



# East Northamptonshire Local Plan Part 2 Examination

## **Matter 3 Hearing Statement**

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01260 288888

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## MATTER 3: DELIVERING THE HOUSING REQUIREMENT

7. What progress has been made on the Sustainable Urban Extensions (SUEs) allocated in the JCS and how has this been monitored? What assumptions have been made in relation to delivery rates and are these justified?

1.1.1 There have been significant delays to the delivery of the SUEs allocated in the JCS which through monitoring has led to revisions to the housing trajectory and a proposed shift in strategic direction to housing delivery to account for this slippage, to be discussed further below.

Q10 What is the justification for the allocation of 450 homes at land east of the A6/Bedford Road Rushden under Policy EN28? Does it accord with the spatial strategy set out in the JCS?

1.1.2 The Bedford Road option forms a new strategic direction for growth that would be better placed forming part of a review of the wider NNJCS given the strategic impact that they would have. Indeed, allocating the EN28 at this stage risks unhelpfully predetermining the review and it also falls outside the scope and purpose of the LPP2.

1.1.3 Significant work and consideration were undertaken at the NNJCS stage to identify the most sustainable direction for growth, with the Inspector who examined the NNJCS in 2015 concluding that the proposed spatial strategy which concentrates "on existing towns and a series of deliverable SUEs represents the most suitable and sustainable strategy for the area over the plan period" (para 91, NNJSC Inspector's Report, 22 June 2016). This direction should therefore be respected by the LPP2. As such, the starting point (at the very least) should be for the allocation of a site such as Slaters Lodge which has already been identified as lying in the direction considered most sustainable for growth, rather than a site such as that allocated by EN28 which lies in a different direction altogether.

1.1.4 It seems the Council's primary reason for departing from the sustainable direction for growth identified in the NNJCS is that the site allocated by Policy EN28 can be delivered independently of the Rushden East SUE. In reality, however, that is not the case because both the land within the proposed SUE boundary (and other land within its broad area such as Slaters Lodge) and that allocated by Policy EN28 rely on much

the same strategic infrastructure. Therefore, if the necessary infrastructure is not secured neither area can be delivered. It follows that there is no sound reason for preferring the site allocated by Policy EN28 to Slater's Lodge (and, indeed, good planning indicates strongly that Slater's Lodge is preferable given that it lies in the most sustainable direction for growth as identified by the Council's NNJCS and can be enabled through the masterplanning process).

- 1.1.5 A fundamental purpose of the LPP2 and its Masterplan Framework Document is to enable the delivery of development within the broad area for the SUE that has been identified within the adopted NNJCS. In order to do so, it must enable the timely delivery of suitable and logically routed internal highways, community infrastructure and wider strategic infrastructure in a manner that does not prejudice the implementation of the whole development and any future growth.