

Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(1)	ENE16/ EPA01	Barnwell Turn, Oundle/ Barnwell	7.25	Significant employment hub along A605 corridor	Safeguard in the short term
16(2)	ENE6/ EPA02	Barnwell Workshops, Home Farm, Armston Road, Barnwell	1.45	Significant rural employment hub	Safeguard
16(3)	EPA03	Lilford Lodge Farm, Thrapston Road, Barnwell	1.34	Open countryside location; few opportunities	Safeguard
16(4)	n/a	Sudborough Road, Brigstock	4.20	Site added to list following preparation of ELR project brief. Subsequently allocated for employment uses in Neighbourhood Plan	Safeguard
16(5)	EPA04	Manor Farm/ Poplar Farm, Caldecott	2.34	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(6)	EPA05	Carr Brother Depot, Chelveston Cum Caldecott	7.03	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(7)	EPA06	Rockingham Enterprise Area, Corby/ Deene	285.07	Already allocated for employment uses in Joint Core Strategy/ Local Plan Part 1	Safeguard
16(8)	EPA07	Horizon Centre, Gretton Road, Corby/ Deene	15.09	Single occupier site, developed within last 5 years	Safeguard
16(9)	EPA08/ ENE5	Cliffe Road / Stamford Road, Easton on the Hill	3.34	Significant rural employment hub	Safeguard
16(10)	EPA09/ ENE8	Kimbolton Road, Higham Ferrers	5.68	Significant employment area; under-used vacant/ under-occupied eastern part of site (Federal Estates) to be released for residential development	Safeguard in the short term
16(11)	EPA10/ ENE7	Chowns Mill, Station Road, Higham Ferrers	2.26	Significant employment hub along A45/ A6 corridor	Safeguard

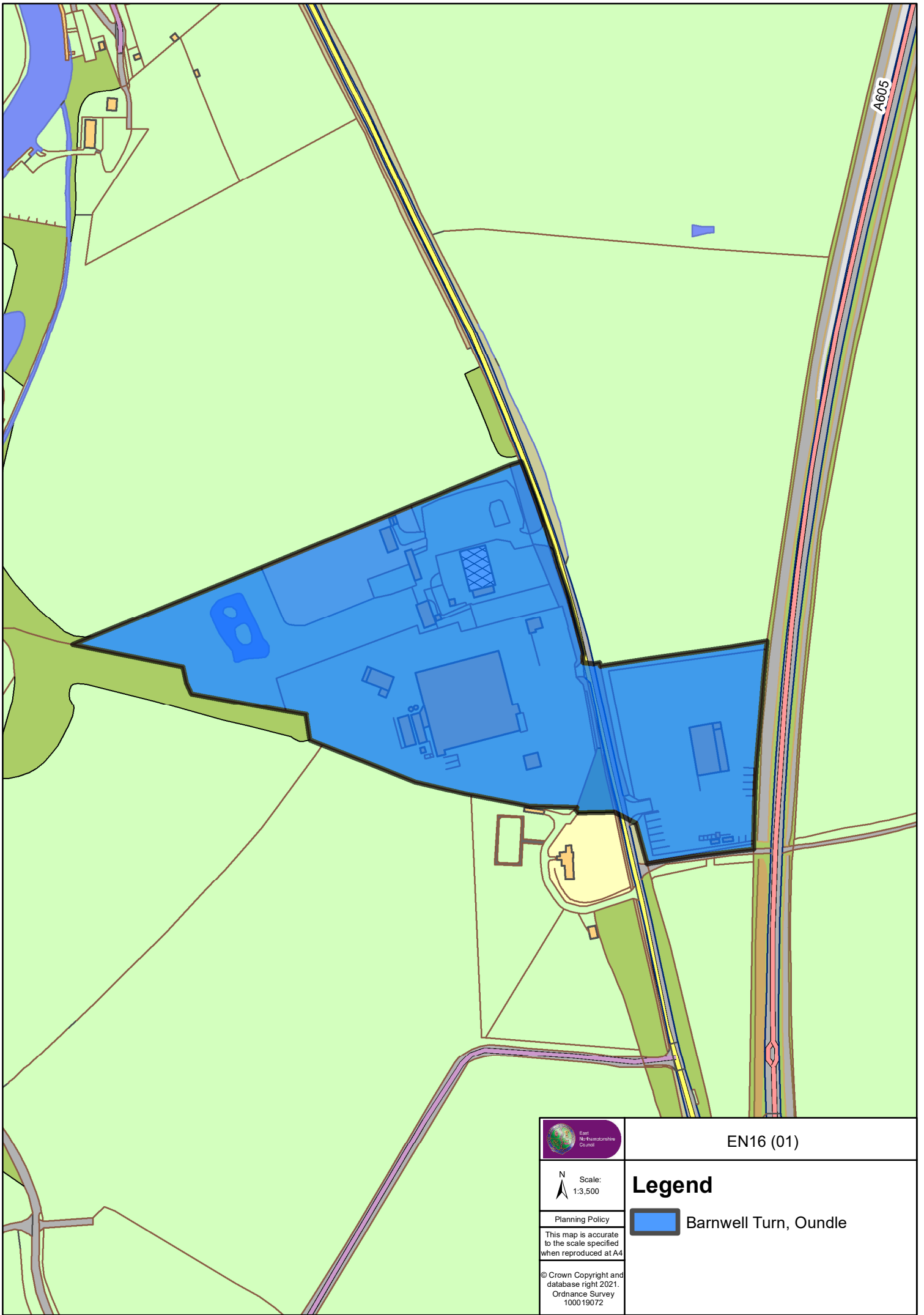
Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(12)	EPA11	Lakeside House, A45 Bypass, Higham Ferrers	6.53	Single occupier site (RPC containers)/ allocated for employment uses in Neighbourhood Plan	Safeguard
16(13)	EPA12/ ENE10	Nene Park/ Nene Business Park, Irthlingborough	18.47	Main brownfield/ redevelopment site within the District	Safeguard
16(14)	EPA13/ ENE2	Whitworths, Wellingborough Road, Irthlingborough	7.88	Main employer at Irthlingborough; consider future development proposals by Whitworths	Safeguard in the short term
16(15)	EPA14	Islip Furnace Site, Kettering Road, Islip	37.40	Major employment area; prime situation along A14 corridor, although beyond established settlements	Safeguard
16(16)	EPA15/ ENE1	Acorn Estate, Islip	0.93	Significant rural employment hub	Safeguard in the short term
16(17)	EPA16	Westhay Employment Area, Stamford Road, King's Cliffe	6.23	Open countryside location; few opportunities	Safeguard
16(18)	EPA17	Kingsmead, King's Cliffe	0.95	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(19)	EPA18/ ENE15	East Road, Oundle	2.36	Significant employment area, but some units/ parts may provide further development opportunities	Safeguard in the short term
16(20)	EPA19	Kings Cliffe Industrial Estate, King's Cliffe/ Nassington	5.94	Open countryside location; significant employment area, but few opportunities for alternative uses due to remote situation	Safeguard
16(21)	EPA20/ ENE4	Addington Park Industrial Estate, Little Addington	4.72	Significant rural employment hub	Safeguard

Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(22)	EPA22/ ENE3	Nene Valley Business Park, Oundle	8.42	Significant employment area, but heavily reliant upon single business (Fairline). May be some opportunities for diversification	Safeguard in the short term
16(23)	EPA23	Oundle Marina	6.43	Significant employment/ tourism commitment	Safeguard
16(24)	EPA24	Polebrook Airfield	3.72	Open countryside location; few opportunities, but significant employment site in its own right	Safeguard
16(25)	EPA25	Warth Park, Raunds	58.65	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(26)	EPA26	Enterprise Road, Raunds	2.29	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(27)	EPA27	New Barn Farm, Raunds	3.16	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(28)	EPA28	East of A45 Brick Kiln Road, Raunds	0.94	Already allocated for employment uses in Neighbourhood Plan	Safeguard
16(29)	EPA29	Rushden Lakes	15.58	Major new development	Safeguard
16(30)	EPA30	Brindley Close, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
16(30)	EPA31	Crown Park, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
19(30)	EPA32	Express Business Park, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
16(30)	EPA33	Sanders Lodge North, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard

Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(30)	EPA34	Norris Way/ Elan Court, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
16(30)	EPA36	Francis Court, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
19(30)	EPA37	Sanders Lodge South, Rushden		Already designated for employment uses in Neighbourhood Plan/ Minerals and Waste Local Plan	Safeguard
16(30)	EPA30-34; EPA36-37	Minerals and Waste Local Plan - site WL19, Inset Map 5	76.21	Total area for Neighbourhood Plan/ Minerals and Waste Local Plan site allocations	Safeguard
16(31)	EPA35	Spire Road/John Clark Way, Rushden	9.89	Significant employment area, developed within last 10 years	Safeguard
16(32)	EPA38	Recycling Plant Bedford Road, Rushden	3.92	Open countryside location; few opportunities, but well established "bad neighbour" use	Safeguard
	EPA39/ ENE14	Rectory Business-Centre, Rushden	1.10	Significant employment area, but some units/ parts are vacant/ under-occupied	Allow managed release
16(33)	EPA40	Ravensden Farm, Rushden	7.14	Significant rural/ semi-rural employment hub	Safeguard
16(34)	EPA41	Halden's Parkway, Thrapston	43.77	Major established employment area; prime situation along A14 corridor	Safeguard
16(35)	EPA42/ ENE13	Cottingham Way/ Cosy Nook, Thrapston	4.08	Significant employment area, but some units/ parts may provide further development opportunities	Safeguard in the short term



Local Plan Policy EN16 Ref	Site Ref (Aspinall Verdi/ ENC)	Site Name	Area (ha)	ENC initial assessment	Recommendations (Aspinall Verdi/ ENC, 2019)
16(36)	EPA43	Top Close, Thrapston	2.30	Significant well established employment area; host to major employer within Thrapston	Safeguard
16(37)	EPS01/ ENE9	Katz Shoes, 20 Midland Rd/ Coal Yard/ Garage south of Bridge Street, Thrapston	0.86	Long established employment area (Thrapston)	Safeguard in the short term
16(38)	EPS02/ ENE12	Factory, Shirley Road, Rushden	0.48	Long established factory/ employer (Rushden)	Safeguard in the short term
	EPS03/ ENE11	Windmill club/ Business Centre, Glassbrook Road, Rushden	0.50	Long established SME area (Rushden)	Allow managed release
16(39)	EPS04/ ENE19	61-65/ 78 Station Road, Irthlingborough	2.40	Long established employment area (Irthlingborough); formerly regarded as part of Irthlingborough East employment area	Safeguard
	EPS05/ ENE18	Ringstead Business Centre, 1-3 Spencer Street, Ringstead	0.20	Permission granted for demolition of factory building (24 June 2020)	Allow managed release
16(40)	EPS06/ ENE21	Travis Perkins, 150 High Street, Rushden	0.30	Long established business/ employer (Rushden)	Safeguard
	EPS07/ ENE20	Goles Builders Merchant, 38 West Street, Oundle	0.20	Planning permission granted for residential use, 31 March 2020	Allow managed release
16(41)	EPS08/ ENE17	Hawkes Technical, Spencer Parade, Stanwick	0.60	Long established factory/ employer (Stanwick)	Safeguard in the short term




EN16 (01)



Scale:  
1:3,500

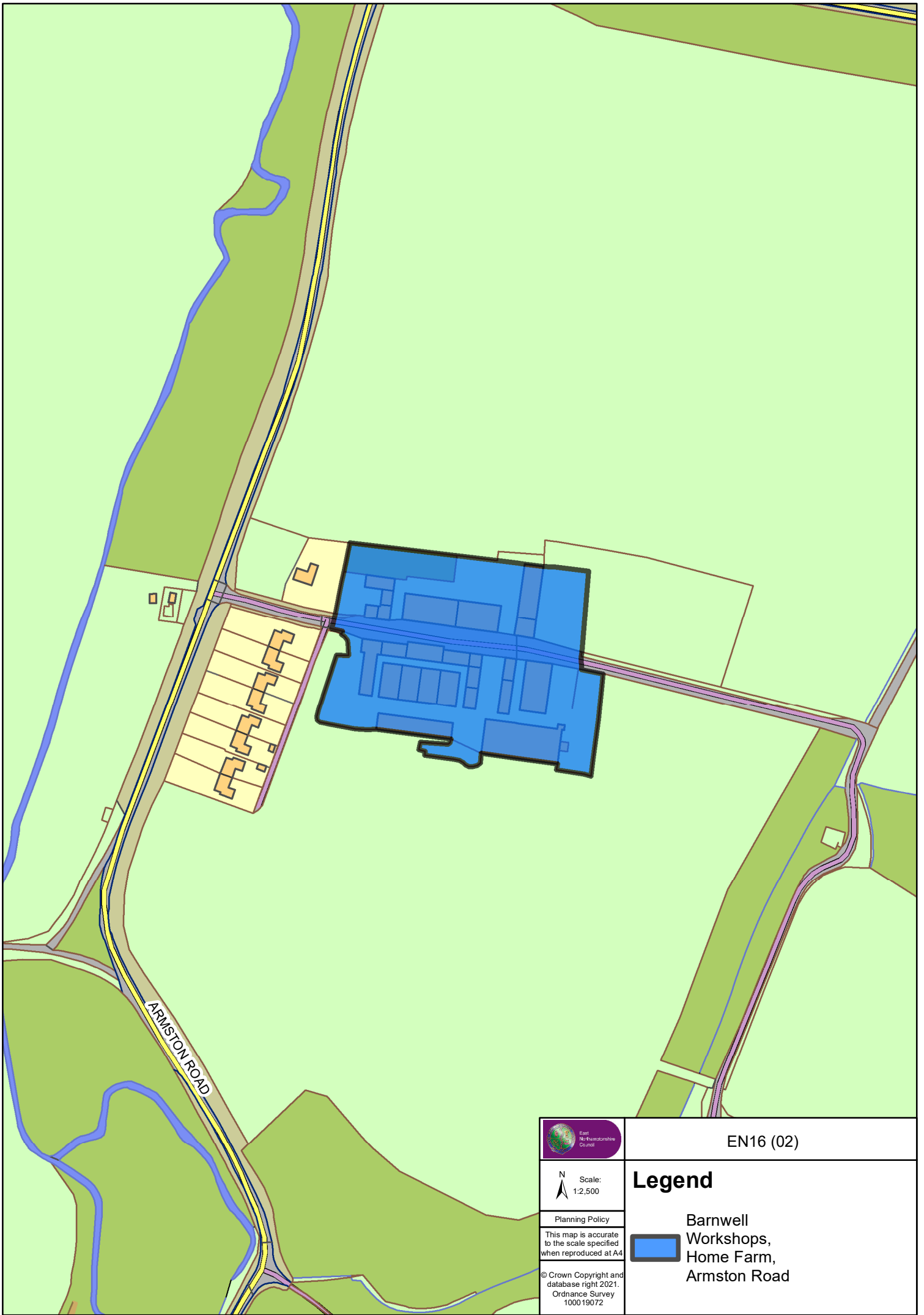
### Legend

 Barnwell Turn, Oundle

Planning Policy

This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072



EN16 (02)



Scale:  
1:2,500

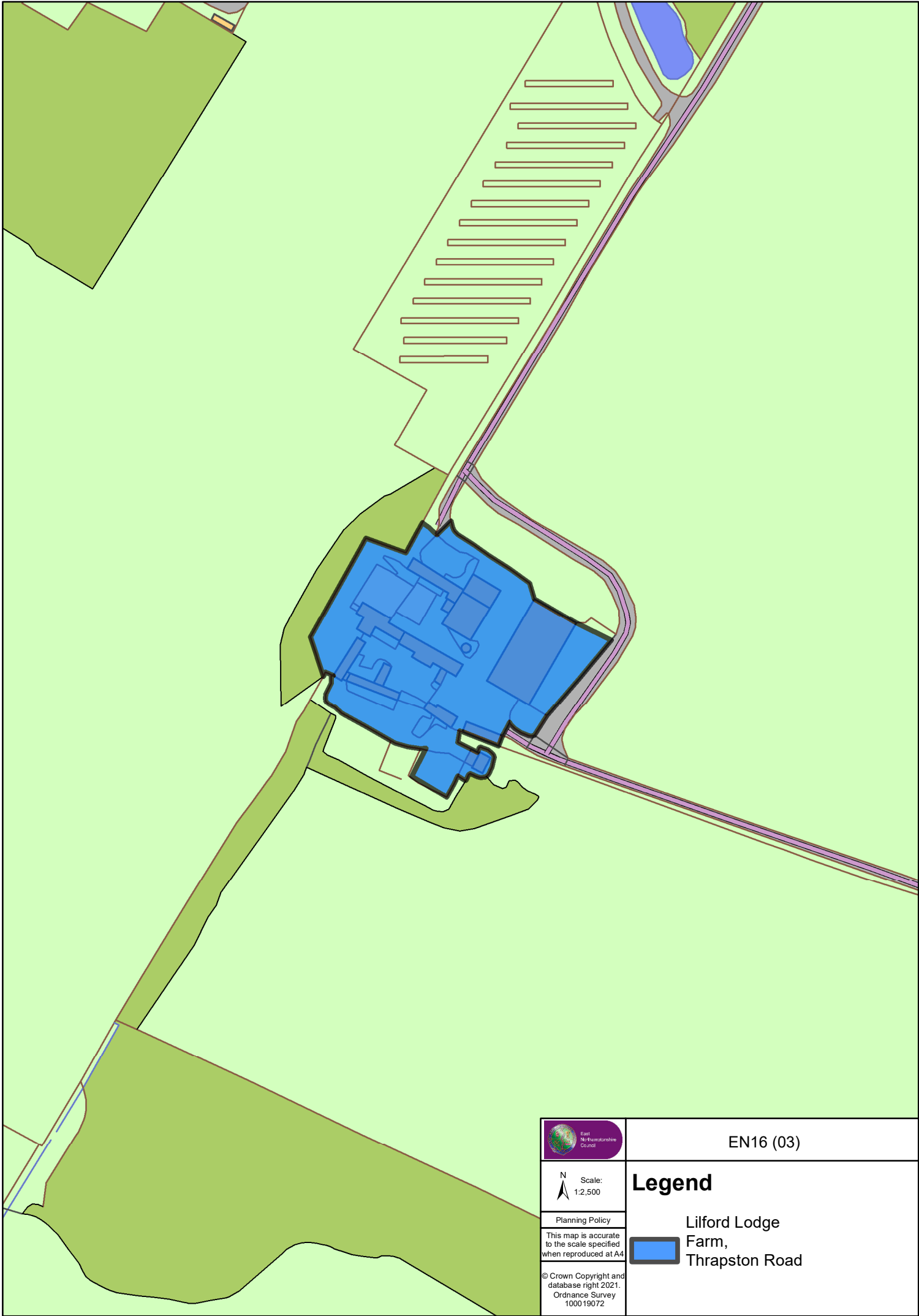
Planning Policy

This map is accurate  
to the scale specified  
when reproduced at A4

© Crown Copyright and  
database right 2021.  
Ordnance Survey  
100019072

### Legend

-  Barnwell Workshops, Home Farm, Armston Road




EN16 (03)

