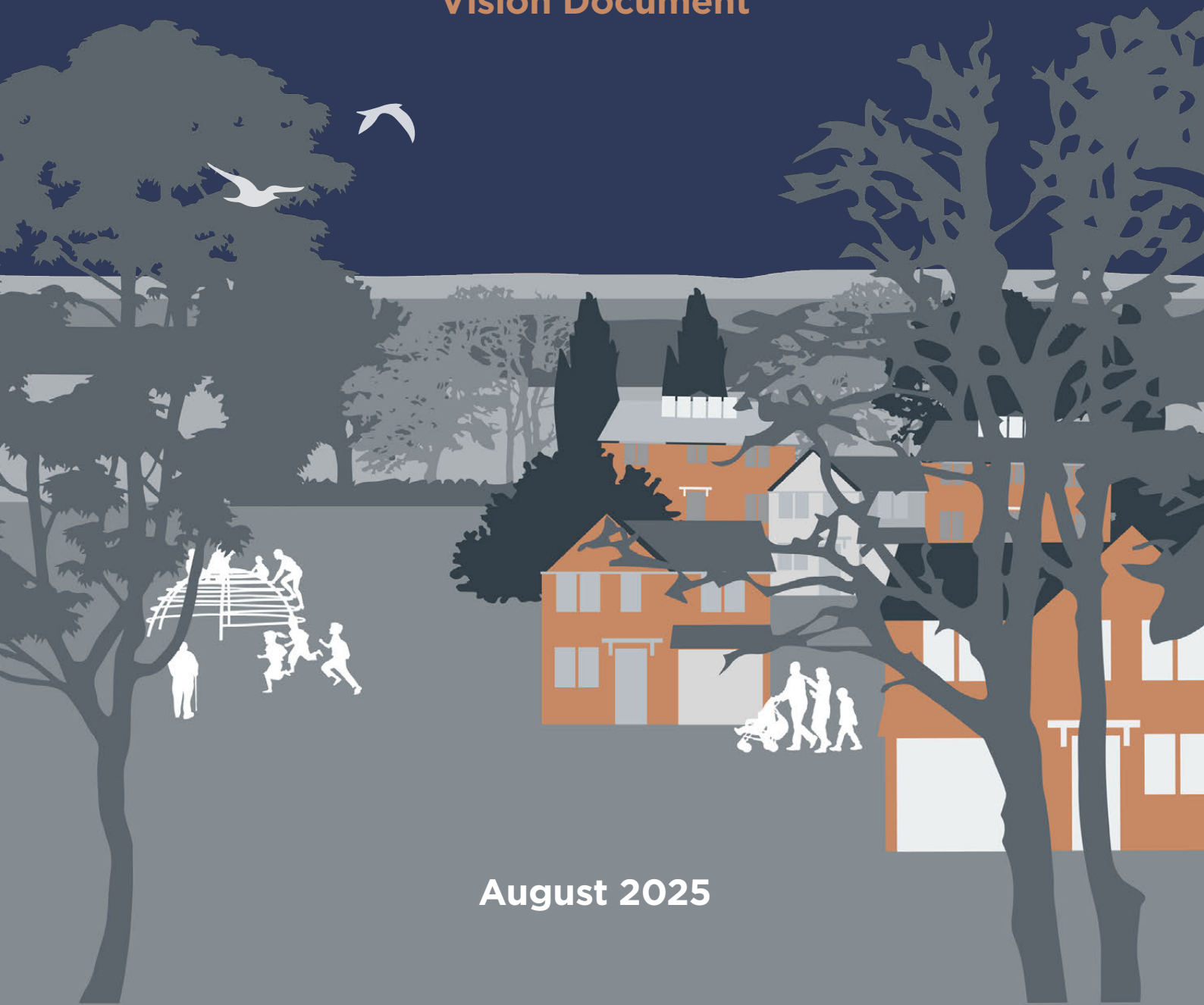




REDINGTON
CAPITAL

Land at Slater's Lodge Rushden Northamptonshire

Vision Document



August 2025



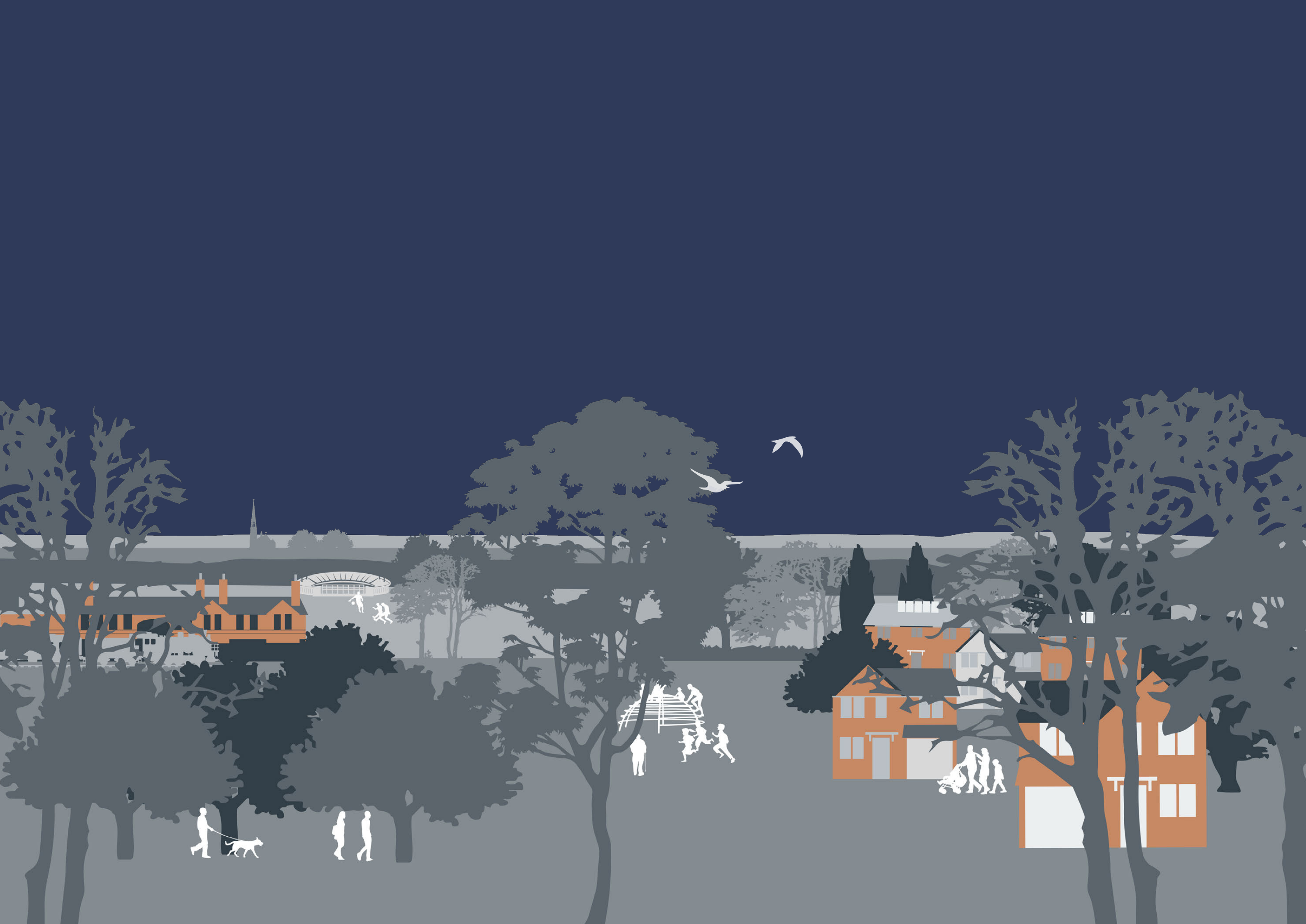
Carter Jonas

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1.1 Introduction

Foreword

This vision document has been prepared by Carter Jonas LLP on behalf of Redington Capital, to support a supplementary 'Call for Sites' submission to promote the Land at Slater's Lodge through North Northamptonshire's Local Plan making process.

