



Planning Policy Committee – 21 July 2014

Rushden East Vision and Development Objectives

Purpose of report

This report presents the Rushden East Vision and Development Objectives for Members to consider and endorse

Attachment(s)

Appendix 1: Rushden East Sustainable Urban Extension Vision and Development Objectives

1.0 Background

- 1.1 On 21st October 2013, Planning Policy Committee approved the establishment of a Rushden East Project Board. The Terms of Reference for the Board were approved by Planning Policy Committee on 12th February 2014. The primary purpose of the Board is to oversee progress on the Rushden East masterplanning project, which includes drawing up a vision and framework for the area, followed by detailed masterplanning.
- 1.2 On 26 February 2014, the Project Board met to discuss a draft Vision that would be subject to further testing. The draft Vision had been prepared by officers, taking on board issues raised at the site visit and workshop that took place with Rushden Town Council and East Northamptonshire Members in October 2013. That workshop was facilitated by Cabe.
- 1.3 On 8th April 2014, a workshop session was held with the Project Board to help further define and refine the draft Vision and Development Objectives for Rushden East. This session was facilitated by ATLAS, the Advisory Team for Large Applications. ATLAS is part of the Homes and Communities Agency (HCA), who offer free and impartial support to local authorities and their partners regarding large development proposals. In brief, the workshop in particular highlighted the need to secure early delivery of new jobs alongside new homes, support job creation in the future and provide a good mix of uses. It was also clear that changing the environment of the A6 is critical in achieving an integrated development, as well as ensuring a connected network of streets. Importance was also placed on managing the edge of the development sensitively and on connecting to the existing and future Greenway network. Finally, a number of facilities that the development could deliver were highlighted, including new primary schools, a new destination open space and other community and social infrastructure.
- 1.4 On 11th June 2014, the Project Board agreed a final draft Vision and Development Objectives and requested that these be brought to the next Planning Policy Committee for endorsement.
- 1.5 Appendix 1 of this committee report contains the proposed Vision and Development Objectives which the Rushden East Project Board request Members endorse.
- 1.6 A summary paper, which provides details of the 8th April 2014 Rushden East Sustainable Urban Extension Project Board Workshop and incorporates the presentation slides presented at the workshop can be viewed online at http://www.east-northamptonshire.gov.uk/site/scripts/meetings_committees.aspx?headerID=9

2.0 Next Steps

2.1 Subject to endorsement, the next steps will be to further test and discuss this vision and objectives with key stakeholders and partners. This includes other public sector bodies, infrastructure and service providers, as well as landowner/developer interests. This work can also be fed into the preparation of the Core Strategy, Four Towns Plan and emerging Neighbourhood Plans etc. The Vision Statement can be used to communicate a clear 'brief' for what is expected from site masterplanning.

3.0 Equality and Diversity Implications

3.1 There are no equality and diversity implications arising from this report.

4.0 Legal Implications

4.1 There are no legal implications arising from this report.

5.0 Risk Management

5.1 There are no significant risks associated with this report.

6.0 Resource and Financial Implications

6.1 There are no resource and financial implications associated with this report.

7.0 Constitutional Implications

7.1 None.

8.0 Corporate Outcomes

- 8.1 The relevant Corporate Outcomes are:
- Good quality of life: Sustainable development, Strong communities
 - Effective partnership working
 - Strong community leadership
 - Effective management

9.0 Recommendation

9.1 The Committee is recommended to endorse the Vision Statement and Development Objectives (*Appendix 1*)
(Reason – to enable progress to be made on policy development and masterplanning for Rushden East)

Legal	Power: Planning and Compulsory Purchase Act 2004, Town and Country Planning (Local Planning) (England) Regulations 2012				
	Other considerations: None				
Background Papers: Planning Policy Committee 21 October 2013 and 12 February 2014					
Person Originating Report: Karen Britton, Planning Policy and Conservation Manager ☎ 01832 742142 ✉ kbritton@east-northamptonshire.gov.uk					
Date: 1 July 2014					
CFO		MO		CX	

Appendix 1: Suggested Rushden East Vision Statement

Introduction

Rushden has been identified as suitable for a sustainable urban extension in the emerging draft North Northamptonshire Joint Core Strategy. A site to the east of the A6 (known as 'Rushden East'), located between John Clarke Way and Newton Road roundabouts, has been identified as a broad location.