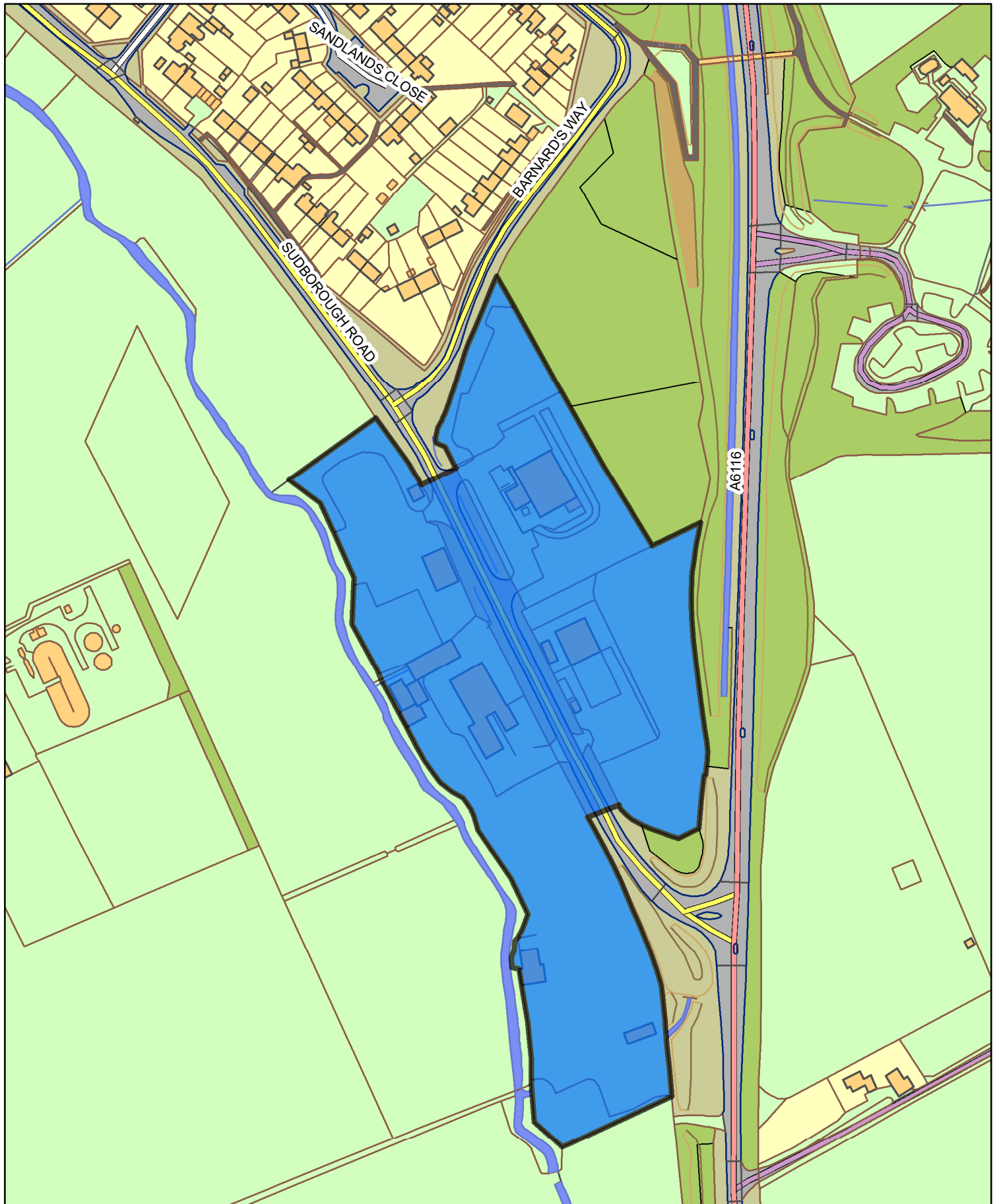


Scale:  
1:2,500

**Legend**

-  Lilford Lodge Farm, Thrapston Road

Planning Policy  
This map is accurate to the scale specified when reproduced at A4  
© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072



EN16 (04)




Scale:  
1:2,500

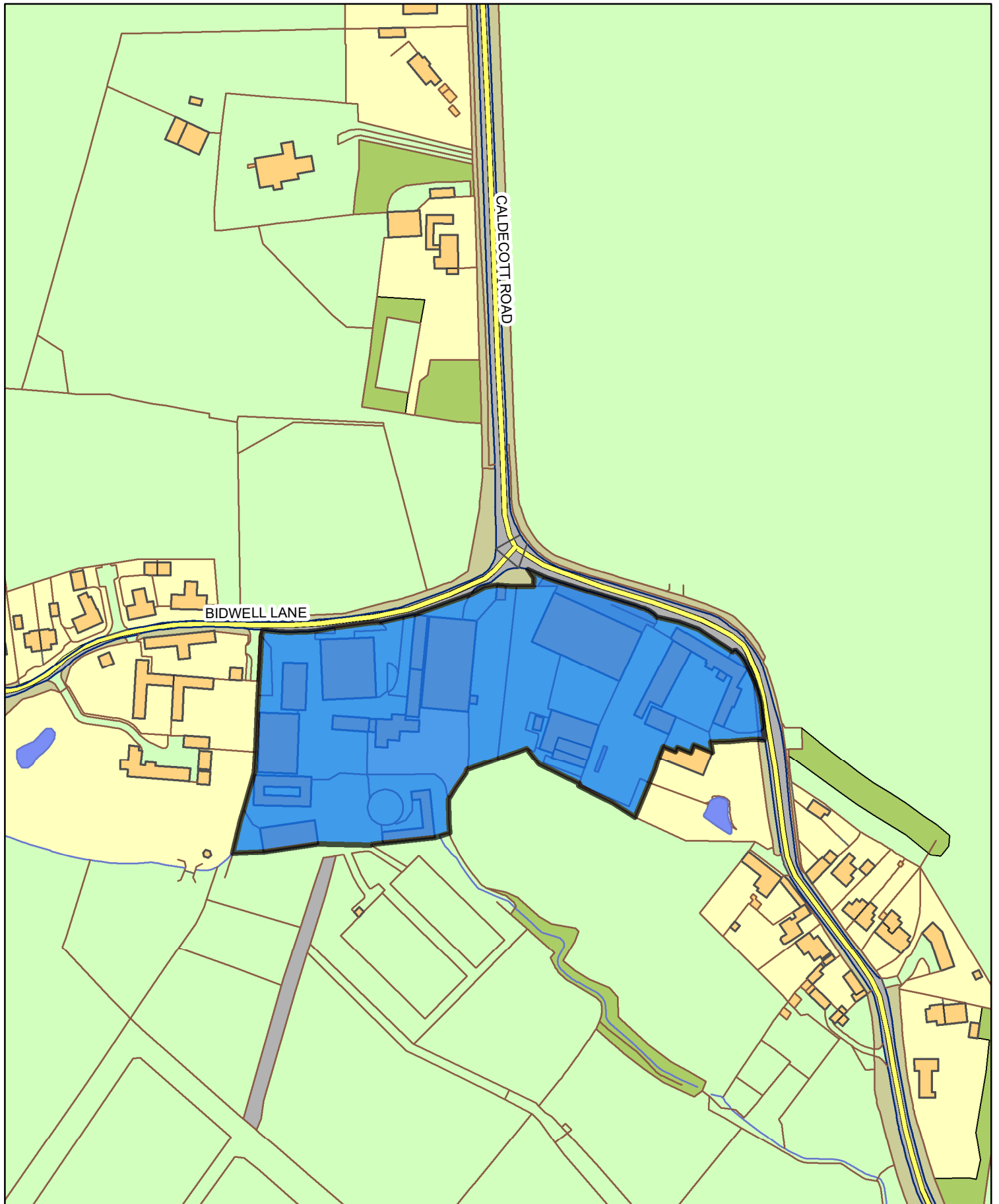
Planning Policy

This map is accurate  
to the scale specified  
when reproduced at A4

© Crown Copyright and  
database right 2021.  
Ordnance Survey  
100019072

### Legend

 Sudborough Road, Brigstock



EN16 (05)



Scale:  
1:2,500

Planning Policy

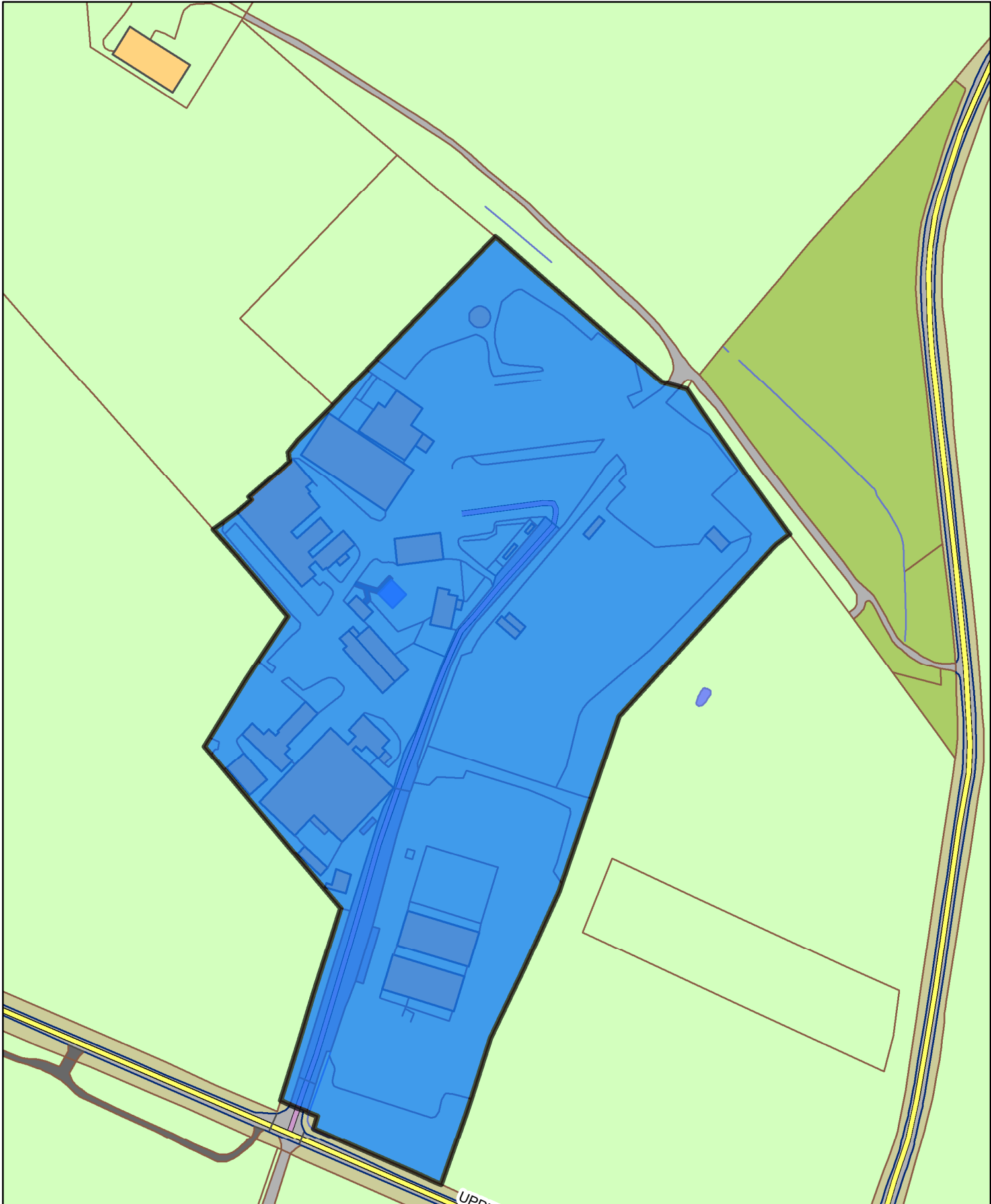
This map is accurate  
to the scale specified  
when reproduced at A4

© Crown Copyright and  
database right 2021.  
Ordnance Survey  
100019072

### Legend

 Manor Farm/Poplar Farm





UPPER HIGHAM LA



EN16 (06)



Scale:  
1:2,500

Planning Policy

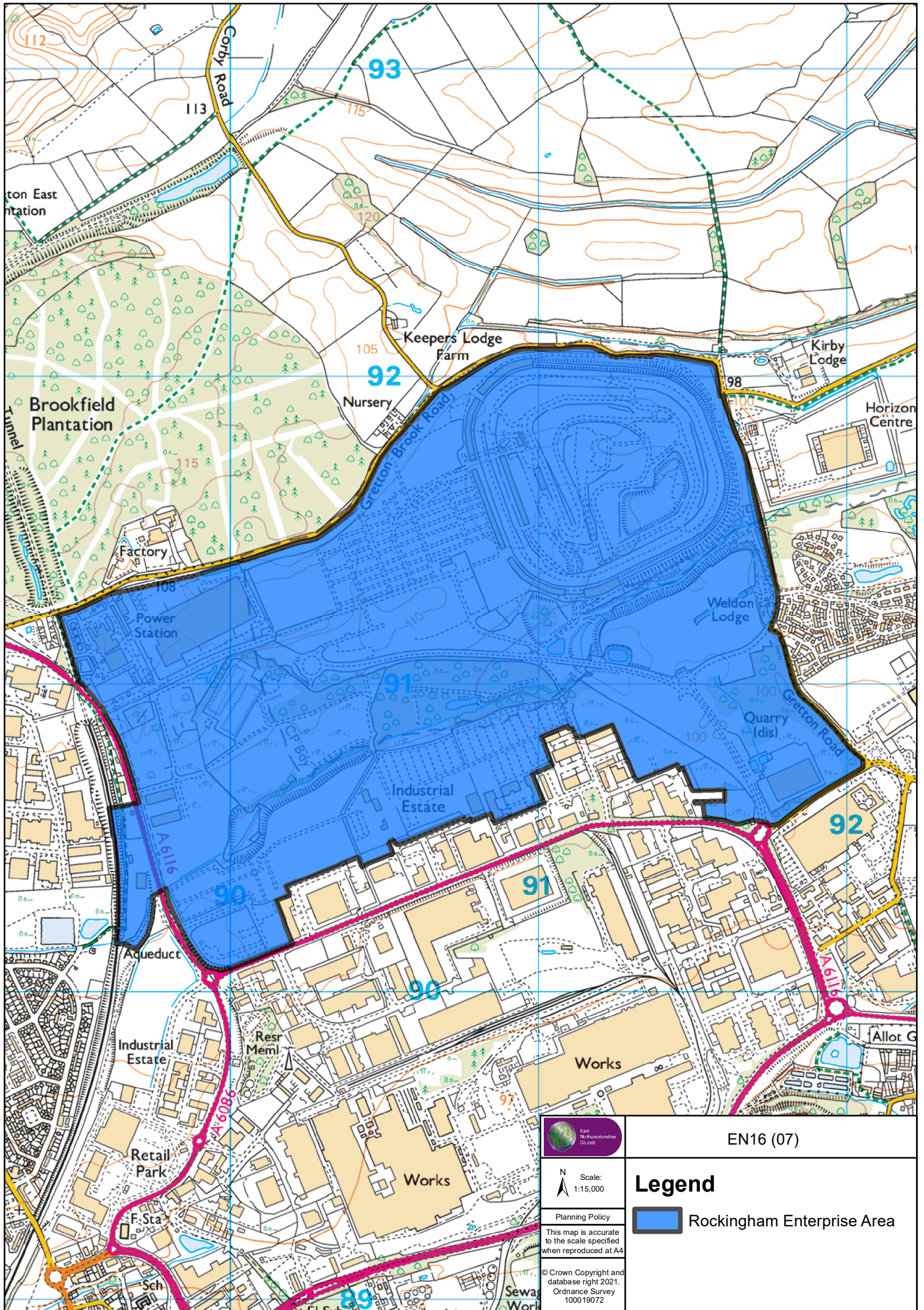
This map is accurate  
to the scale specified  
when reproduced at A4

© Crown Copyright and  
database right 2021.  
Ordnance Survey  
100019072

**Legend**



Carr Brother Depot, Chelveston



EN16 (07)

N Scale: 1:15,000

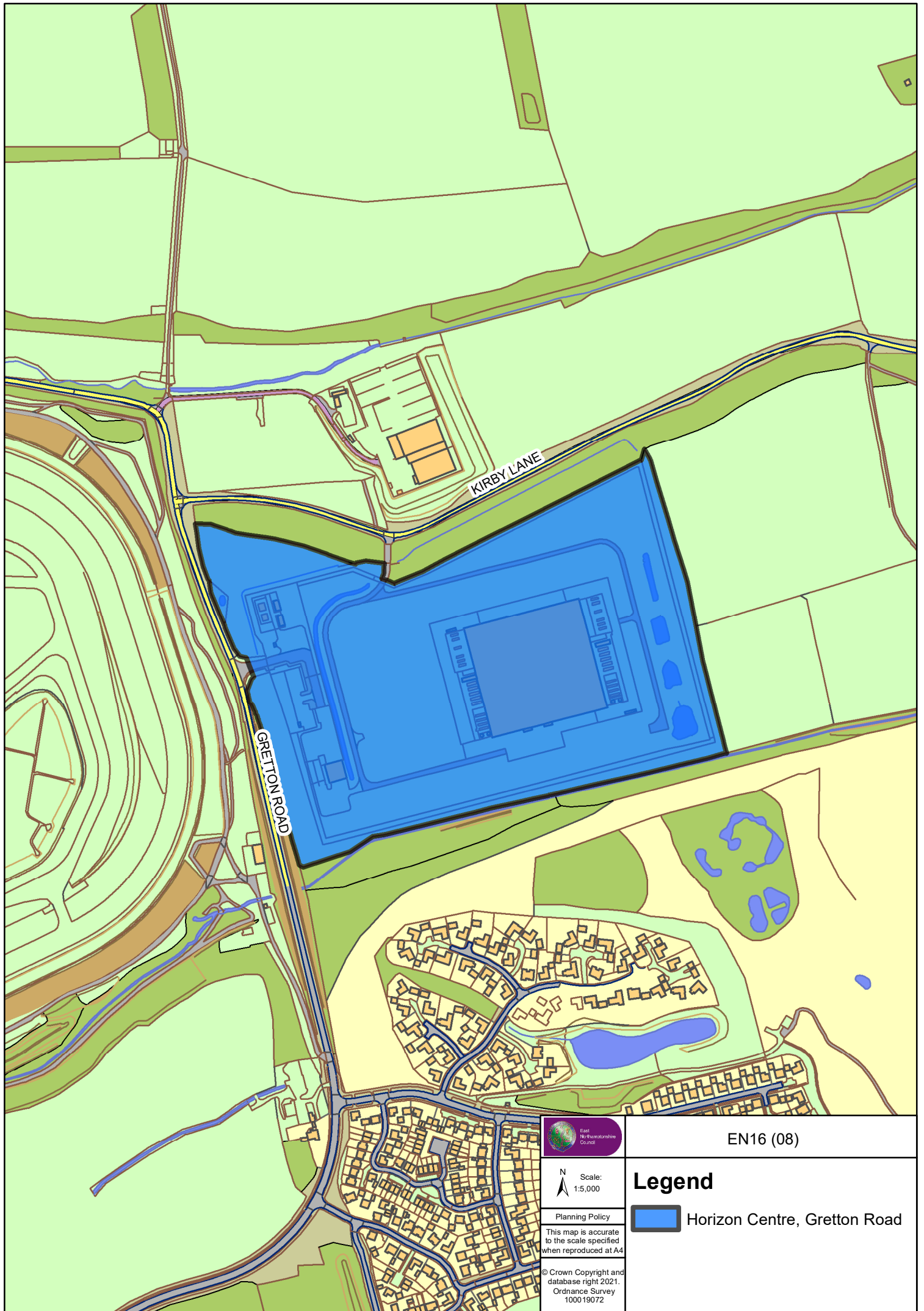
**Legend**

 Rockingham Enterprise Area

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072





KIRBY LANE

GRETTON ROAD

EN16 (08)



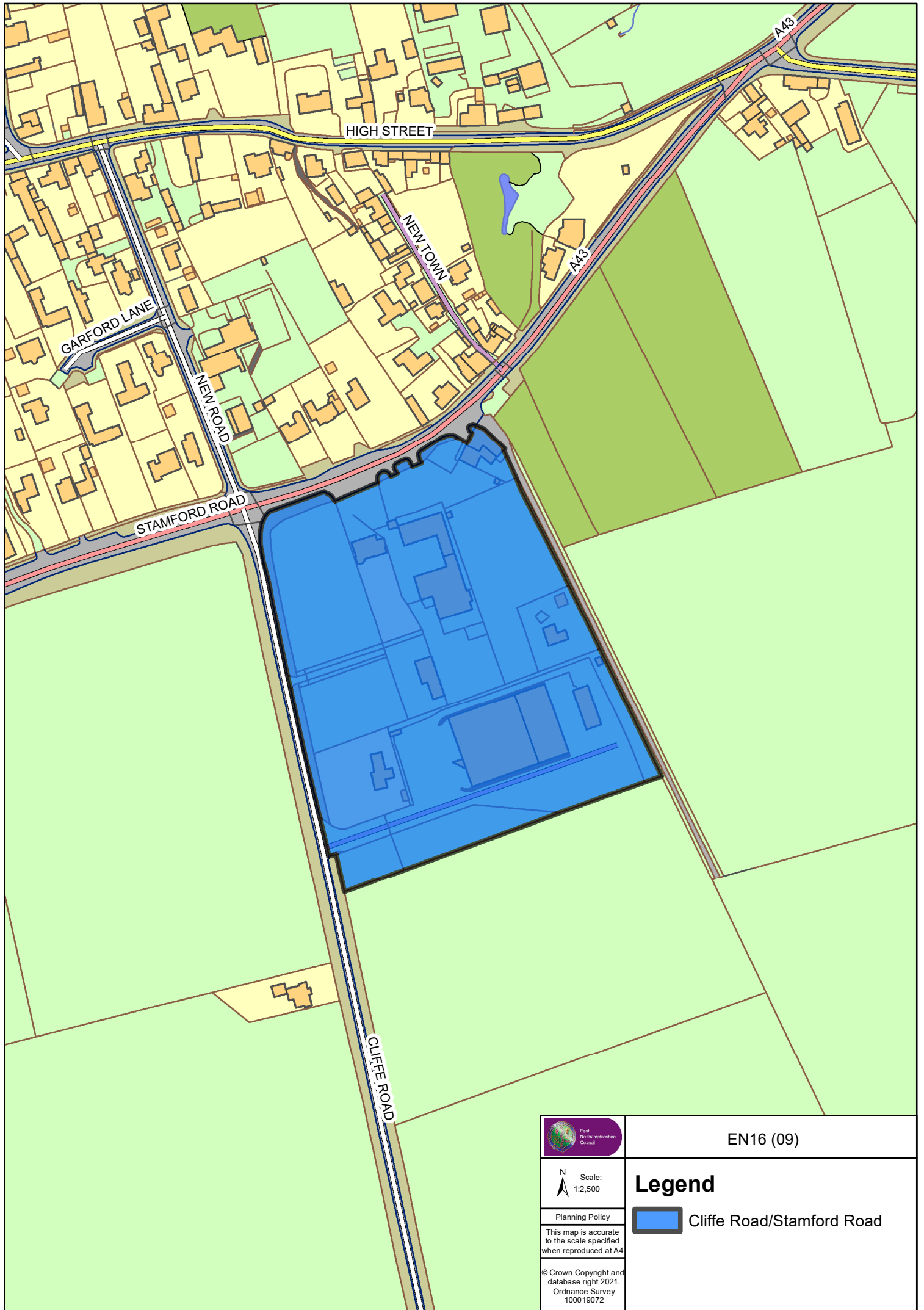
N Scale: 1:5,000

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072

**Legend**

 Horizon Centre, Gretton Road



HIGH STREET

NEW TOWN

GARFORD LANE

NEW ROAD

STAMFORD ROAD

CLIFFE ROAD

A43

A43



EN16 (09)