This is an explanatory document which seeks to present a clear rationale for a logical and sustainable residential community in Rushden.

Purpose of the Document

This vision document will:

- Set out a high level vision and broad design principles;
- Illustrate the process that has led to the emerging masterplan proposals and explain the design principles and concepts that have been applied;
- Introduce the concept masterplan and explain the rationale behind its development;
- Justify and confirm that the Site is available, suitable and deliverable and should be considered for development; and
- Enable positive engagement with the local community and key stakeholders.

Document Structure

The scope and content of the document, set out here, fully meets local guidance:

Section 1.0: Introduction

Describes the purpose of the document, content and scope.

Section 2.0: The Site

An assessment of the area's history, character, transport links and facilities that inform the design process, before describing the site's characteristics and providing a visual tour of the land.

Section 3.0: Technical Analysis

A review of the technical information undertaken by our consultant team, including ecological, highways and drainage principles, culminating in a combined considerations plan.

Section 4.0: The Vision

Presents the vision for the development.

Section 5.0: The Masterplan

Explains the existing site influences and the masterplan design rationale before presenting the concept masterplan.

Section 6.0: Sustainable Credentials

Describes how the proposals are sustainable throughout the project life cycle and how they achieve an overall Biodiversity Net Gain.

Section 7.0: Summary & Next Steps

This section sums up all the material presented in this document.

Fig 01: Rushden Landscape



1.2 Planning Background

Current Local Plan

The North Northamptonshire Development Plan consists of two documents.

The North Northamptonshire Joint Core Strategy 2011-2031 was adopted in July 2016. Section C: Development Principles for Strategic Sites contains seven policies, one of which relates to the Rushden East Sustainable Urban Extension (SUE).

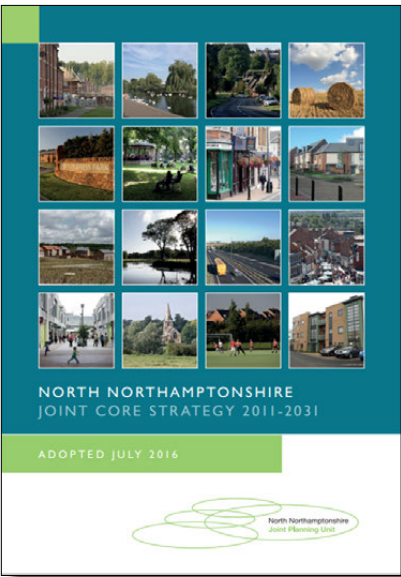


Fig 02: North Northamptonshire Joint Core Strategy

The Council’s strategy for development at the Rushden East SUE is set out in Policy 33. It is identified as the broad location for a sustainable urban extension to include around 2,500 dwellings and provision for an appropriate level of job opportunities, ancillary facilities, services and open space. The Slater’s Lodge Site is located within the identified ARC of the Broad Location.

The Policy seeks to provide:

- Around 2,000-2,500 homes including affordable homes and homes for the older population.

- Good connections by all modes across the A6 to the rest of Rushden and to Higham Ferrers, in particular the town centres and other key service and employment destinations.
- A mix of employment opportunities that will make a significant contribution to delivering an enhanced balance between new homes and jobs in Rushden, including offices and industrial premises as well as 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
- A sensitively designed environment responding to the existing landscape character and features, including how the edge of the site is treated.
- A permeable and well-connected grid of streets and new links to connect with the wider Greenway network.
- Appropriate green space, and other mitigation measures as may be required to mitigate impacts on the Upper Nene Valley Gravel Pits Special Protection Area. This should include the provision of a new and attractive destination open space.
- Green spaces with the imaginative use of water to both manage drainage and make them more attractive.
- An energy strategy to ensure that the highest viable amount of heat and energy used within the development is generated on-site from renewable or low-carbon sources.
- Green spaces and community facilities including two new primary schools, primary health care, new community centre, land for a new cemetery and other local community facilities such as allotments.
- Land reserved for a new secondary school.

The second component of the Development Plan, the East Northamptonshire Local Plan Part 2 was adopted in December 2023.

