

9.0 Delivering Sustainable Urban Extensions

- 9.1 The Joint Core Strategy (Annex A), made provision for the delivery of 2,300 dwellings (27% of the total requirement for 8,400 dwellings) and accompanying jobs, facilities and services at the two Sustainable Urban Extensions (SUEs) within the District during the Plan period. Trajectories for SUEs in subsequent Authorities' Monitoring Reports (2017, 2018 and 2019) have seen the anticipated delivery at these progressively diminishing; such that as at 1 April 2019 it is currently forecast that just 1,450 dwellings would come forward at the two sites by 2031 (17% of the total requirement). **Table xx** below provides a comparison between the 2016 (Joint Core Strategy adoption) and 2019 (latest Authorities' Monitoring Report) positions.

Table xx	Sustainable Urban Extension	Relevant Policy reference	Anticipated delivery by 2031	
			Joint Core Strategy, Annex A (base date, 1 April 2016)	2019 Authorities Monitoring Report (base date, 1 April 2019)
	Rushden East	JCS Policy 33	1,600	1,200
	Irthlingborough West	JCS Annex A	700	250
	TOTAL		2,300	1,450

- 9.2 The effective implementation of the overall spatial strategy, as defined by the Joint Core Strategy, is underpinned by the timely delivery of the SUEs across North Northamptonshire. It was concluded by the Inspector; that the overall urban-focused spatial development strategy concentrating "*on existing towns and a series of deliverable SUEs represents the most suitable and sustainable strategy for the area over the plan period*" (paragraph 91, Joint Core Strategy Inspector's Report, 22 June 2016¹).
- 9.3 Delivery of the two SUEs (at least, in part) remains important to delivery of the Local Plan as a whole. This section will provide the necessary additional policy direction which, in association with the strategic framework set by the Joint Core Strategy, should allow for the timely implementation of the SUEs.

Rushden East

- 9.4 The Joint Core Strategy (Policy 33) provides a comprehensive framework for delivering the principal strategic development proposals to the east of Rushden. This Sustainable Urban Extension is anticipated to be delivered over the duration of the next 20 years. Of this, 1,200 (out of up to 2,700 dwellings) are currently anticipated to come forward by 2031.
- 9.5 JCS Policy 33 anticipated that the detailed development proposals should be supported by an agreed development masterplan, which would guide the development of Rushden East through the Local Plan Part 2 or a planning application (JCS paragraph 10.31), which ever comes forward first. The draft Masterplan Framework was published for consultation during February/ March 2020 and this, in its latest iteration, is incorporated into the Local Plan Part 2 (Appendix 6).

¹ <http://www.nnjpu.org.uk/publications/north-northamptonshire-joint-core-strategy-inspectors-report-22nd-june-2016/>

- 9.6 Notwithstanding, the JCS does not define a firm development boundary for the Rushden East Sustainable Urban Extension. Instead, it provides an indicative broad location (Figure 23). Given that the Masterplan Framework has not, as yet, been finalised it is considered necessary for this Plan to define the extent of the development area in the interests of clarity and surety. The site allocation has capacity to accommodate at least 2,700 dwellings, with potential capacity for further additional development in the longer term.
- 9.7 The extent of the gross development area, to be shown on the Policies Map, is defined by Policy EN33, below. The extent of the site allocation, as put forward in the Masterplan Framework, has been informed by the Landscape Character Assessment and Capacity Study (December 2014²) and the spatial framework defined by JCS Policy 11; i.e. the need to direct development towards Rushden.

Figure xx: Rushden East Sustainable Urban Extension

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 1 below, identifies the development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE). This 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 a 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.

Figure xx (above) expands upon the policy guidance for Rushden East, provided in the Joint Core Strategy and the broad location for the Sustainable Urban Extension (as shown in figure 23 of the Joint Core Strategy).

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) forms part of the Local Plan and it is set out as an appendix to that document.

The MFD provides a spatial development context for the delivery of the site. This is designed to inform future planning applications and proposals for development will be granted planning permission where they are consistent with the relevant policy expectations and guidance set out in the MFD. The MFD accords with the adopted Joint Core Strategy Policy 33 to ensure a comprehensive approach to site delivery.

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 so that the proposed development does not become physically or socially segregated from the existing communities and town centres of Rushden and Higham Ferrers.

However, in accordance with the policy objectives for the 'grey land', located within the

² <http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1549>

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 S.106 planning obligations.

Irthlingborough West

- 9.8 Outline planning permission for the Irthlingborough West sustainable urban extension was granted in November 2014, subject to the completion of a S106 agreement. Amended conditions and the draft S106 Agreement Heads of Term were subsequently agreed in August 2015. This site is identified as a strategic commitment in the Joint Core Strategy.
- 9.9 Since 2015 progress with S106 negotiations has been limited, due to ongoing uncertainties regarding development viability. The trajectory has been revised to take account of continued deliverability (viability) issues, predominantly due to infrastructure obligations and the necessary site remediation work arising from the former Irthlingborough mine workings. Given the passage of time (over six years) since the development was initially approved, it is probable that the S106 agreement would need to be comprehensively reviewed.
- 9.10 The allocation of additional housing land to the south east of Rushden (Policy EN28, above) has been necessitated due to the ongoing uncertainties around the delivery trajectory for Irthlingborough West; as much as that for Rushden East. The Joint Core Strategy allows for some offsetting of settlement specific housing requirements in the case of Growth Towns and Market Towns (i.e. Rushden and Irthlingborough), would meet a shortfall in deliverable sites at another settlement within the same Part 2 Local Plan area (JCS paragraph 9.10).
- 9.11 Notwithstanding, the Council will continue to work to promote and support the successful delivery of Irthlingborough West. The breakdown of the development area is set out in **Table xx**, below.

Table xx	
Land use typology	Gross developable area (ha)
Residential	23.45
Employment (office, industrial and/ or storage or warehousing)	7.5
Open space and structural landscaping	11.57
Huxlow Science College extension	7.11
TOTAL	49.63

- 9.12 The spatial extent of the site is defined by the application submitted in 2010 (reference 10/00857/OUT). The application was accompanied by a masterplan. This was refined through the development management process; such that the final illustrative masterplan (dated March 2013) was approved by the Council (Development Control Committee) on 24 November 2014. The site plan for Irthlingborough West is shown at **Figure xx**, below.

Figure xx: Irthlingborough West site plan

- 9.13 The extent of the Irthlingborough West SUE is defined by the approved masterplan. The Council will work to deliver the SUE in line with the masterplan.