Scale: 1:2,500

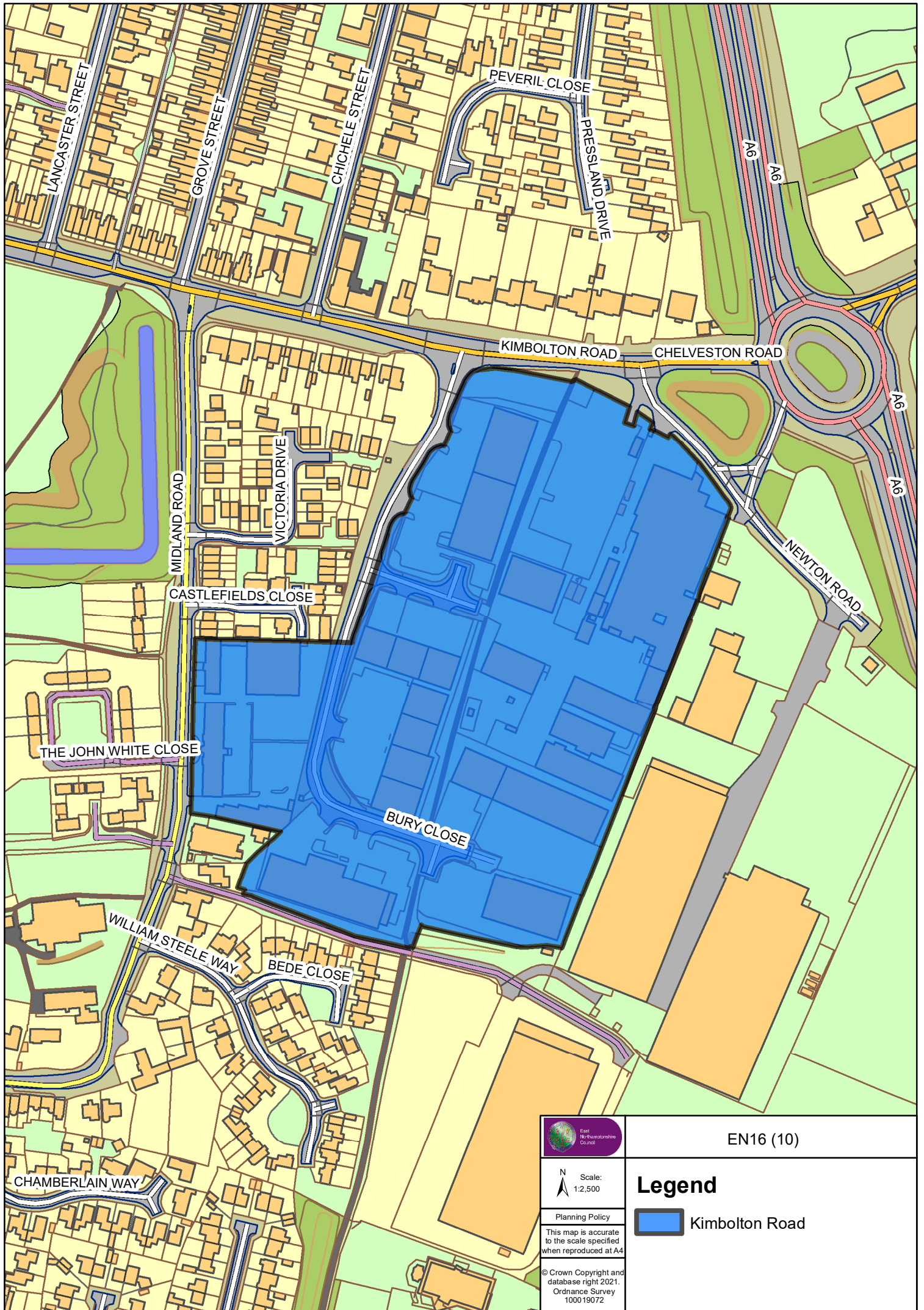
Planning Policy

This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072

**Legend**

 Cliffe Road/Stamford Road



EN16 (10)




Scale:  
1:2,500

Planning Policy

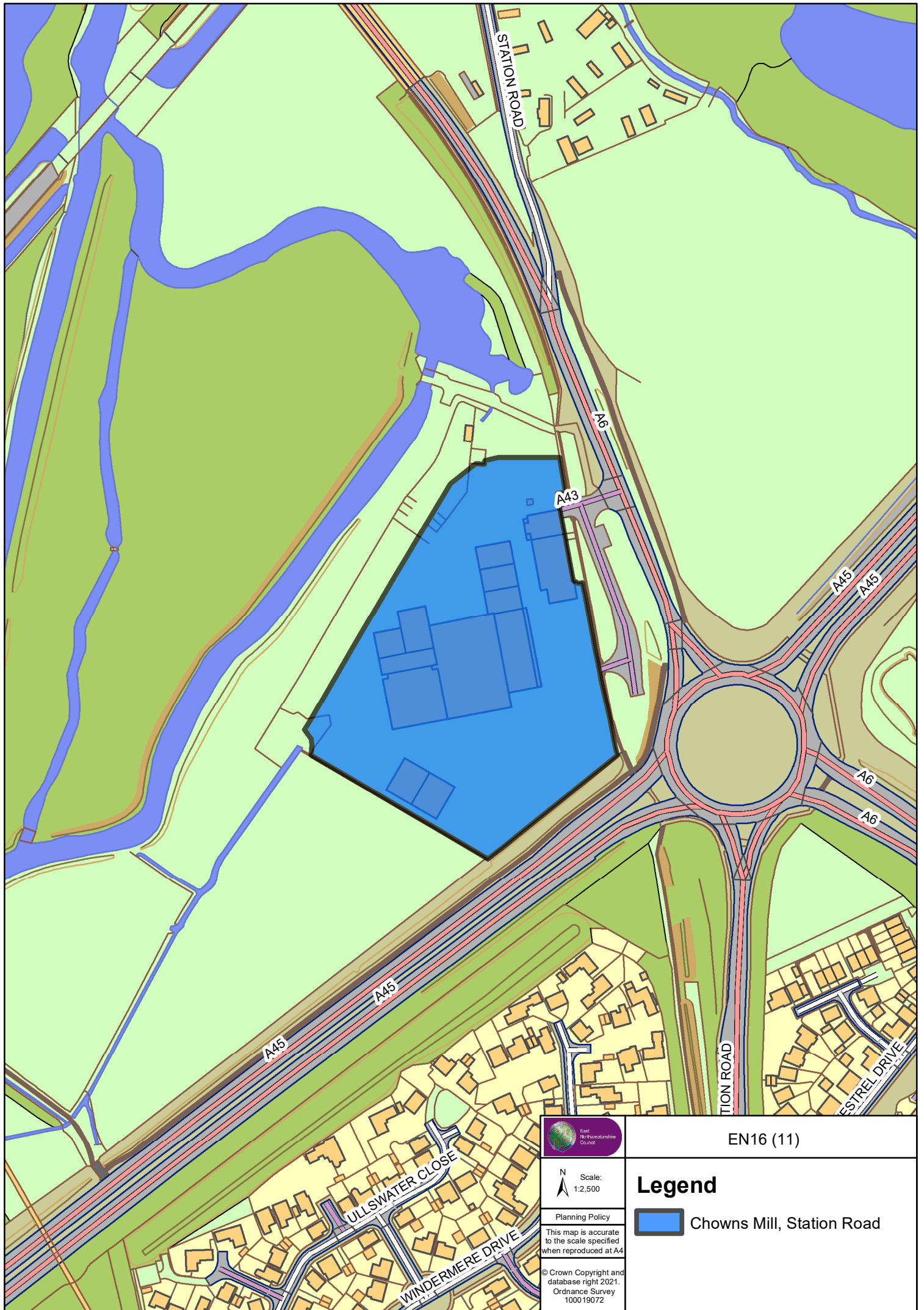
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072

### Legend

 Kimbolton Road





EN16 (11)



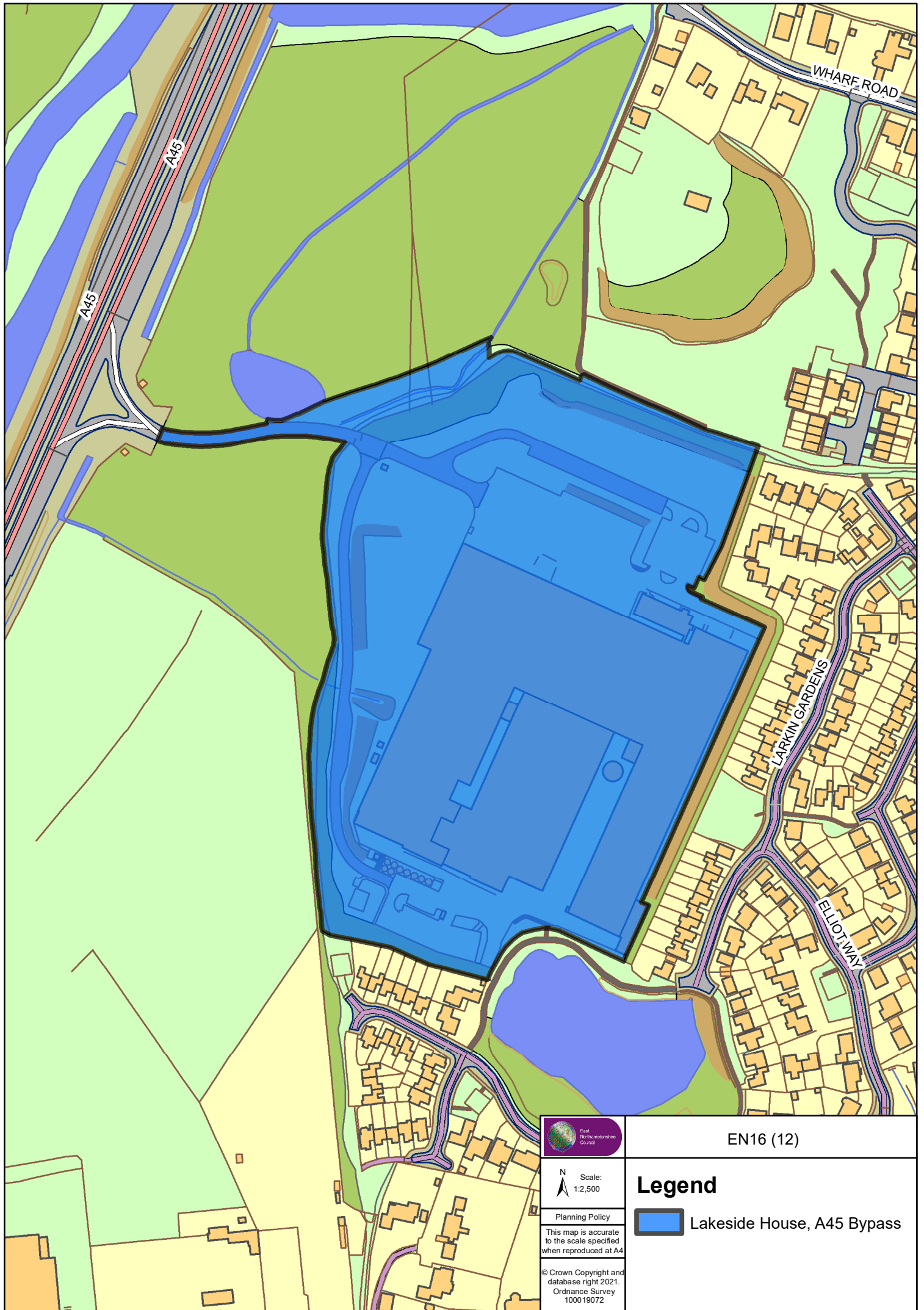
Scale:  
1:2,500

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072

**Legend**

 Chowns Mill, Station Road



WHARF ROAD

A45

A45

LARKIN GARDENS

ELLIOT WAY

EN16 (12)



Scale: 1:2,500

Planning Policy

This map is accurate to the scale specified when reproduced at A4

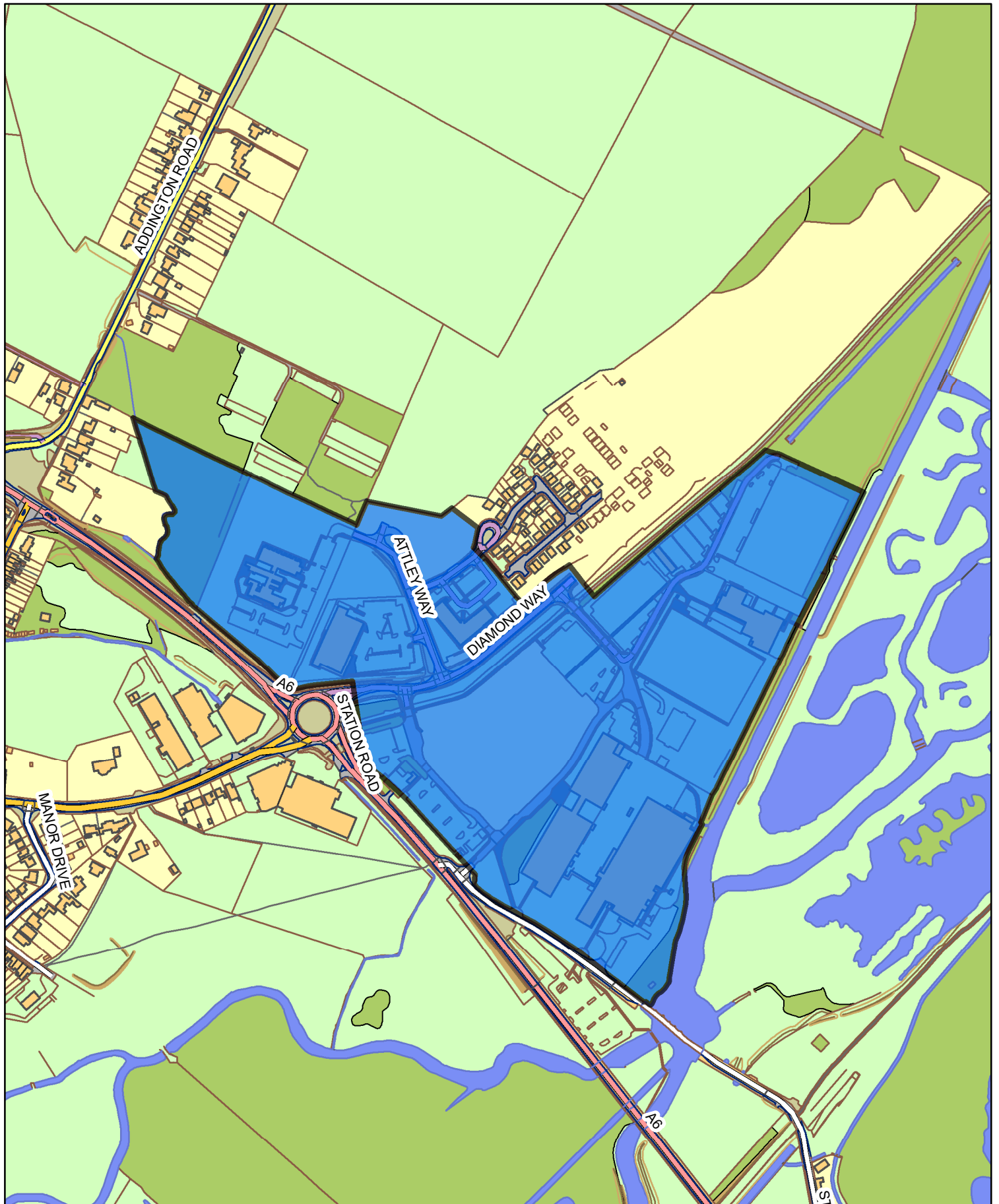
© Crown Copyright and database right 2021. Ordnance Survey 100019072

**Legend**



Lakeside House, A45 Bypass





EN16 (13)



Scale:  
1:5,000

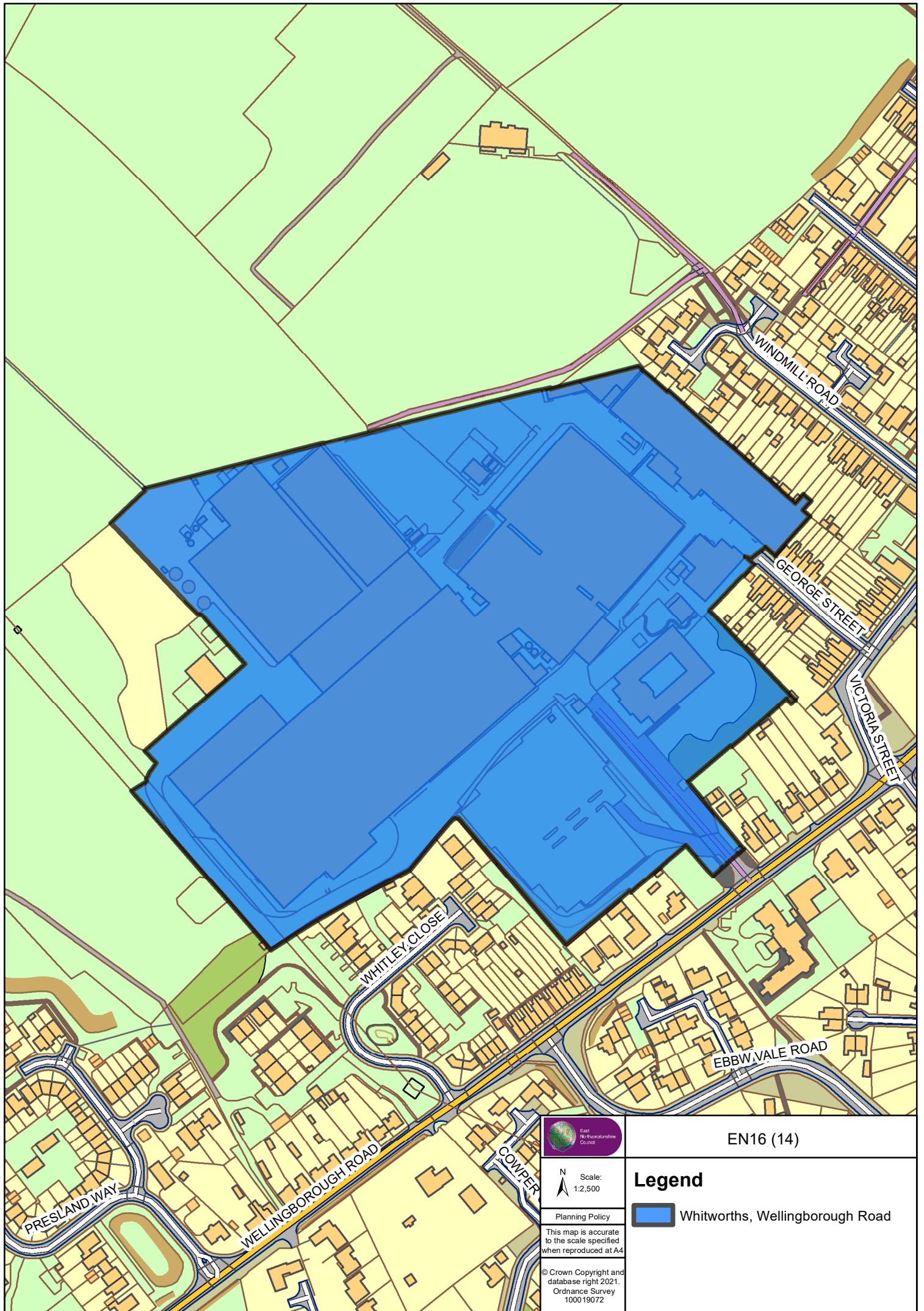
Planning Policy

This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072


### Legend

- Nene Park/Nene Business Park



EN16 (14)