Paragraph 2.8 of the Plan states that in respect of the Rushden East Sustainable Urban Extension, adjoining the eastern side of the town, the growth for this area is anticipated to provide for greater investment and value within Rushden.

Policy EN29: Rushden East Sustainable Urban Extension states that 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 15, above, identifies the development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE). This SUE 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 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.

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) or Supplementary Planning Guidance, will support Policy EN29, providing detailed guidance for the delivery of the site. Planning applications will be required to be broadly consistent with the MFD and the principles of the Government’s Garden Communities initiative.

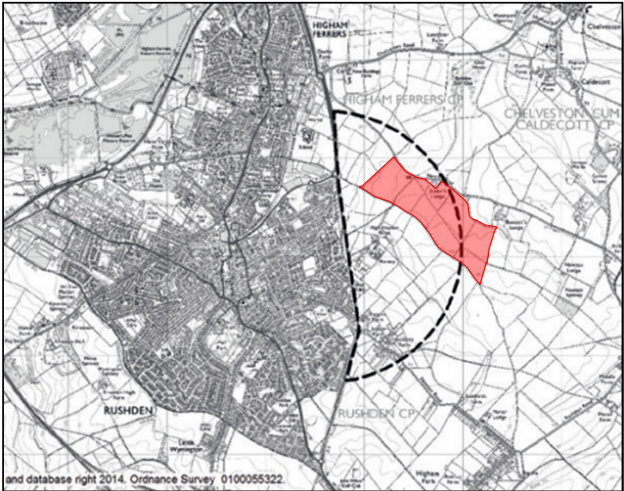
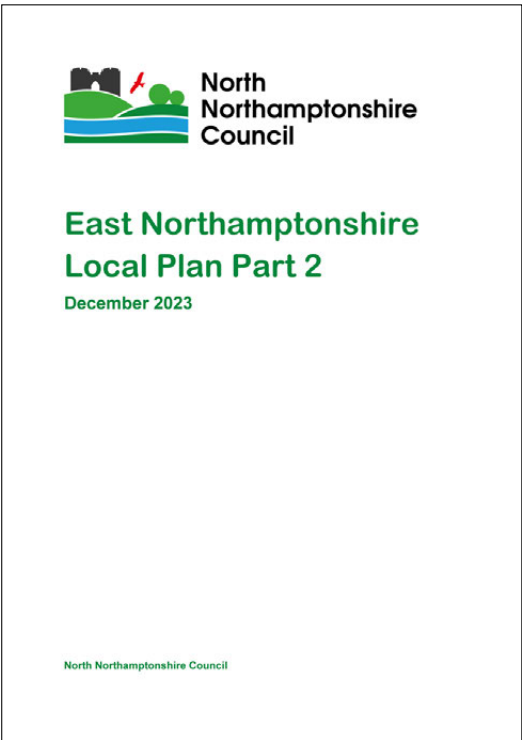


Fig 03: Extract from Joint Core Strategy - Section C - Development Principles for Strategic Sites (p.153) with Site boundary added
Fig 04: East Northamptonshire Local Plan - Part 2



Proposals for development will be granted planning permission where they are consistent with the relevant policy expectations listed below. Further detailed guidance and illustration on how these policy expectations might be met is set out in the MFD or Supplementary Planning Guidance. They should:

- Ensure the delivery of the employment land, located on the northern part of the site, that aims to achieve parity between rates of new housing occupations and job creation, as set out in Joint Core Strategy Policy 33 criterion c.

- Provide opportunities for small-businesses and those driving enterprise and innovation.

- Provide two local neighbourhood centres, incorporating 2 primary schools and land reserved for a secondary school, local shops, health facilities, community uses and employment space to be provided in the broad locations serving the northern and southern areas of the SUE, along with a programme for delivery relative to the phased delivery of housing.

- Provide clear evidence that connections for all users can be facilitated between development parcels within the SUE and further demonstrate that connections to adjacent land beyond the SUE boundaries are not prejudiced by the proposed development of the SUE. This includes the recognition of the opportunity to transform the character of the A6, whilst seeking to deliver options which are practical and deliverable.

