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### Important information

**regarding the Local Plan Part additional sites CONSULTATION**  
**Consultation closes: 4pm on Monday, 16<sup>th</sup> November 2020**

<b>Please ask for</b>	<b>Direct Dial</b>	<b>Our Ref.</b>	<b>Your Ref.</b>	<b>Date:</b>
Planning Policy October 2020	01832 742010	LPP2/20		05

#### Dear Consultee

Work is currently being undertaken to produce a new district wide Local Plan Part 2. Preparation of this Plan started in January 2017. Further details are set out in the [Local Plan](#) pages on the ENC website.

This Plan is required to deliver housing to meet the Government's targets in the Growth Town of Rushden by 2031. Previous consultations regarding a site known as [Rushden Lakes West](#) (RLW) adjacent to the Rushden Lakes retail and leisure development (450 dwellings plus employment and other uses) and the draft [Rushden East Masterplan Framework Document](#) ([MFD](#)) were undertaken during February/ March 2020.

Significant objections arose through the previous (February/ March 2020) consultations; e.g. from Natural England (NE) and the Local Wildlife Trust (LWT) in respect of the potential impact of residential and related development on the Upper Nene Gravel Pits Special Protection Area (SPA). These objections have entailed a need for further consultations before we are in a position to submit the Local Plan Part 2 to the Secretary of State for independent examination, in order to overcome these concerns.

**Accordingly, we are now consulting residents and statutory consultees about the following:**

*A potential alternative to RLW, to ensure delivery of the 450 dwellings required:*

#### **Land to the east of the A6 Bypass, Bedford Road, south east of Rushden**

The council has undertaken an assessment of alternative viable sites in response to the objections from NE and the LWT regarding RLW. Careful consideration was given to each of the alternative sites and it is considered that Land to the east of the A6 Bypass, Bedford Road, could be an appropriate alternative viable site allocation to the RLW site.

This site (also known as the "southern" option), together with the assessment of sites, was approved for consultation by the Planning Policy Committee on 21<sup>st</sup> September 2020 ([Item 8](#)).

*Inclusion of the Masterplan Framework Document (MFD) for the Rushden East SUE to the Local Plan Part 2*

**Rushden East SUE**

An additional policy is proposed for inclusion within the Local Plan Part 2, to define the physical extent of the Rushden East SUE and allow for the MFD to be appropriately included within the Local Plan. Policy 33 of the [North Northamptonshire Joint Core Strategy](#) (JCS) 2011-2031 (Local Plan Part 1) establishes the principle of development at Rushden East and sets overarching requirements for this. The Local Plan Part 2 and MFD will provide the necessary additional policy detail to ensure that the SUE is a genuinely sustainable development.

In line with Regulation 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the two additional proposals are subject to a six-weeks consultation, closing at **4pm on Monday, 16<sup>th</sup> November 2020**.

Details about the consultation are available on the Council's website at:

[www.east-northamptonshire.gov.uk/consultations](http://www.east-northamptonshire.gov.uk/consultations)

The preferred method of response is through [Smart Survey](#).

Other questions regarding this consultation should be addressed to [planningpolicy@east-northamptonshire.gov.uk](mailto:planningpolicy@east-northamptonshire.gov.uk). If you would like to speak to a member of the Planning Policy Team please supply a daytime telephone number.

**NOTE Regarding the Rushden East MFD, this consultation will build on the previous February/ March 2020 consultation and concerns its proposed inclusion as part of the Local Plan Part 2. However, any further detailed comments regarding the MFD document itself will also be considered.**

Yours faithfully

Paul Bland  
Head of Planning Services

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