**Legend**

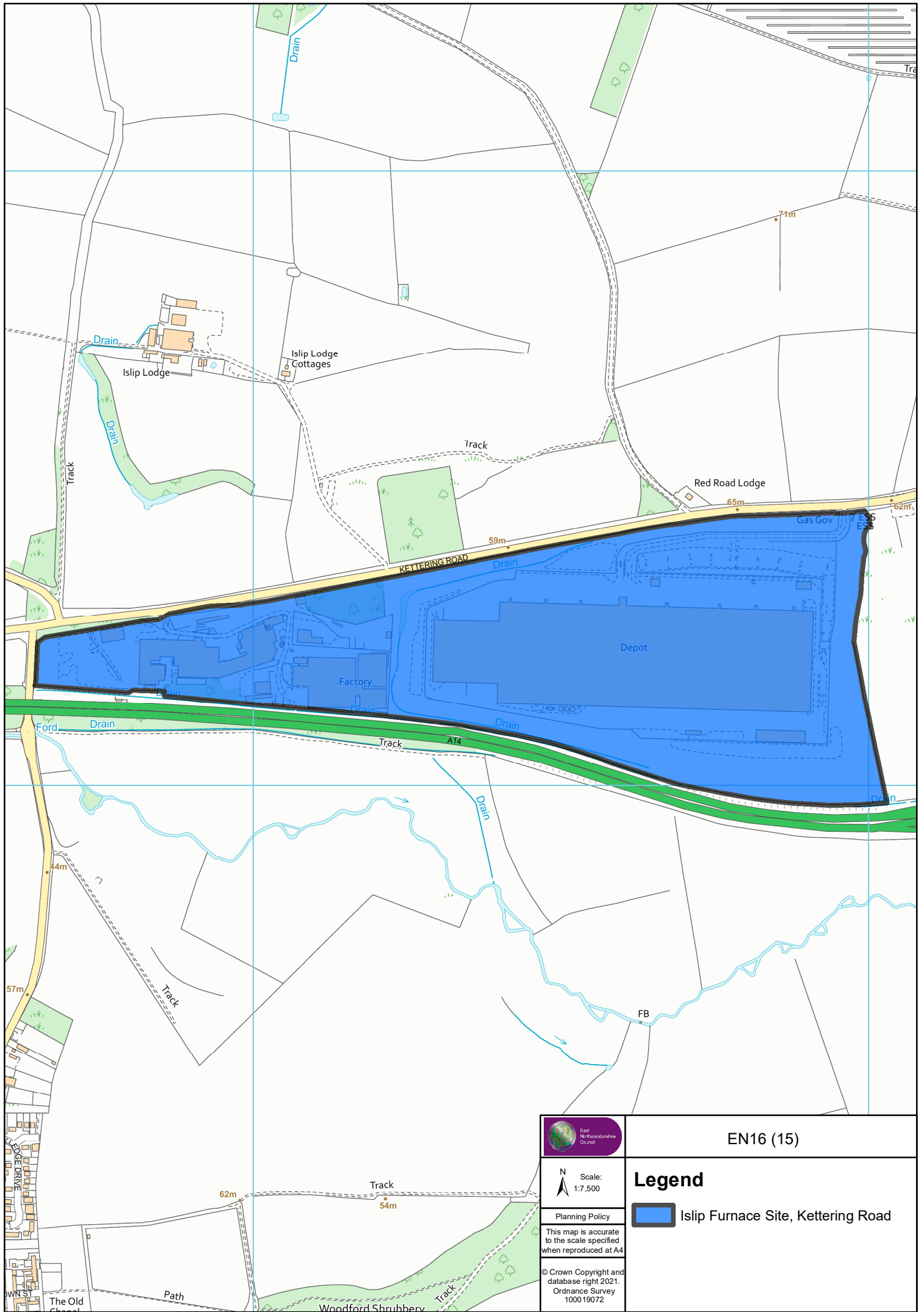
 Whitworths, Wellingborough Road



N Scale: 1:2,500

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072



EN16 (15)



Scale:  
1:7,500

**Legend**

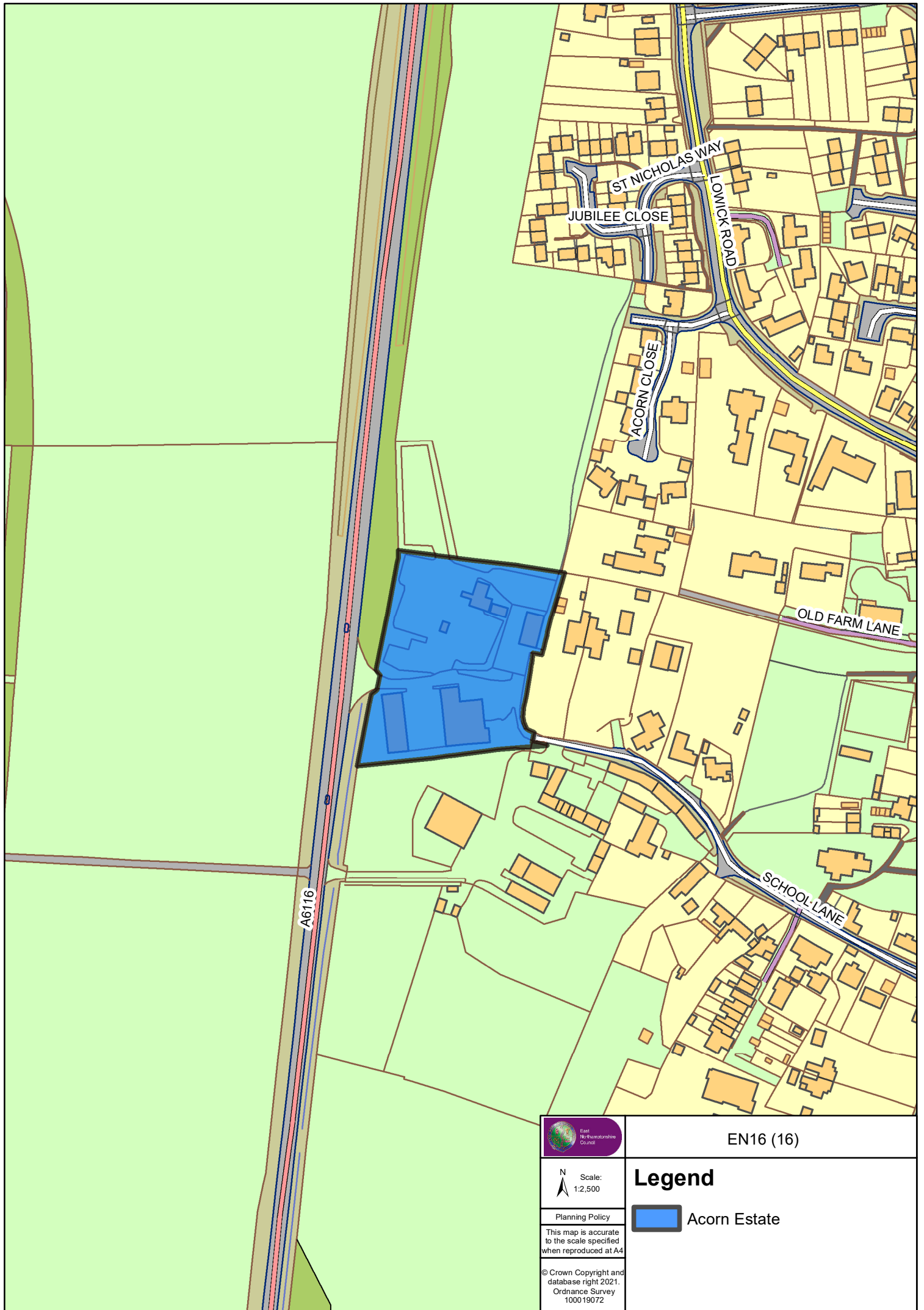


Islip Furnace Site, Kettering Road

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072





EN16 (16)



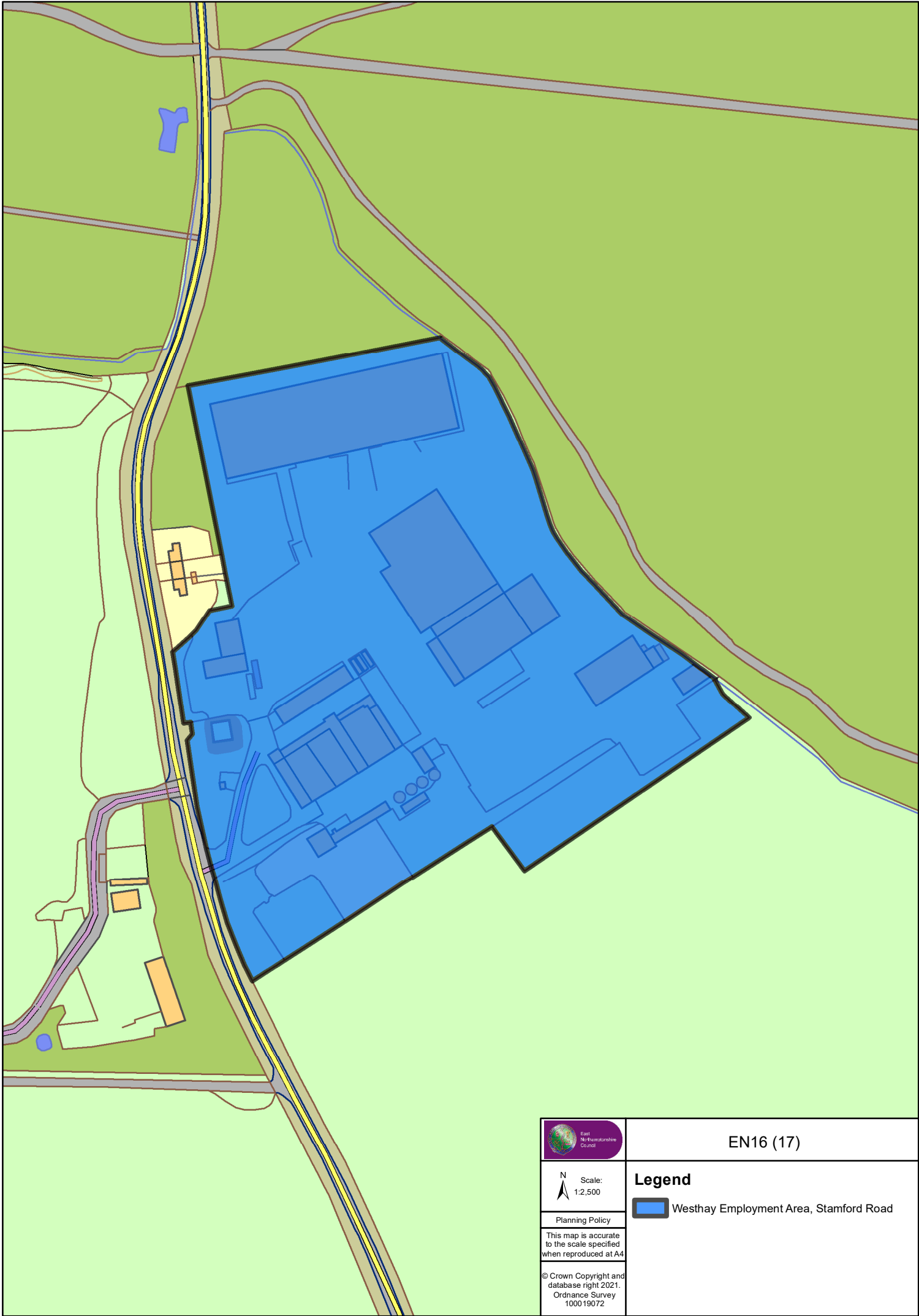
Scale:  
1:2,500

**Legend**

 Acorn Estate

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072




EN16 (17)



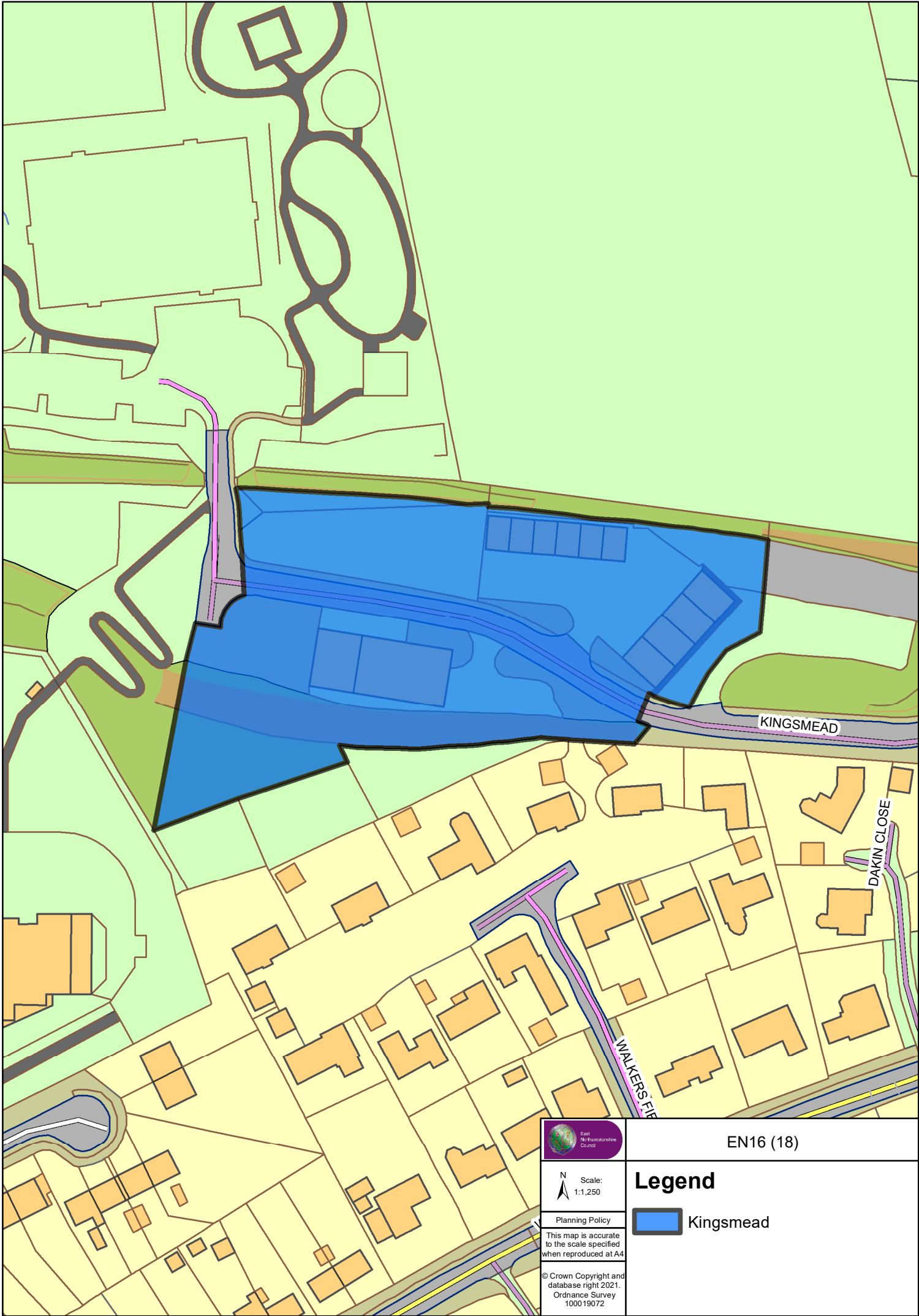
Scale:  
1:2,500

**Legend**

 Westhay Employment Area, Stamford Road

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072



EN16 (18)



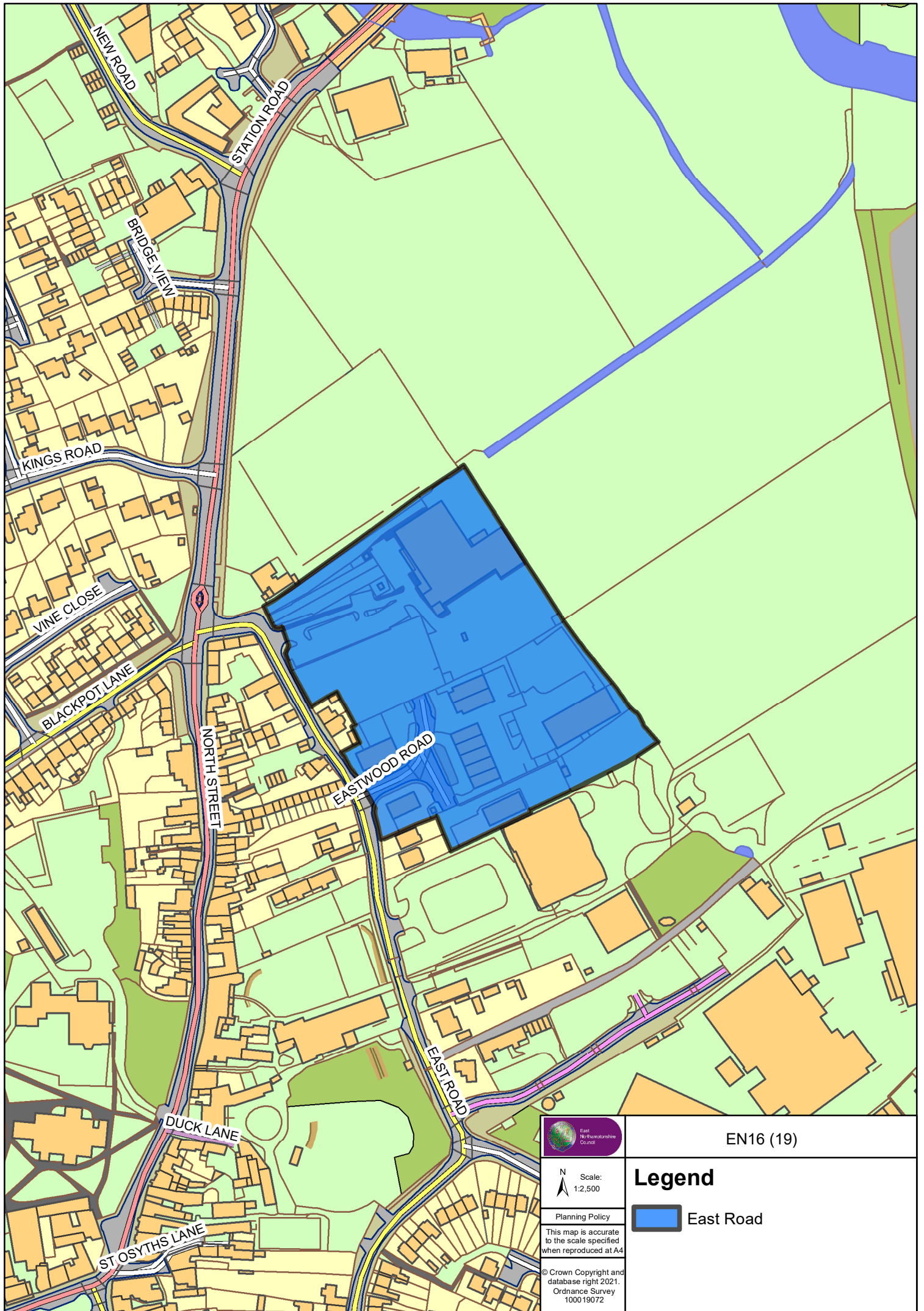
N Scale: 1:1,250

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072

**Legend**

 Kingsmead



EN16 (19)