- Crossings of the A6 at the John Clark and Newton Way Roundabouts and to Hayden Road, Rushden, are designed to incorporate the following key principles:

- Traffic signals will be provided to control vehicular traffic and allow for safe pedestrian and cycle movement;
- Crossings at-grade to ensure maximum accessibility for pedestrians and cyclists;
- Change in surface material to ensure that user priority is clear and that the crossing is legible for pedestrians, cyclists and drivers;
- Minimum pedestrian crossing width of 8m to allow comfortable and safe movement for pedestrians.

- Provide a Primary tier ‘loop’ Street through the SUE (to accommodate a service bus route) connecting the John Clark Way roundabout in the north with the Newton Road roundabout in the south and via the two neighbourhood local centres.

- Provide a Secondary tier Street connecting with the Primary Street at the northern and southern ends of the SUE and the Hayden Road crossing and green corridor link in the centre.

- Provide a hierarchy of streets and a legible and accessible network of dedicated footpaths and cycle paths.

- Provide a central green corridor link through the SUE to Hayden Road and incorporating a dedicated footpath and cycle path, as well as formal tree planting.

- Provide high quality, attractive and safe off-site connections for non-motorised and motorised users (including improvements to existing, as well as providing opportunities for new, bridge connections) between the SUE and the towns of Rushden and Higham Ferrers, and to the villages of Caldecott, Chelveston and Newton Bromswold.

- Provide legal agreements to ensure infrastructure provided by one developer is shared, on an equitable basis, with all developers reliant upon that infrastructure to deliver their parts of the SUE, to ensure a comprehensive development of the SUE.

- Provide a sensitively designed environment incorporating:

- A network of green corridors and public open spaces, including a central green corridor, within and around the SUE, and landscaped edges.
- A comprehensive enhancement of the A6 corridor between the John Clark Way and the Newton Road, including the provision of a planting strip with additional landscaping to safeguard the future widening of the A6. Built development would be expected to either front or be located side-onto the A6 corridor.
- The retention of existing hedgerows and provision of formal street tree planting, particularly on higher order streets.
- Appropriate environmental and landscape measures to be incorporated into the design and construction of any proposals for large scale distribution units to ensure they are properly mitigated.

- Sensitive landscape treatment of the aircraft crash site.
- Environmental improvements on the approaches to the A6 bridge, including the surfacing and gradient of the footway, provision of lighting, along with improvements to the structure itself.
- An urban form that responds to the wider context and character of Rushden.
- A range of development with higher densities focussed around the two local centres.
- Suitable Alternative Natural Greenspace (SANG) of approximately 21 hectares, supported by a Habitats Regulations Assessment
- A Sustainable Urban Drainage System
- High standards of resource and energy efficiency, and reduction in carbon emissions in accordance with the requirements of Policies 9 and 33 of the Adopted Joint Core Strategy.
- Viewing corridors of the spire of the Grade I listed Church of St Mary’s Higham Ferrers into the detailed design and masterplanning of the SUE
- The preparation and agreement of Design Codes to guide planning applications for the SUE.
- A design brief, which will be prepared for the grey land to ensure a cohesive approach to development.

- Provide a new Town Park (of approximately 3.6ha).

- Provide formal, informal open space, and sports pitches (including ancillary facilities) in accordance with guidance contained in the Council’s KKP Open space and Playing Pitch Strategy 2017, or subsequent update.

- Provide a Cemetery (approximately 2ha) with access, parking and relevant supporting infrastructure.

- Provide allotments in the northern and southern neighbourhoods (approximately 2.20ha).

- Prepare and agree a delivery strategy (including onward adoption and management arrangements) for all education, energy, drainage, community, social, health infrastructure, SANG provision and associated public realm (including offsite and on-site roads, cycle routes and paths); and

- Provide a mix of dwelling types, sizes and tenures (including specialist housing provision and home working/larger homes) to accord with housing Policies EN25-EN28, and Policy 30 of the Adopted Joint Core Strategy, together with relevant Neighbourhood Plan policies.