A site specific development plan document ('the Four Towns Plan'), to be prepared by East Northamptonshire Council, will define precise boundaries and policy expectations. Adoption of this document will be a pre-requisite before any planning applications are granted consent to ensure a sustainable development is realised.

Rushden East will offer an exciting opportunity for managed growth of the town over the next twenty years. The Rushden East Project Board has formulated the following Vision and Objectives to help shape the future development. This will be subject to further discussion and testing with key partners.

The Vision for Rushden East

Rushden East will be a truly sustainable and attractive development that helps meet the long-term aspirations for economic growth; offers a high quality of life for new and existing residents and enhances the image of the town as a whole. It will be a new distinctive neighbourhood with its own separate identity but well-connected and integrated with the town as a whole.

Providing new jobs will be just as important as new homes to help redress the balance of jobs to homes in Rushden as a whole. The site will support job creation, entrepreneurship and innovation. A range of different job opportunities will be available through dedicated business, a local centre and opportunities for working and starting businesses at home. It will meet the day to day community needs of residents on site but also contribute to enhancing Rushden as a whole, for example through the provision of high quality open space.

There will be a destination open space on site as well as other natural and formal green spaces and there will also be new connections to the wider Greenway network. The existing landscape character will inform the nature of the built development, including the treatment of the edges of the place to sensitively manage the change from town to country.

The development will be well connected to the rest of the town, especially the centre, for pedestrians and cyclists and by public transport and car. Where Hayden Road meets the A6, there will be a central access opportunity to the town. The character and environment of the A6 will be significantly changed between Newton Road and John Clarke Way to ensure a well-connected and high quality environment for people living at Rushden East whilst enabling relevant development and commercial opportunities such as a neighbourhood centre.

The site itself will include a connected grid of streets, fronted by buildings, reminiscent of the Victorian and Edwardian streets in the town. A main street will run through the development linking the roundabouts at Newton Road and John Clarke Way. The local centre, or centres, will be located at accessible intersections to capture passing trade and contain a mix of uses including primary schools. New homes will be generous-sized and include both affordable homes and specialist homes for the elderly.

Development Objectives

The development will deliver:

Economic

- Approximately 2,000-2,500 new homes including affordable homes and homes catering for the older population (bungalows, sheltered accommodation, and/or extra care facility).
- More new jobs generated than new homes built, with the employment-related uses coming forward before or in tandem with the housing.
- A mix of employment opportunities including offices and industrial premises as well as a local centre, small-scale business space and dwellings suitable for home working or business start-ups.
- The opportunity for further development beyond the current scale of development through safeguarding land and access opportunities.

Environmental

- A sensitively designed environment responding to the existing landscape character and features, including how the edge of the site is treated.
- New links to connect with the wider Greenway network.
- New and attractive destination open space.
- Green spaces with the imaginative use of water to both manage drainage and make them more attractive.
- A clear physical separation from the villages of Caldecott, Chelveston and Newton Bromswold but with footpaths and cycle ways to connect them to the new area.
- Enough green space to mitigate potential impacts on the Nene Valley Special Protection Area
- A permeable and well-connected grid of streets

Social

- Green spaces and community facilities managed by the Rushden Town Council (and Higham Ferrers Town Council if appropriate).
- On-site community facilities including two new primary schools, primary health care, new community space, land for a new cemetery and other local community facilities such as allotments.
- Land reserved for a potential new secondary school.