N  
Scale:  
1:2,500

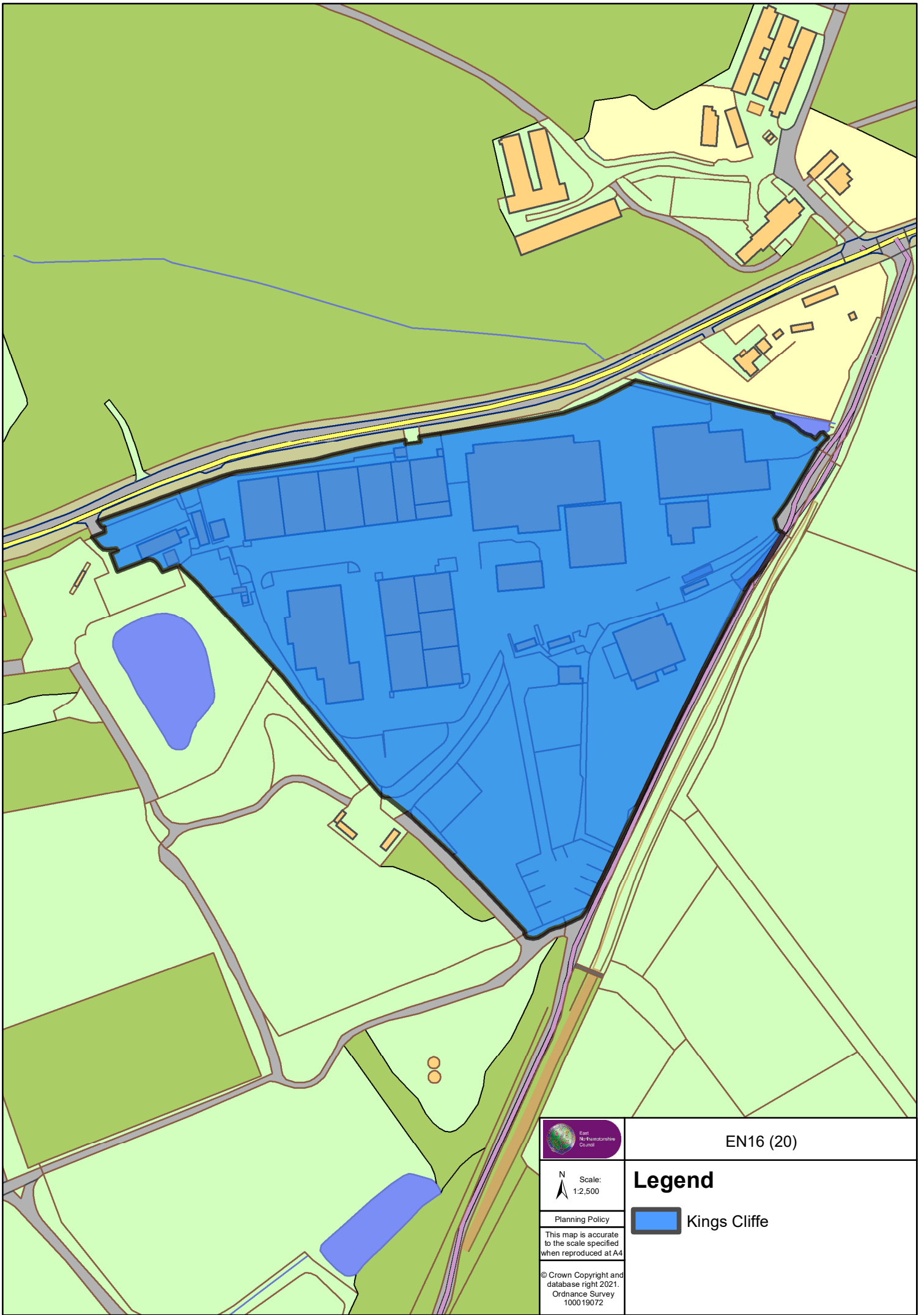
Planning Policy  
This map is accurate  
to the scale specified  
when reproduced at A4

© Crown Copyright and  
database right 2021.  
Ordnance Survey  
100019072

### Legend

 East Road





EN16 (20)



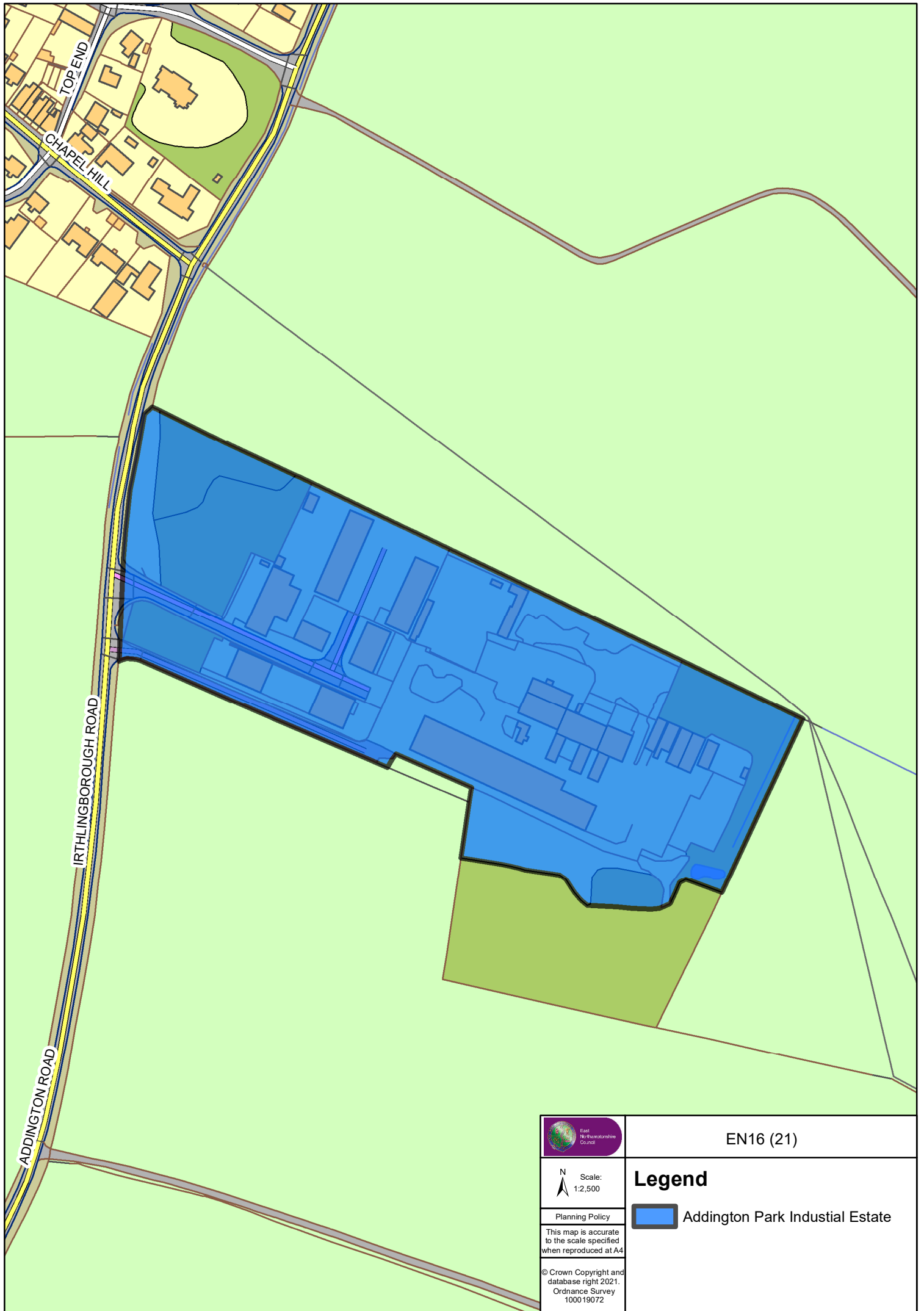
Scale:  
1:2,500

**Legend**

 Kings Cliffe

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072



EN16 (21)

**Legend**

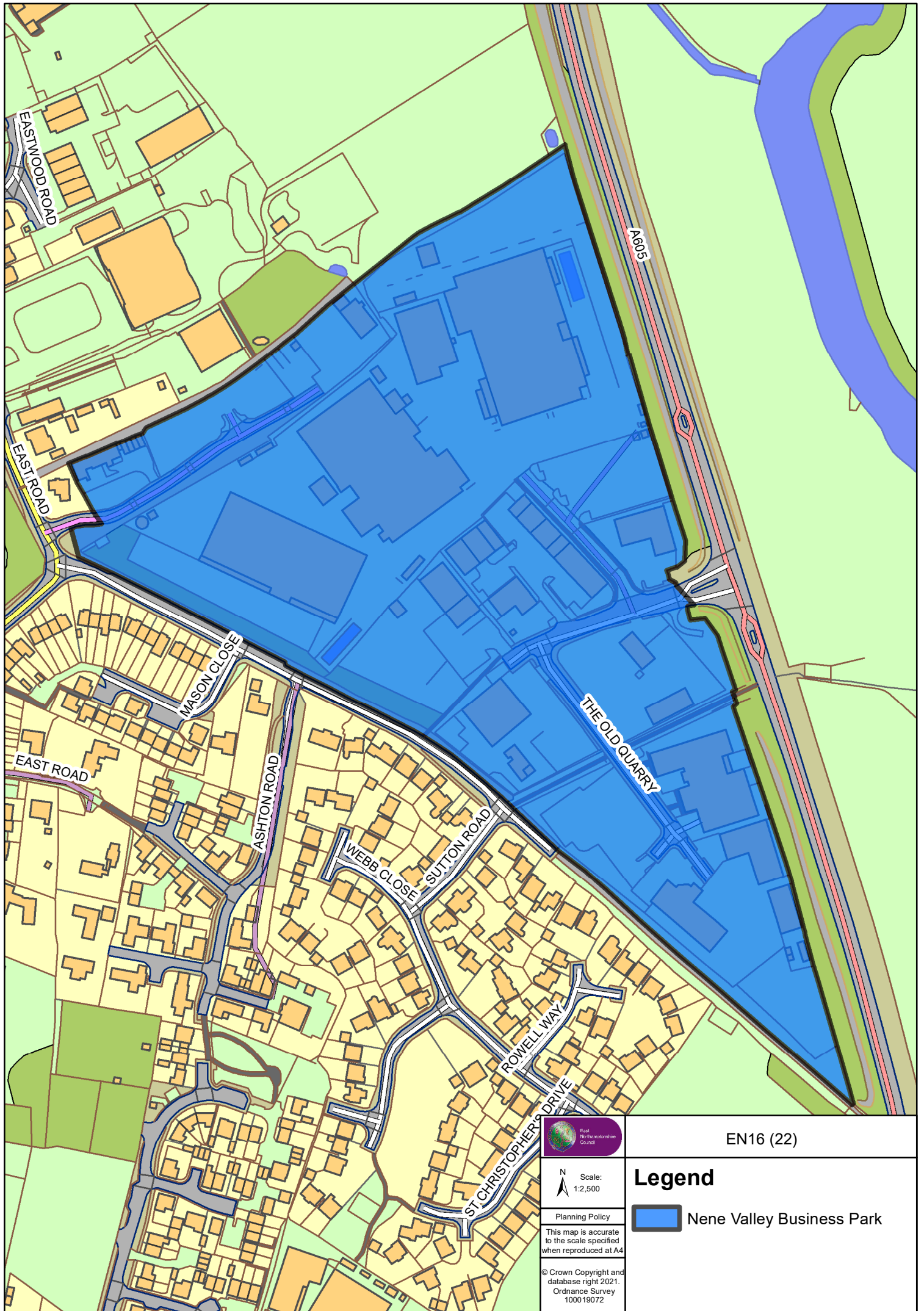
 Addington Park Industrial Estate



N Scale: 1:2,500

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072



EN16 (22)

**Legend**

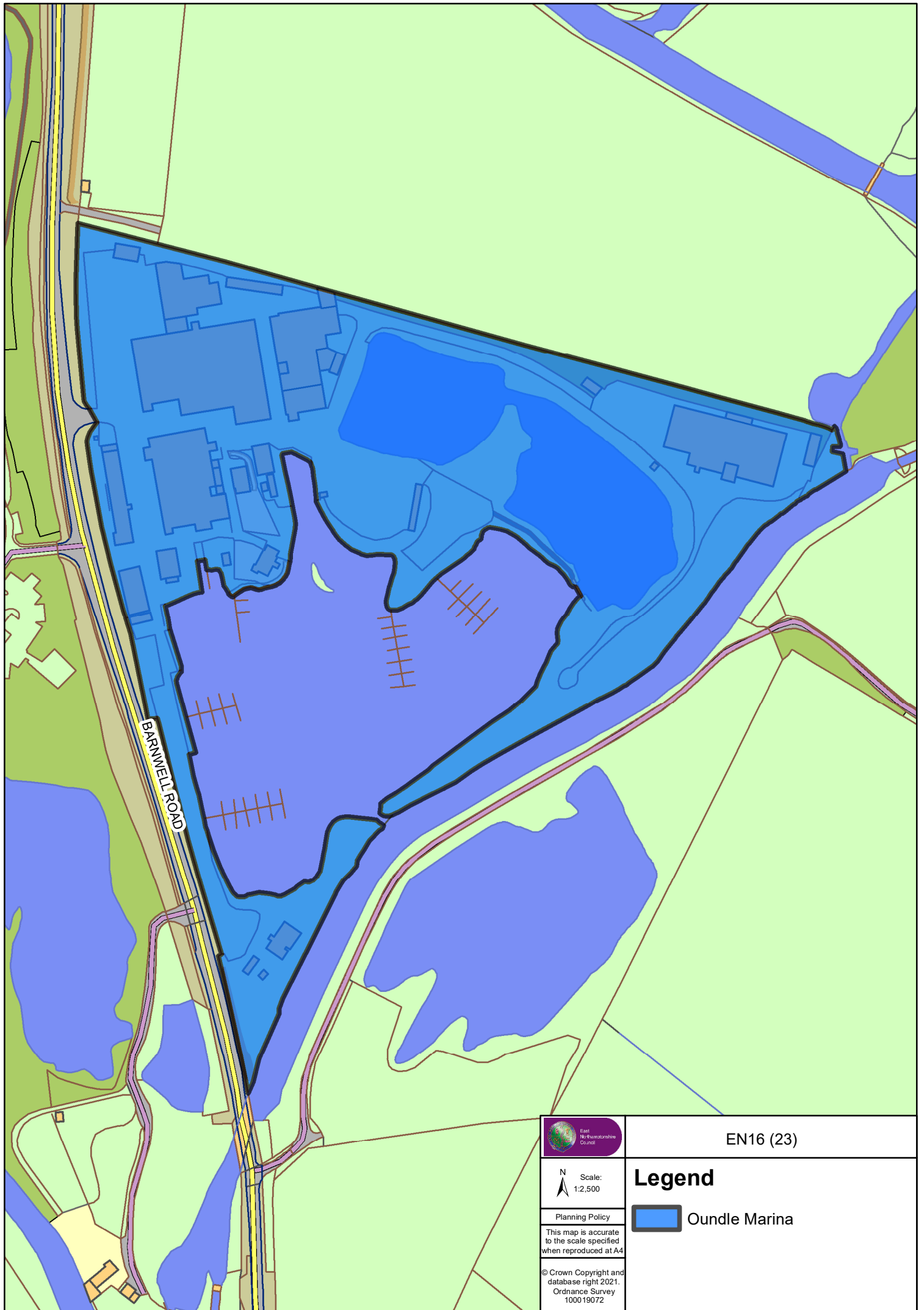
 Nene Valley Business Park



N  
Scale:  
1:2,500

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072



BARNWELL ROAD

EN16 (23)



N Scale: 1:2,500

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072

### Legend

 Oundle Marina





EN16 (24)




Scale:  
1:2,500

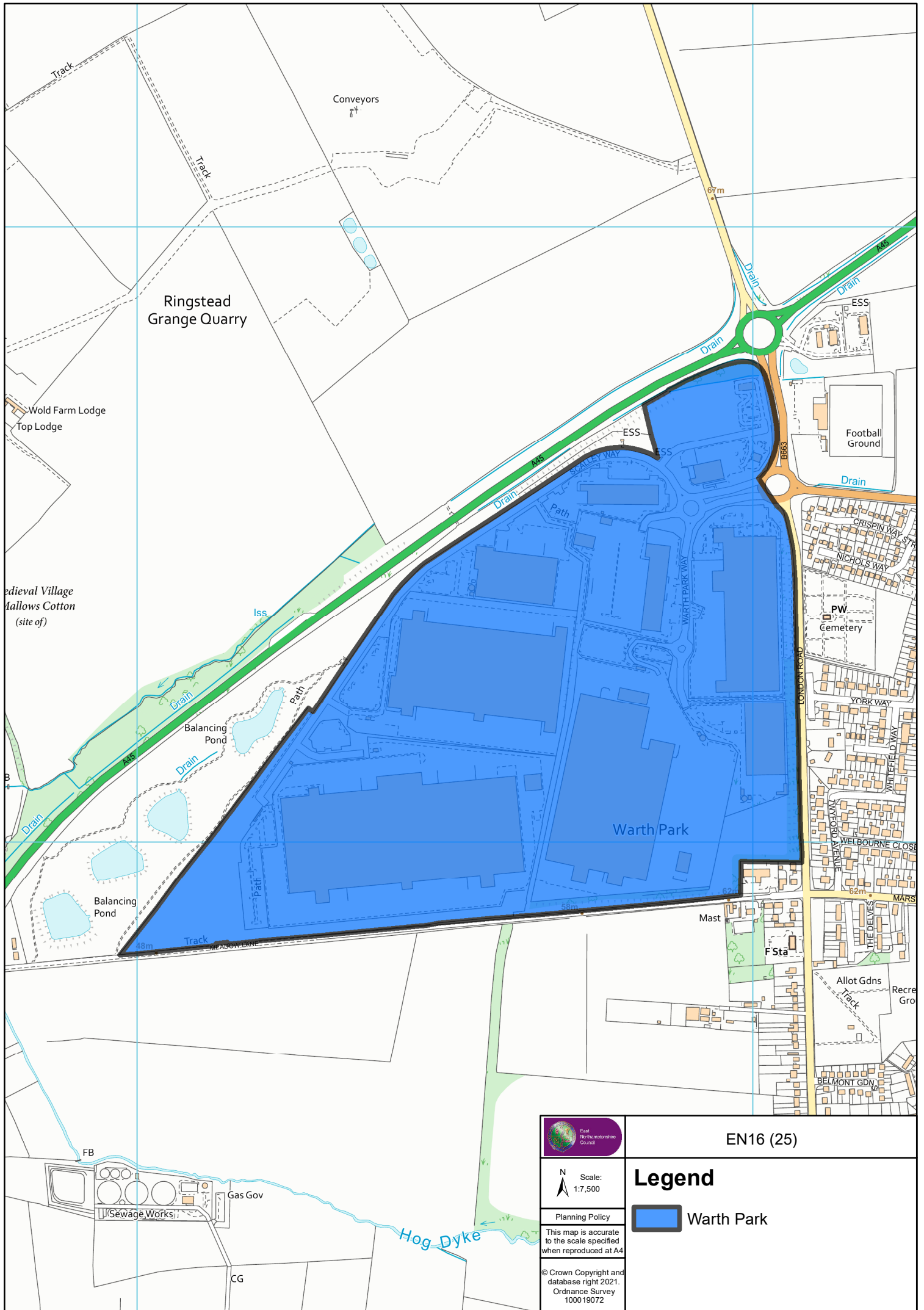
Planning Policy

This map is accurate  
to the scale specified  
when reproduced at A4

© Crown Copyright and  
database right 2021.  
Ordnance Survey  
100019072

## Legend

 Polebrook Airfield




EN16 (25)



