 of the MFD) to deliver a “bespoke residential character”, the Council will bring forward detailed design guidance through a Supplementary Planning Document*

*The infrastructure requirements for the proposed SUE are to be provided for through planning conditions and/or planning obligations following the principles of fairness and proportionality. To ensure all parts of the SUE make an appropriate contribution towards the SUE infrastructure it is expected that collaboration will be sought as part of S106 planning obligations.*