



SENT BY EMAIL: planningpolicy@east-northamptonshire.gov.uk

Planning Policy Team
East Northamptonshire Council
Cedar Drive
Thrapston
Kettering NN14 4LZ

13th November 2020

Dear Sir/Madam,

**Re. East Northamptonshire Local Plan: Local Plan Part 2 – Additional Site Consultation
Land to East of A6 Bypass, Bedford Road, Rushden.**

We write on behalf of Lagan Homes in response to the East Northamptonshire Local Plan: Local Plan Part 2 – Additional Site Consultation, which runs until 16th November 2020; and specifically with reference to the Land to the East of A6 Bypass, Bedford Road, Rushden proposed Allocation of 450 residential dwellings.

Lagan Homes fully Support the East Northamptonshire Council Local Plan Part 2 Background Paper Assessment of Alternative Options – Rushden Growth Town: September 2020 document, and specifically Paragraphs 5.11 and 6.3 which identifies the Land as Site Option 3 “Southern Option”, and gives it a Total Ranked Scoring of 95.

Support is also given to Section 7.0 of the document: Conclusions and Recommendations, especially Paragraphs 7.2, 7.3 and 7.5.

Under Appendix 2 – Detailed Site by Site Assessment, Support is also given to the Site 3 “Southern” Option, and the Councils overall Conclusions:

The southern option could provide an opportunity for a self contained and urban extension, entirely separate to the Rushden East SUE. It could represent an opportunity to open up further development opportunities to the south east of the urban area and, in the short term, could come forward in association with the proposed relocation and redevelopment of the Rugby Club site at Manor Park, Bedford Road. Despite few specific development constraints, there are some challenges to delivering the site. In particular, development would entail improvements to the Bedford Road (A6) roundabout and the provision of improvements to pedestrian and cycle crossings across the A6.

The site scores well in terms of both availability and deliverability, given that it is in a single ownership and is being promoted by a national housebuilder (Bellway Homes), that already has development options on the land.

Bearing all of the above in mind, Lagan Homes Support the East Northamptonshire Council Land East of the A6/Bedford Road, Rushden Policy Extract and Supporting Text Draft Version – October 2020 document, as this translates Site 3 “Southern” Option into the proposed Allocation.

Lagan Homes therefore Supports the proposed 450 dwelling Allocation on land to the East of A6 Bedford Road – Please also see attached Consultation Form, and Plans 1-3.

Lagan Homes are in discussions with the owner of the Rushden Golf Range, the top north western corner of the Golf Range land of which lies within the proposed Allocation – Please see Yellow lined area on land on attached Plan 1.

Rushden Golf Range itself, is available for residential development, which has no constraints, and is accessible from Bedford Road, via its own access – Please see Blue lined area of land on attached Plan 1.

The Council is therefore respectfully requested to alter the Red line boundary of the proposed Allocation area in order to include Rushden Golf Range in its entirety, as per the attached Plan 2. This would enable the Council to maximize the opportunities for connectivity of this amended Allocation to the existing urban area for all modes of travel, not only via a fourth arm off the A6 Roundabout, but also via the existing and direct access onto Bedford Road which runs along the southern boundary of Rushden Golf Range, as well.

Rushden Golf Range is in single ownership, which is deliverable independently of the Rushden East SUE, and has no known constraints; similar to the conclusions which the Council arrived at under paragraph 8.48 of their document.

Alternatively, the Council could also consider extending the Yellow lined area of land, so that all the top northern section of the Golf Range ie. the foot golf area, is included within the proposed Red line boundary of the Allocation – please see suggested amended Red line boundary on the attached Plan 3.

We hope that the material which has been submitted with this Representation assists the Council further with its ongoing work as part of the Local Plan process. We look forward to discussing the Rusden Golf Range, and its inclusion within the Red line boundary of the proposed Allocation further with yourselves. In the meantime, should you have any queries, or indeed require any further clarification on any of the above matters, then please do not hesitate to contact me on my contact details below.

Yours faithfully,



Owner and Director

For and on behalf of Lagan Homes