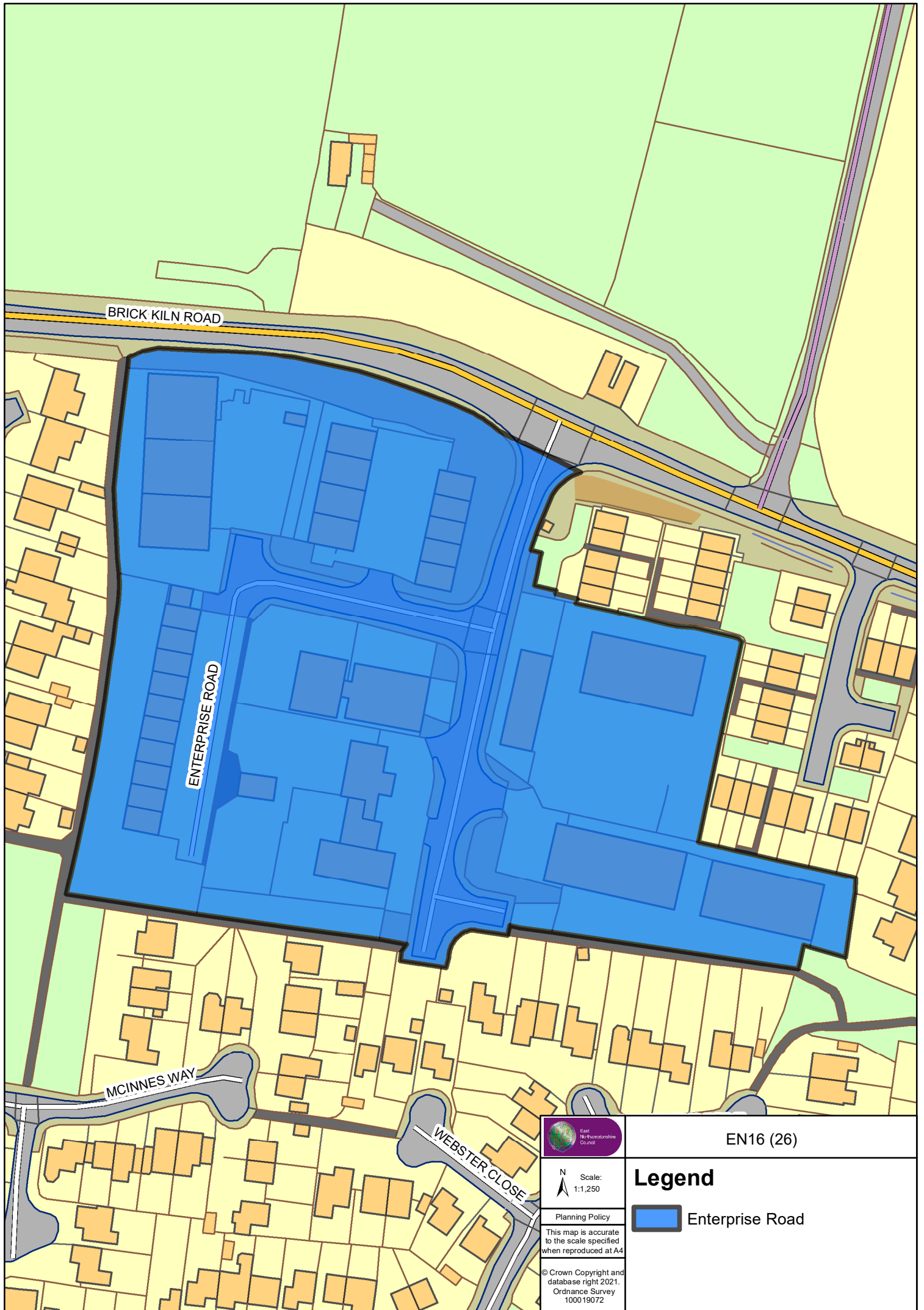
Scale:  
1:7,500

**Legend**

 Warth Park

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey 100019072



BRICK KILN ROAD

ENTERPRISE ROAD

MCINNES WAY

WEBSTER CLOSE

EN16 (26)



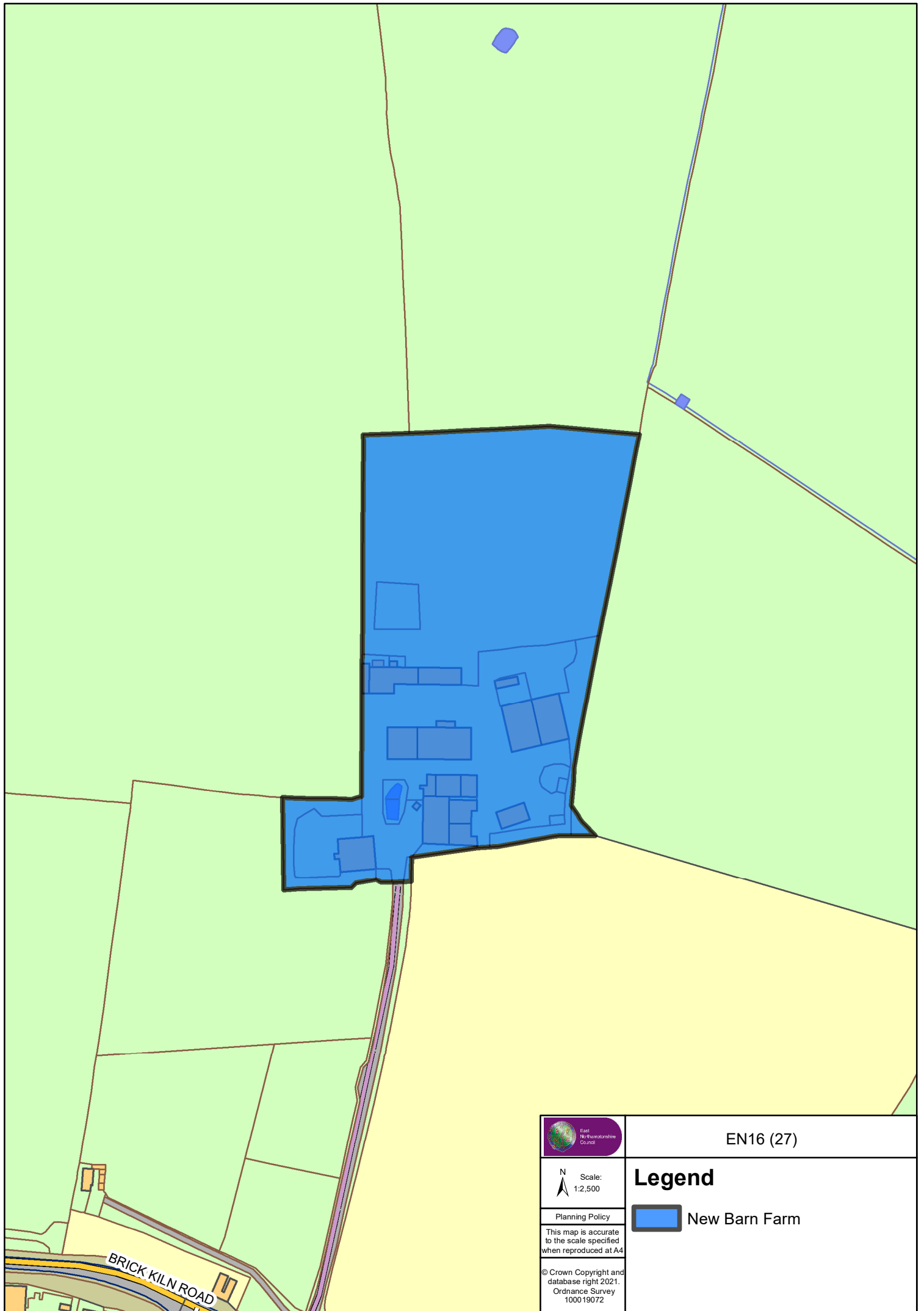
N Scale: 1:1,250

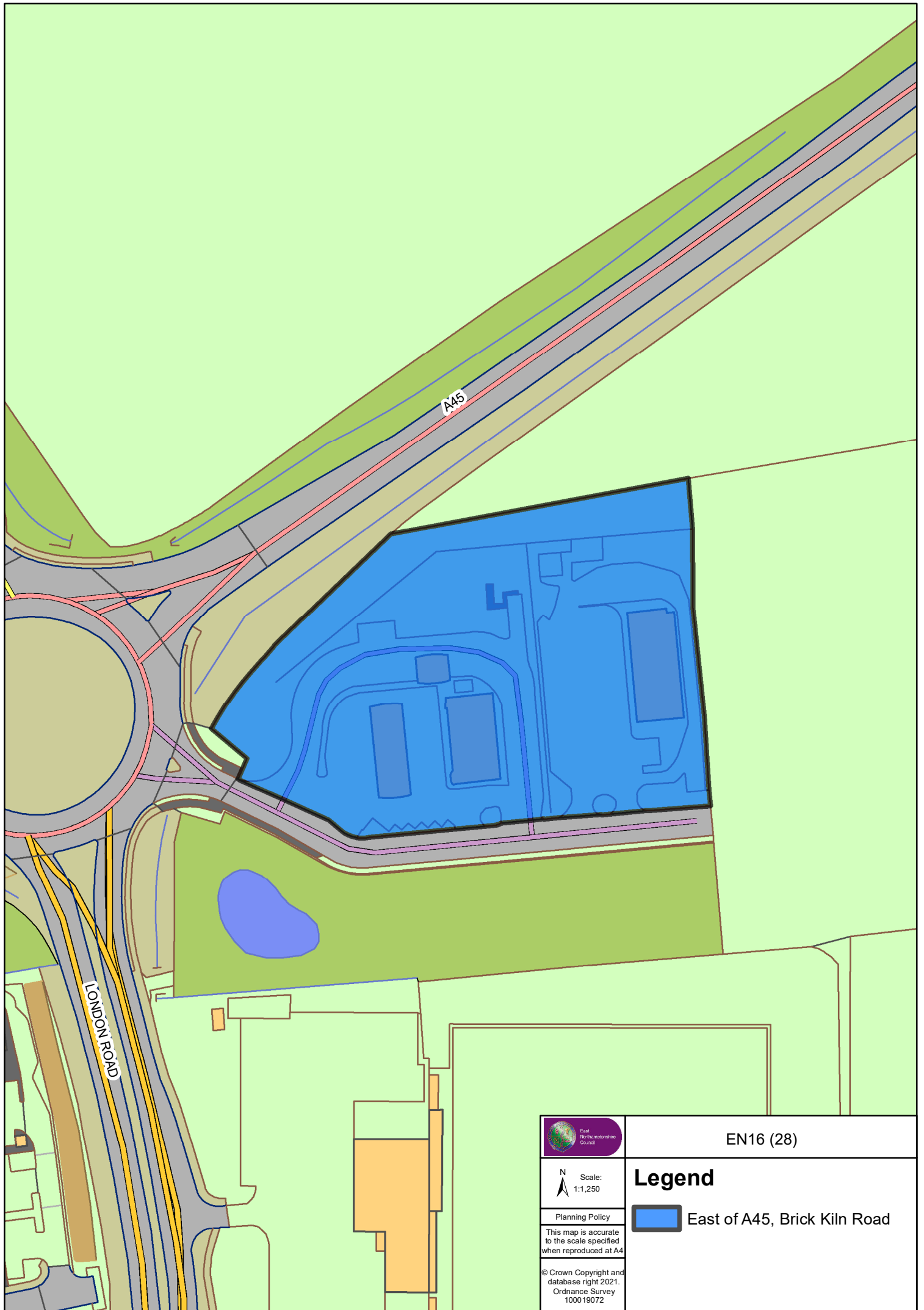
Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072

### Legend

 Enterprise Road





EN16 (28)



Scale:  
1:1,250

**Legend**

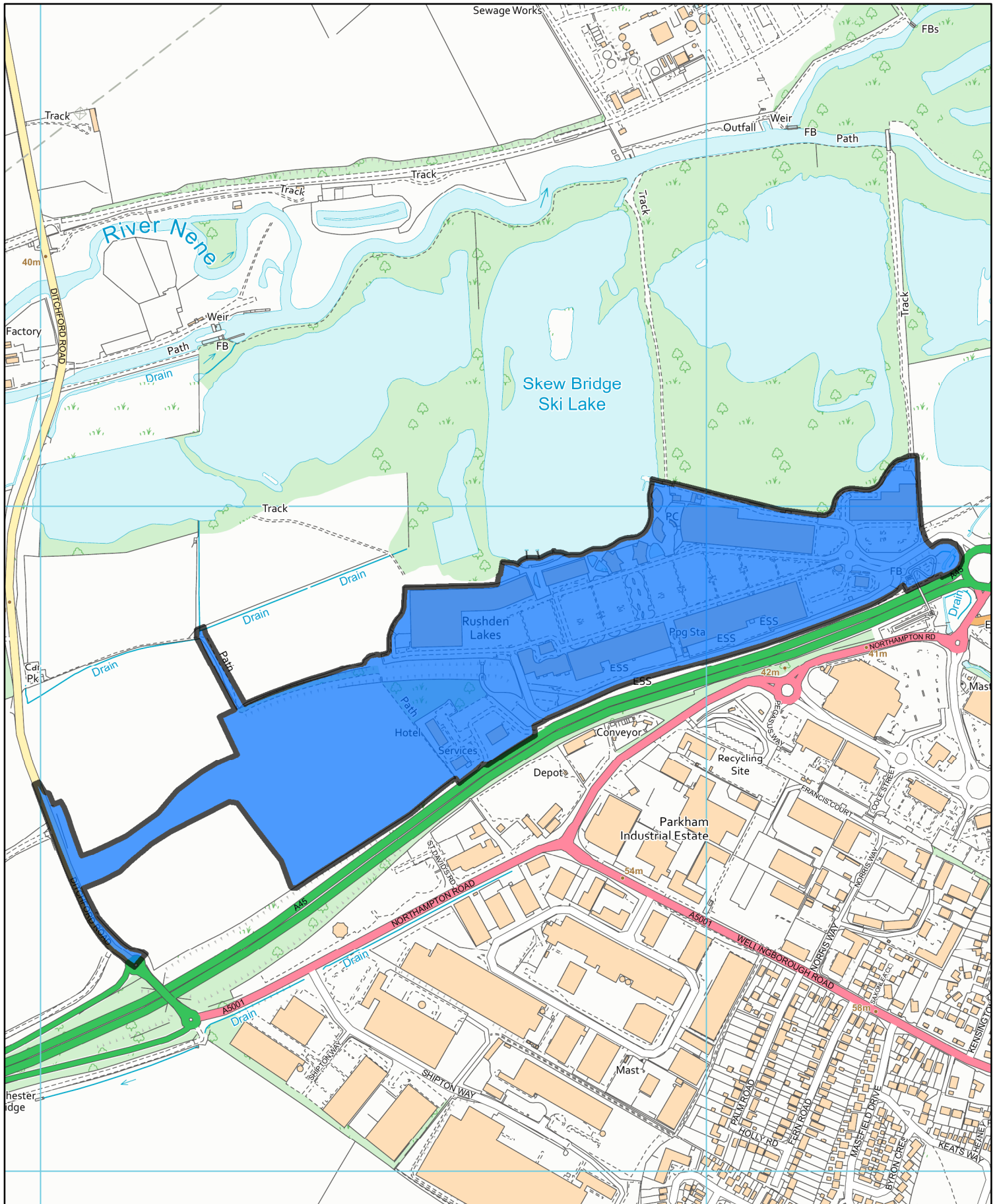


East of A45, Brick Kiln Road

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072






EN16 (29)



Scale:  
1:7,500

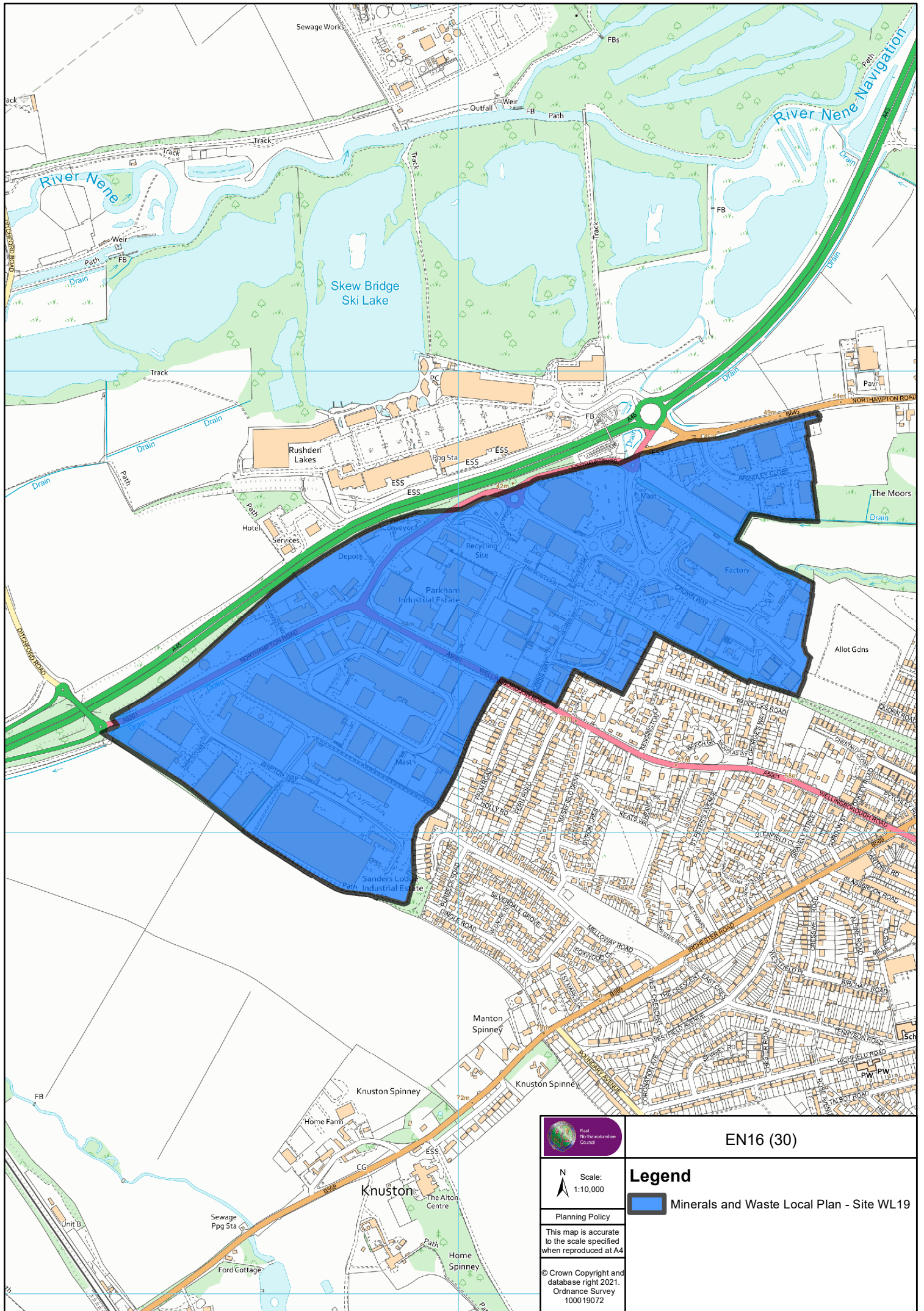
### Legend

 Rushden Lakes

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072





EN16 (30)



Scale:  
1:10,000

**Legend**

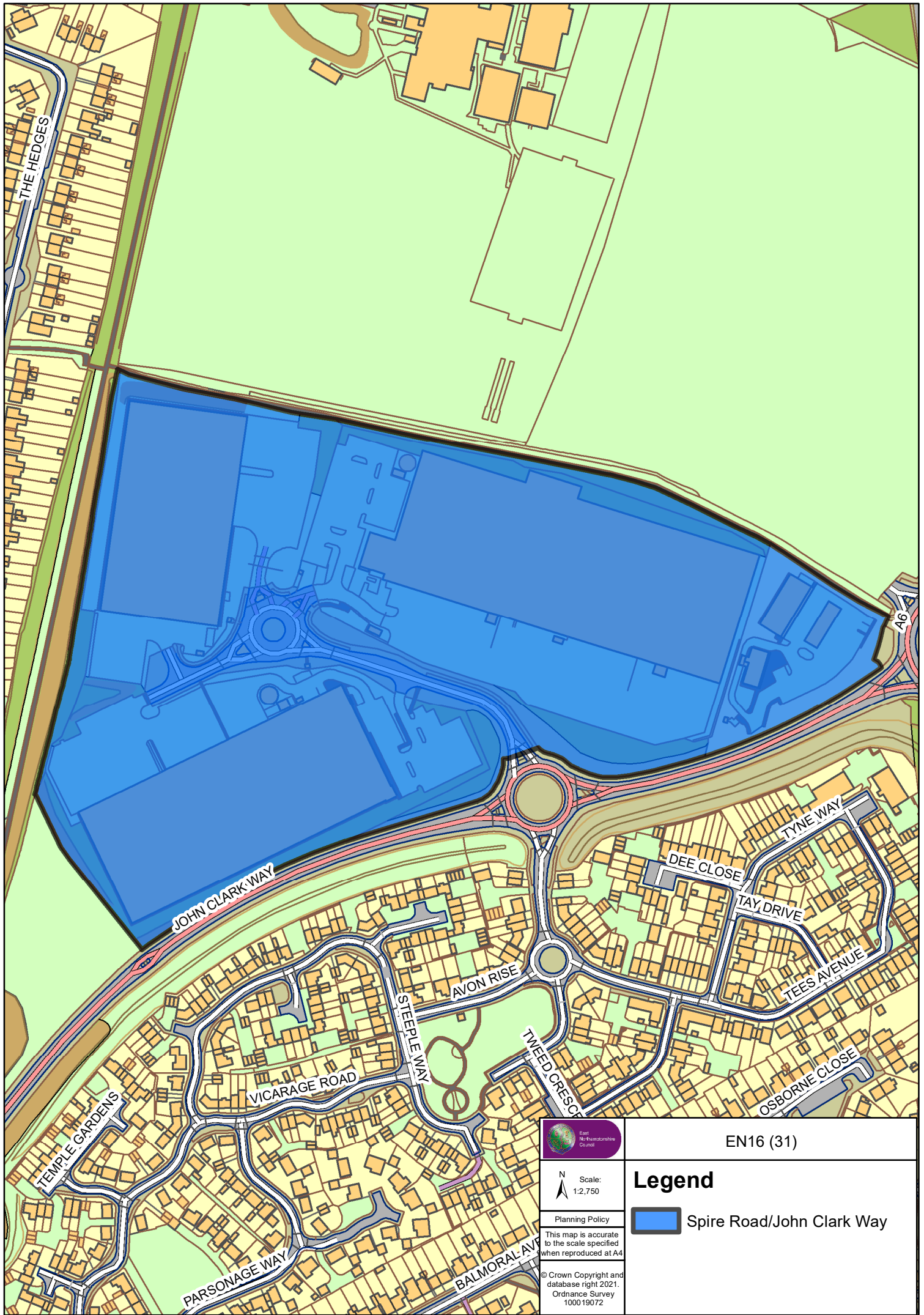
 Minerals and Waste Local Plan - Site WL19

Planning Policy

This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072





THE HEDGES

A6

JOHN CLARK WAY

DEE CLOSE

TAY DRIVE

TEES AVENUE

AVON RISE

STEEPLE WYN

TWEED CRESC

OSBORNE CLOSE

VICARAGE ROAD

TEMPLE GARDENS

PARSONAGE WAY

BALMORAL AVE

EN16 (31)



Scale:  
1:2,750

Planning Policy

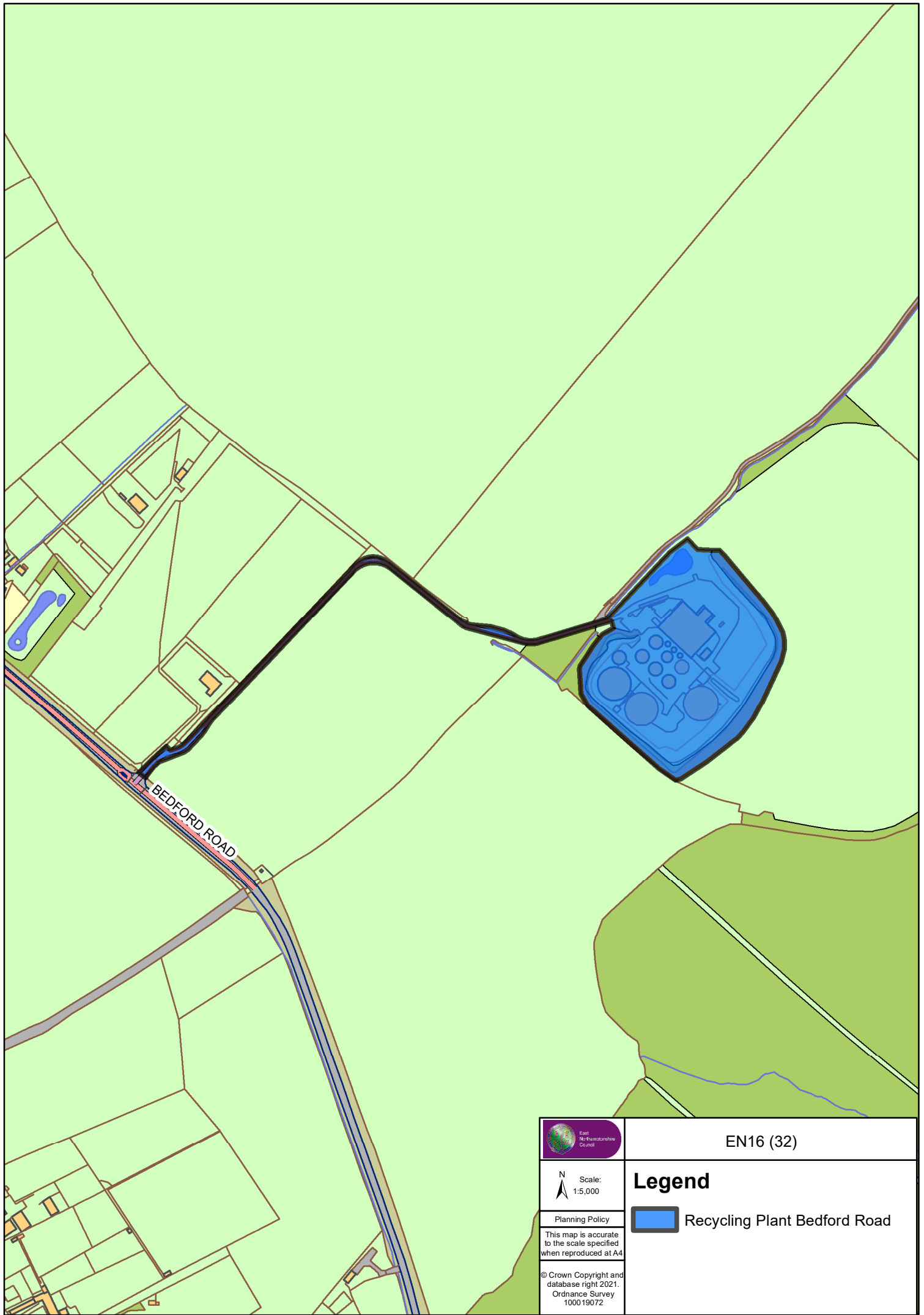
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072

**Legend**

 Spire Road/John Clark Way





EN16 (32)



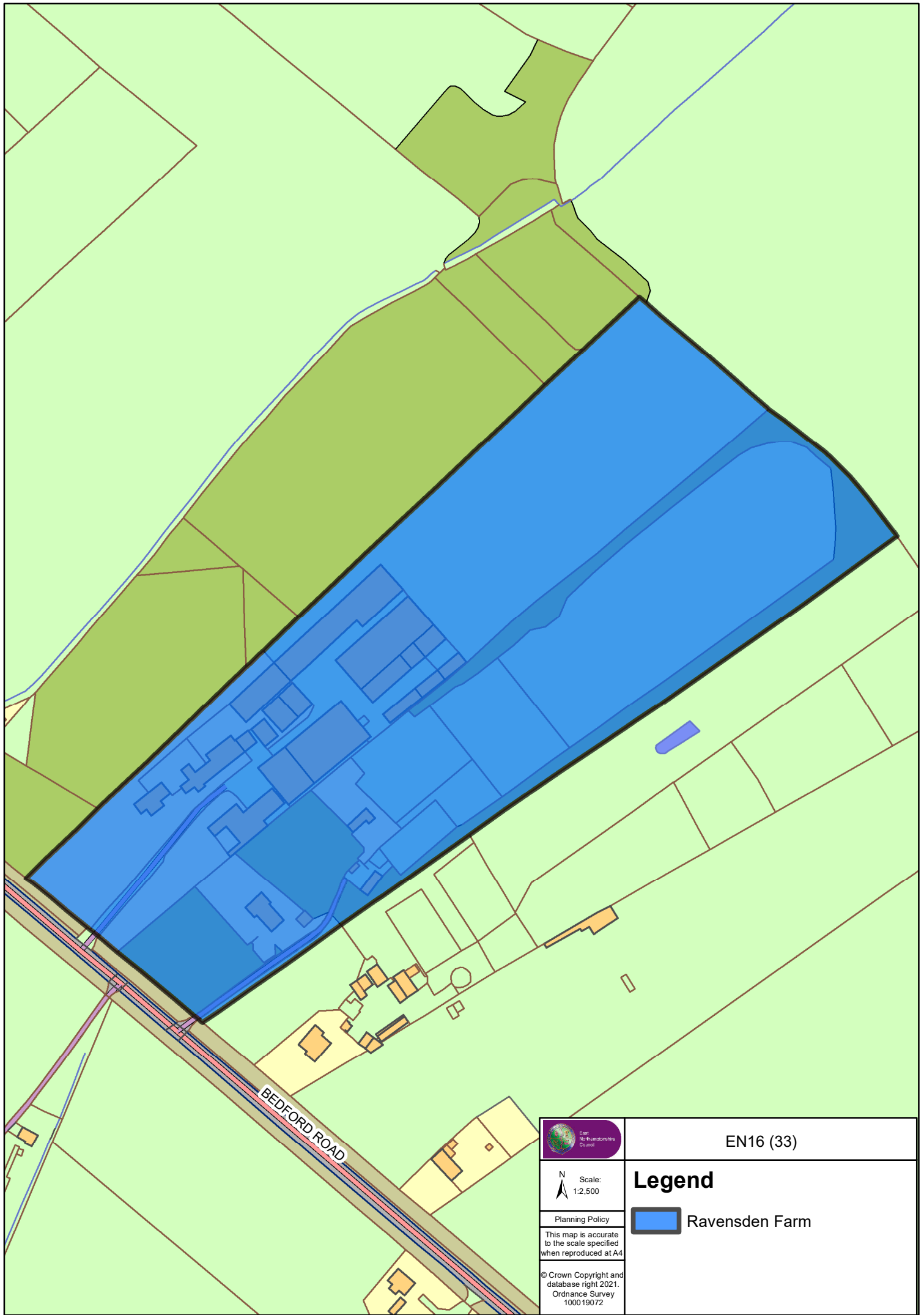
Scale: 1:5,000

**Legend**

 Recycling Plant Bedford Road

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072



EN16 (33)



Scale: 1:2,500

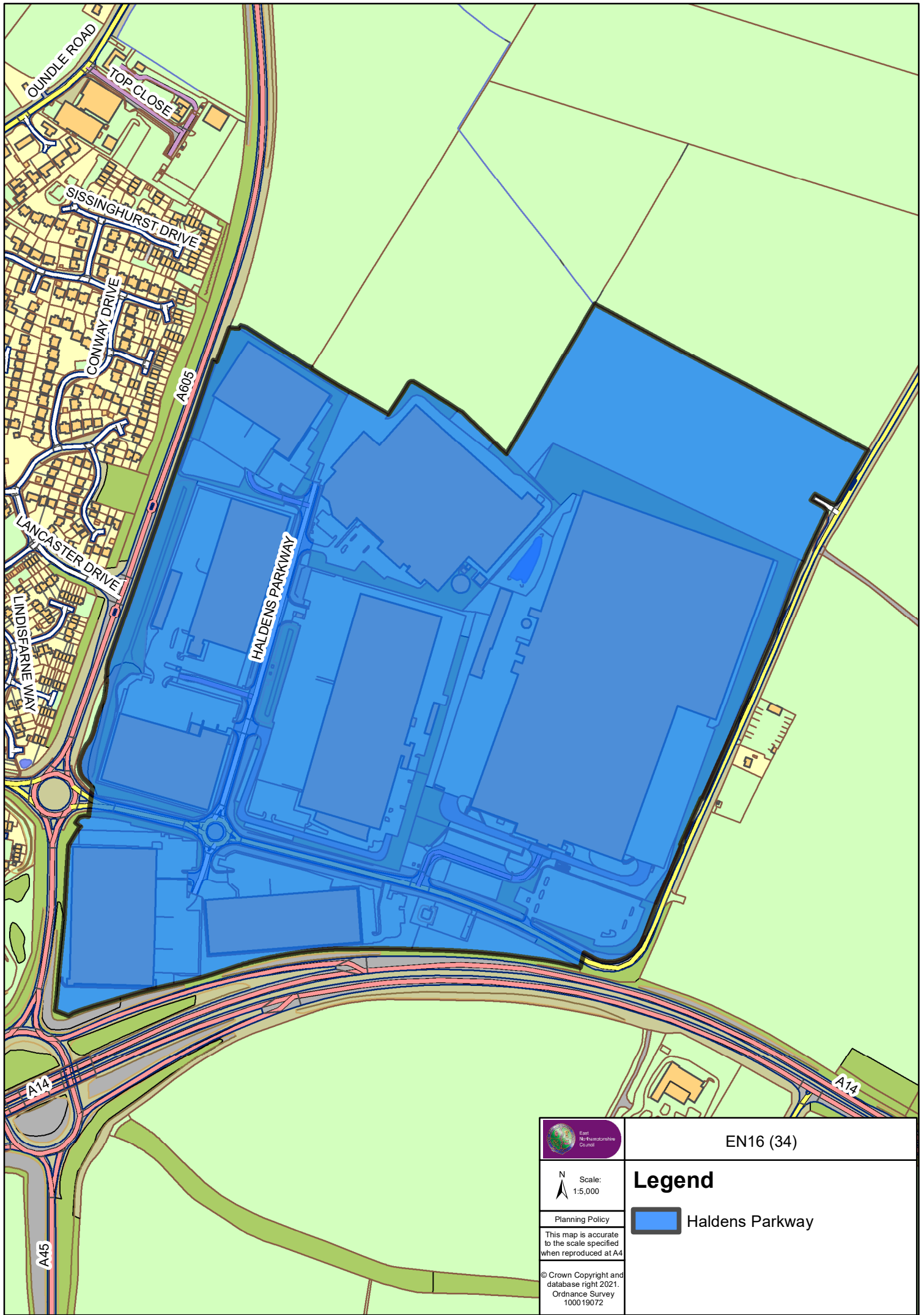
Planning Policy

This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072

### Legend

 Ravensden Farm




EN16 (34)



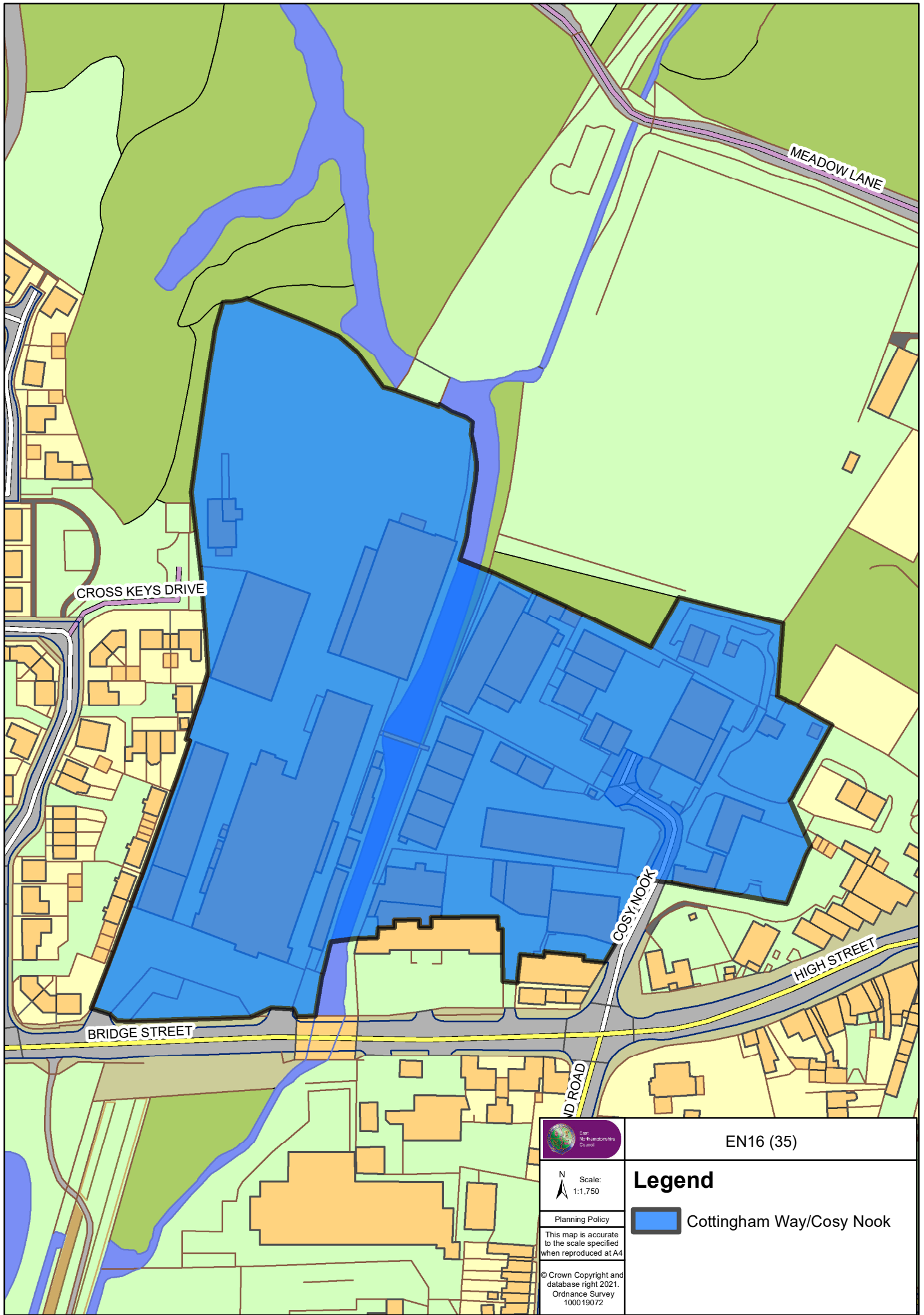
Scale:  
1:5,000

**Legend**

 Haldens Parkway

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072



MEADOW LANE

CROSS KEYS DRIVE

COSY NOOK

HIGH STREET

BRIDGE STREET

ND ROAD

EN16 (35)




Scale: 1:1,750

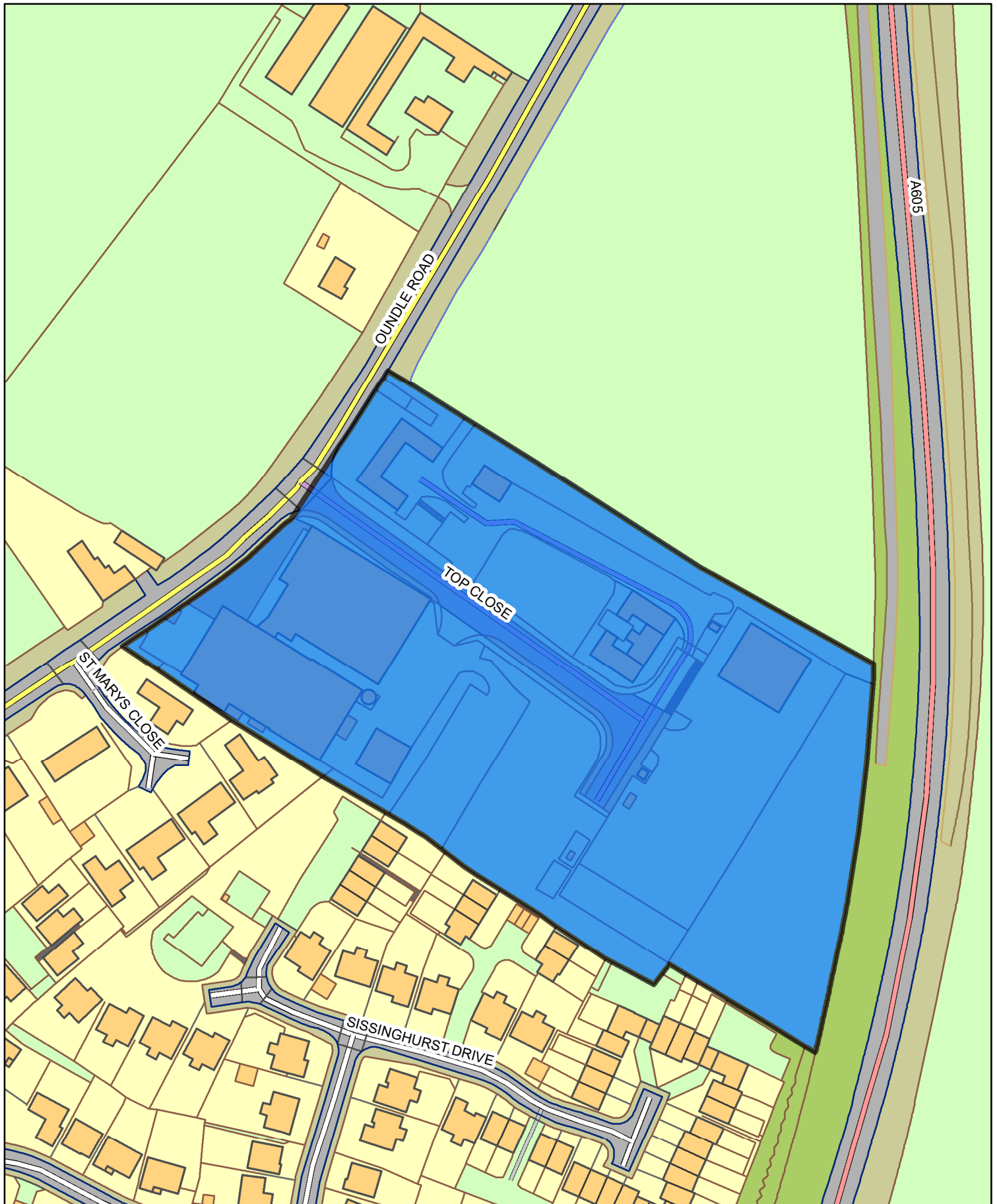
Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072

**Legend**

 Cottingham Way/Cosy Nook





EN16 (36)



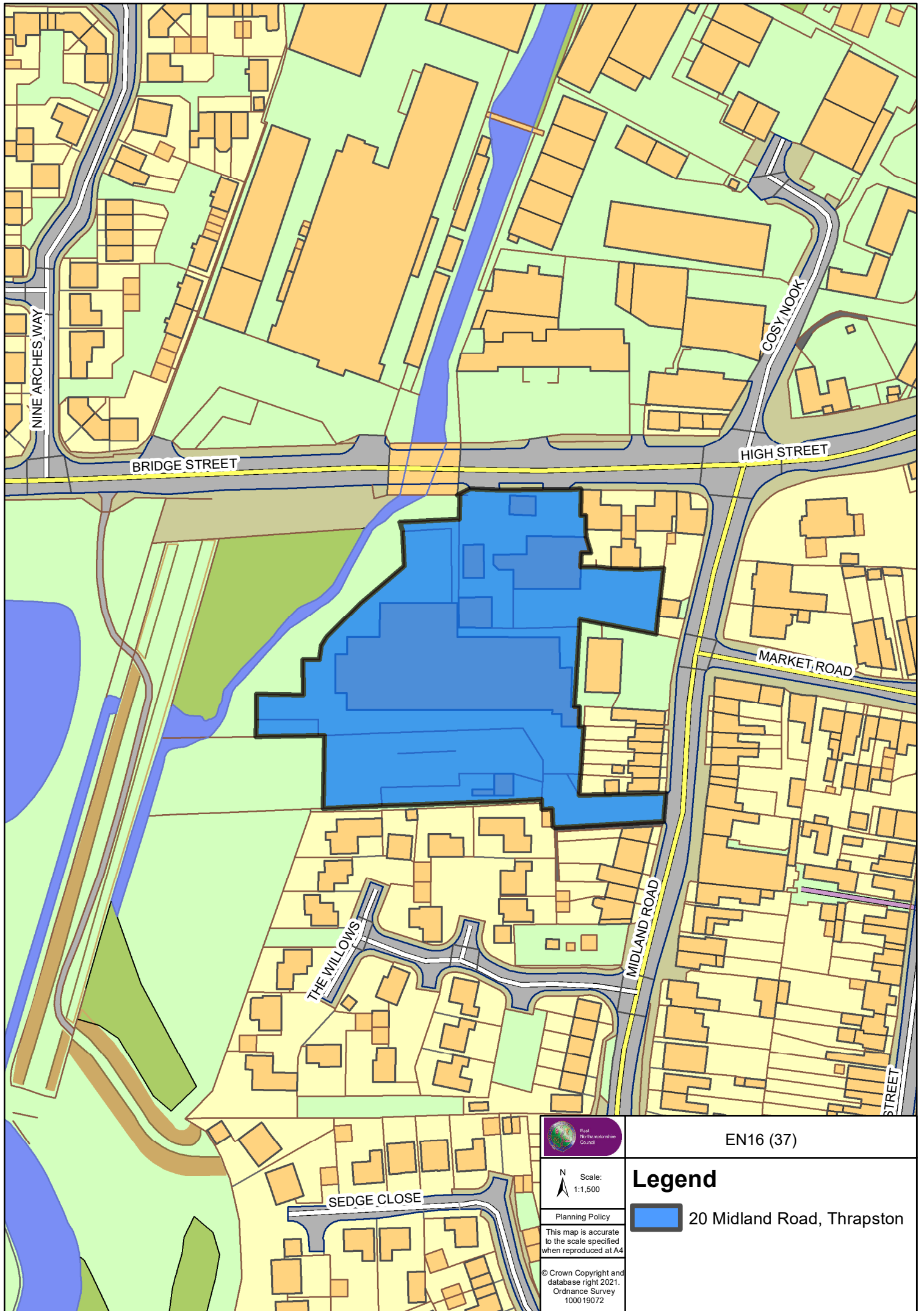
Scale:  
1:1,500

Planning Policy  
This map is accurate  
to the scale specified  
when reproduced at A4

### Legend

 Top Close


© Crown Copyright and  
database right 2021.  
Ordnance Survey  
100019072



EN16 (37)

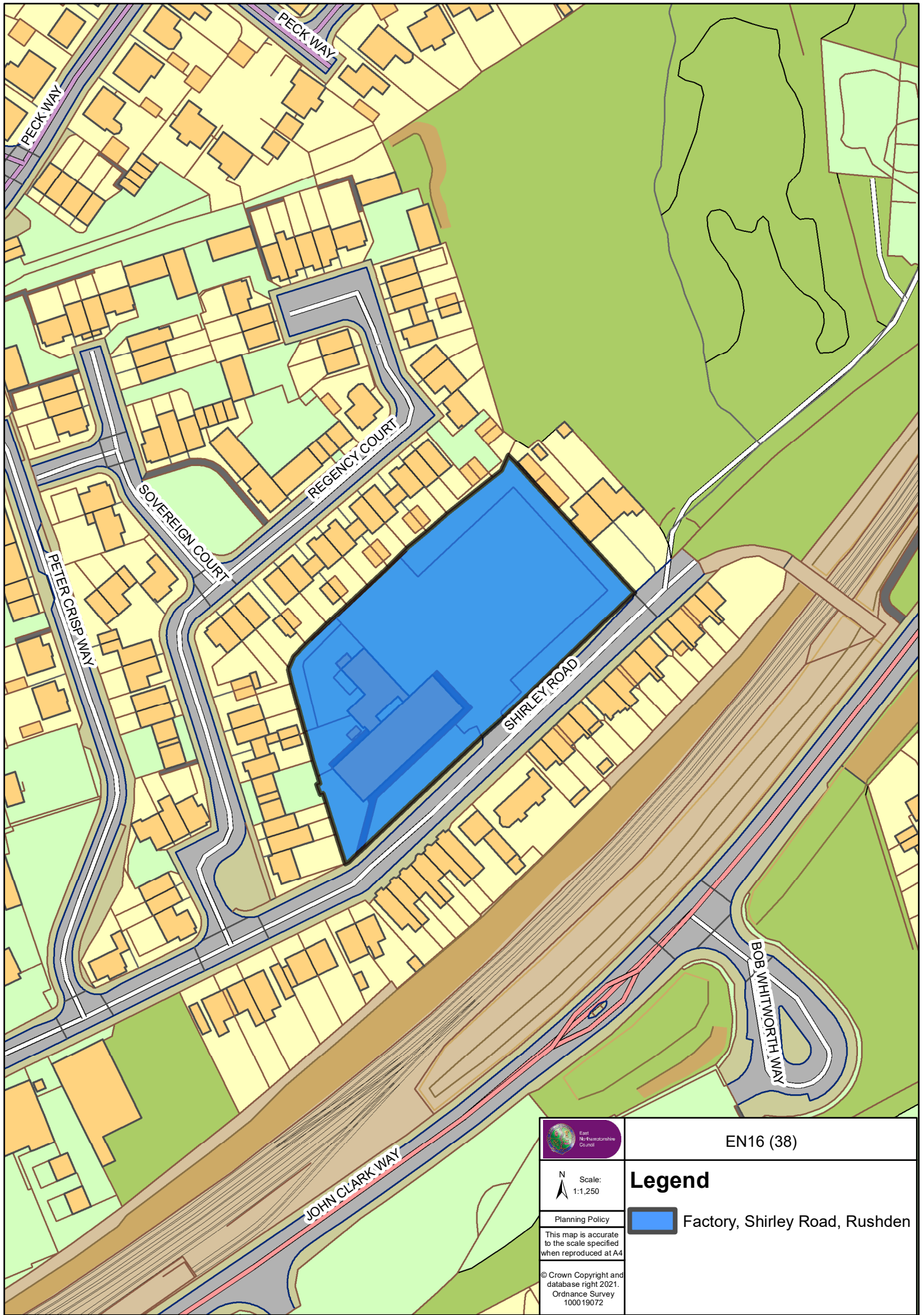
N Scale: 1:1,500

**Legend**

 20 Midland Road, Thrapston

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072



EN16 (38)



N  
Scale:  
1:1,250

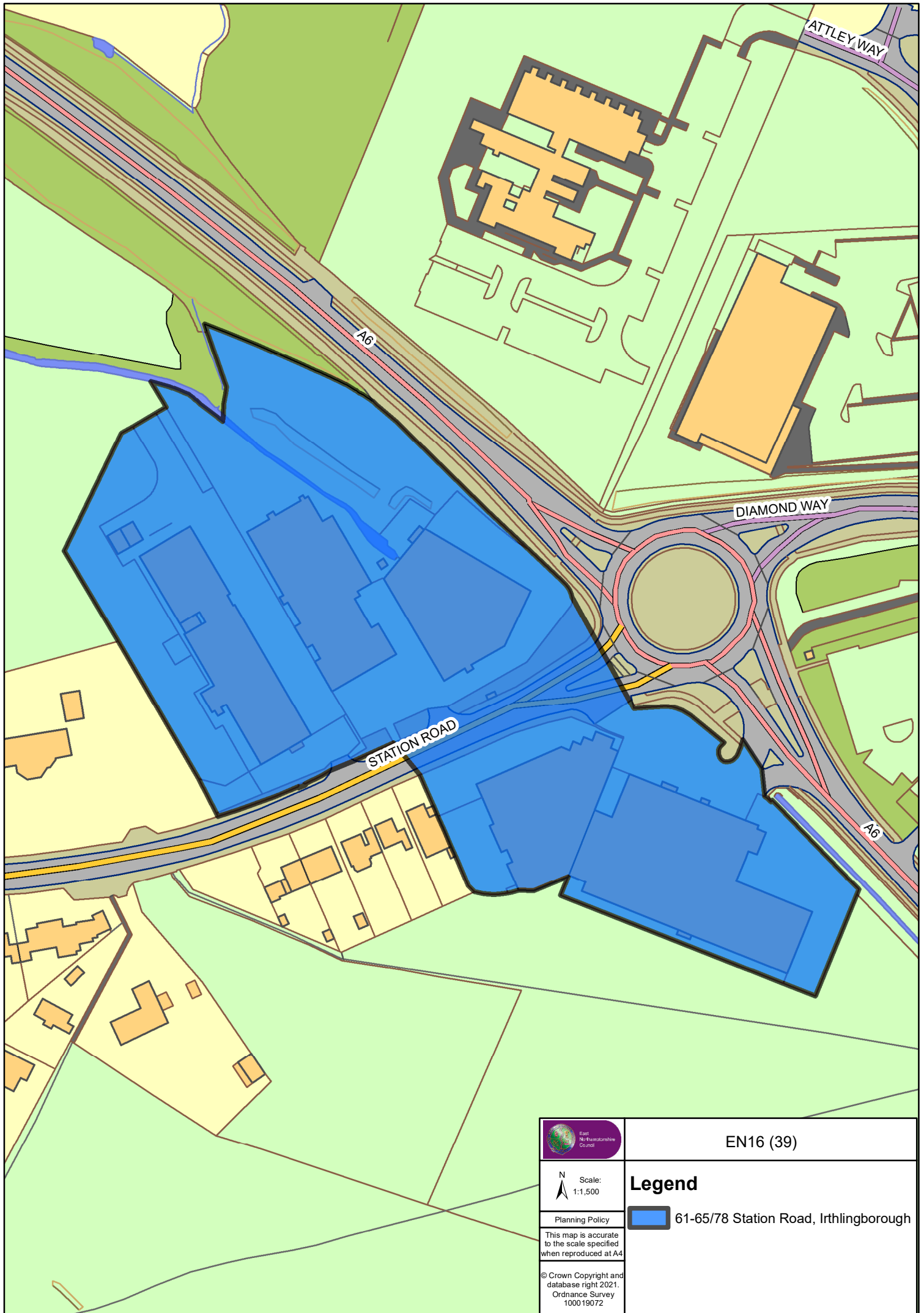
**Legend**

 Factory, Shirley Road, Rushden

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072





EN16 (39)



Scale:  
1:1,500

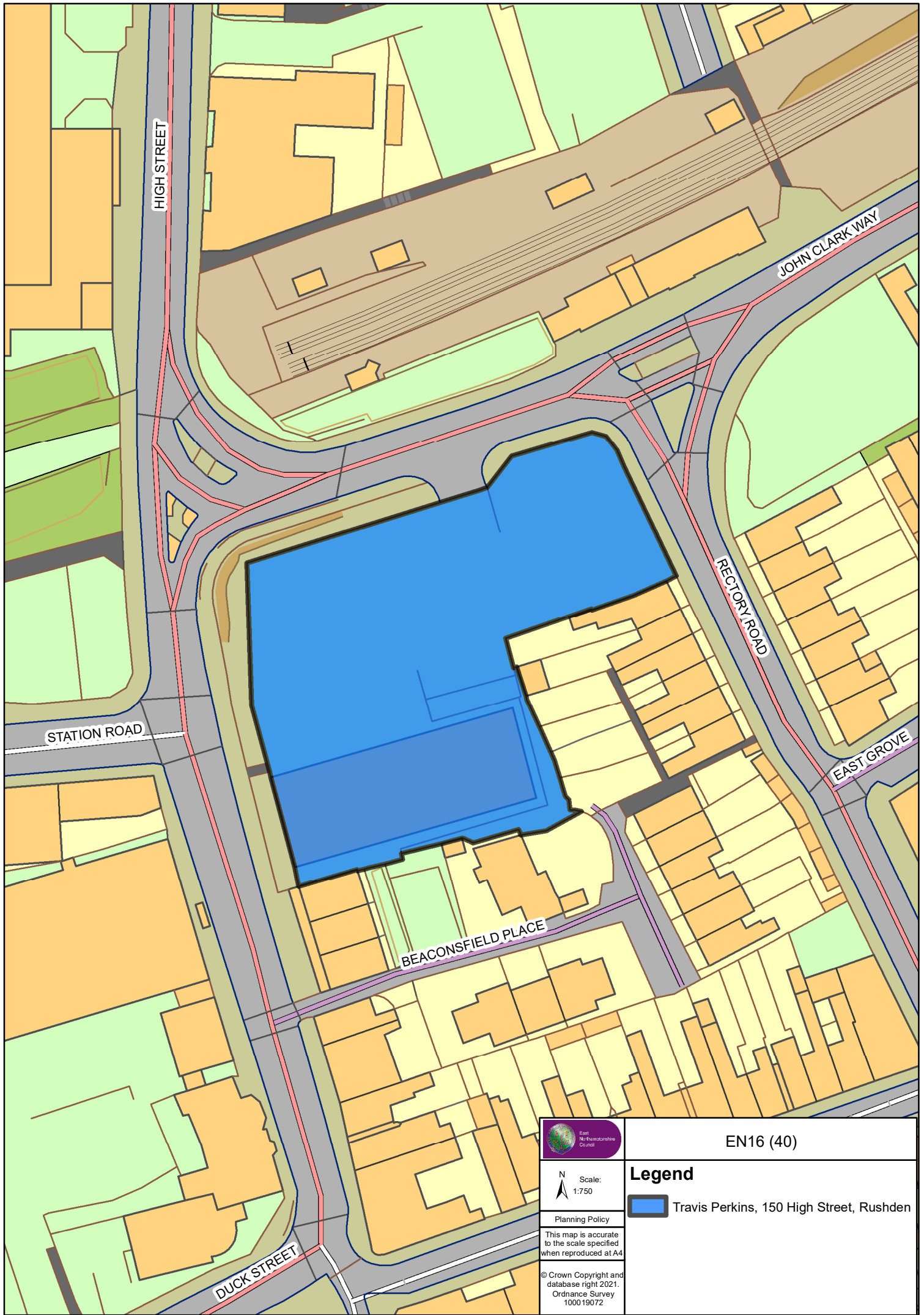
**Legend**

 61-65/78 Station Road, Irthlingborough

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072





HIGH STREET

JOHN CLARK WAY

RECTORY ROAD

EAST GROVE

STATION ROAD

BEACONSFIELD PLACE


DUCK STREET

EN16 (40)



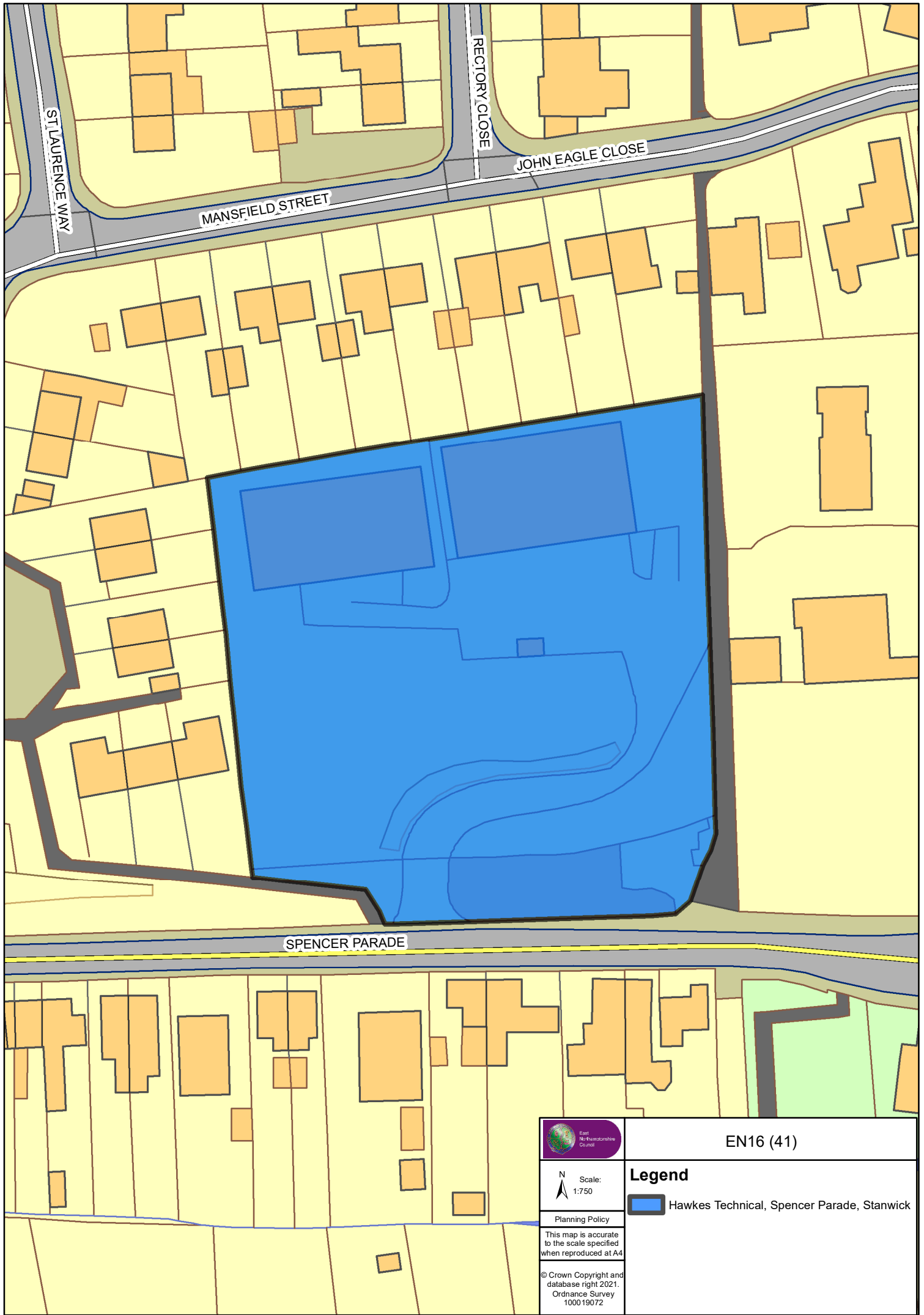
Scale:  
1:750

**Legend**

 Travis Perkins, 150 High Street, Rushden

Planning Policy  
This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021.  
Ordnance Survey  
100019072




EN16 (41)



Scale:  
1:750

**Legend**

 Hawkes Technical, Spencer Parade, Stanwick

Planning Policy

This map is accurate to the scale specified when reproduced at A4

© Crown Copyright and database right 2021. Ordnance Survey 100019072