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 and provide convenient and attractive cycle and pedestrian connections so that the proposed development is integrated with the existing communities, facilities and services in the town centres of Rushden and Higham Ferrers.

However, in accordance with the policy objectives for the “grey land” within the SUE, 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 S106 planning obligations.

Whilst the Slater’s Lodge Site is shown as being located outside of the SUE Boundary, it is important to note that public consultation in respect of the Rushden East Masterplan SPD, which will provide further detail regarding the SUE development, is yet to take place.

More importantly the Part 1 Local Plan explicitly states that Policy 33 identifies “the opportunity for further development beyond the current scale of development through safeguarding land and access opportunities”.

Identified Housing Need

The Adopted Local Plan housing requirement for the period 2011-31 is of 35,000 dwellings. This equates to 1,750 dwellings per annum (dpa).

Rushden is located within the former East Northamptonshire District. Its contribution to the overall housing supply was 8,400 dwellings in total, which was 420 dwellings per annum (dpa).

Table 1: Spatial Roles identifies Growth Towns as being at the very top of the growth hierarchy. These are identified as Corby, Kettering Wellingborough and Rushden. Their role being to provide the focus for major co-ordinated regeneration and growth in employment, housing, retail and higher order facilities serving one or more districts.

The North Northamptonshire Council Assessment of Housing Land Supply (May 2024) identified that the Council could demonstrate 6.69 years’ worth of housing land supply.

However, under the standard methodology, North Northamptonshire’s annual future housing requirement rose from 1,856 dpa under the old method, to 1,978 dpa under the revised methodology (December 2024) based upon the latest published figures. The ONS Affordability Analysis since published in March 2025 identifies that North Northamptonshire’s latest standard methodology annual housing requirement for its new Local Plan will be 1,980 dwellings.

Over the course of the new Plan period of 20 Years (2021-2041), this result in a total housing need for 39,600 dwellings.

National Planning Policy Framework

Paragraph 8 of the NPPF (December 2024) sets out the three overarching objectives of the planning system in achieving sustainable development.

Development Opportunity

North Northamptonshire adopted its latest Local Development Scheme (LDS) in March 2025. It identifies the following timetable for the production of the new Local Plan:

- **Draft Plan Consultation** – January - February 2026
- **Publication Plan Consultation** – September - October 2026
- **Submission to the Secretary of State** – November 2026
- **Examination** - March 2027
- **Inspector’s Report** - October 2027
- **Adoption** - December 2027

The updated Local Plan for North Northamptonshire will be a single document which covers the former districts of Corby, East Northamptonshire, Kettering and Wellingborough.

A ‘Call for Sites’ consultation took place from January to April 2022, which the Council instigated in order to identify the most appropriate development opportunities.

This Vision Document has been produced in order to support the earlier Call for Sites and East Northamptonshire Local Plan Part 2 submission made in respect of the Slater’s Lodge Site.

In preparing its future development strategy, the Council will need to consider how best its growing annual housing requirement can be accommodated in the most sustainable manner.

Slater’s Lodge is well located in relation to proposed residential development at the Rushden East SUE.

In November 2020, a developer consortium, including Taylor Wimpey and BDW, submitted an outline planning application for the area of land it controls within the SUE (Ref: 20/01453/OUT). This includes a mixed-use scheme for 2,200 dwellings. The access and movement parameter plan includes “potential future vehicular links to adjoining land” which point towards land at Slater’s Lodge.

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1.3 Timeline to Delivery of New Homes

Looking ahead towards the emerging Local Plan production period, Redington Capital are focused on demonstrating delivery of new homes to support housing need in the district. Following the launch of the updated LDS in 2025, and working with potential developer partners, Redington’s technical work has concluded that Slater’s Lodge can deliver new homes and community infrastructure from 2029 and continue to deliver homes over a 9-11 year period.

Indicative Delivery Milestones

- Year 1 - Enabling works and first 40 homes
- Year 2 - 80 homes and open space
- Year 3 - 120 homes and open space
- Year 4 - 170 homes and open space
- Year 5 - 170 homes and open space
- Year 6 - 170 homes and open space
- Year 7 - 170 homes and open space
- Year 8 - 170 homes and open space

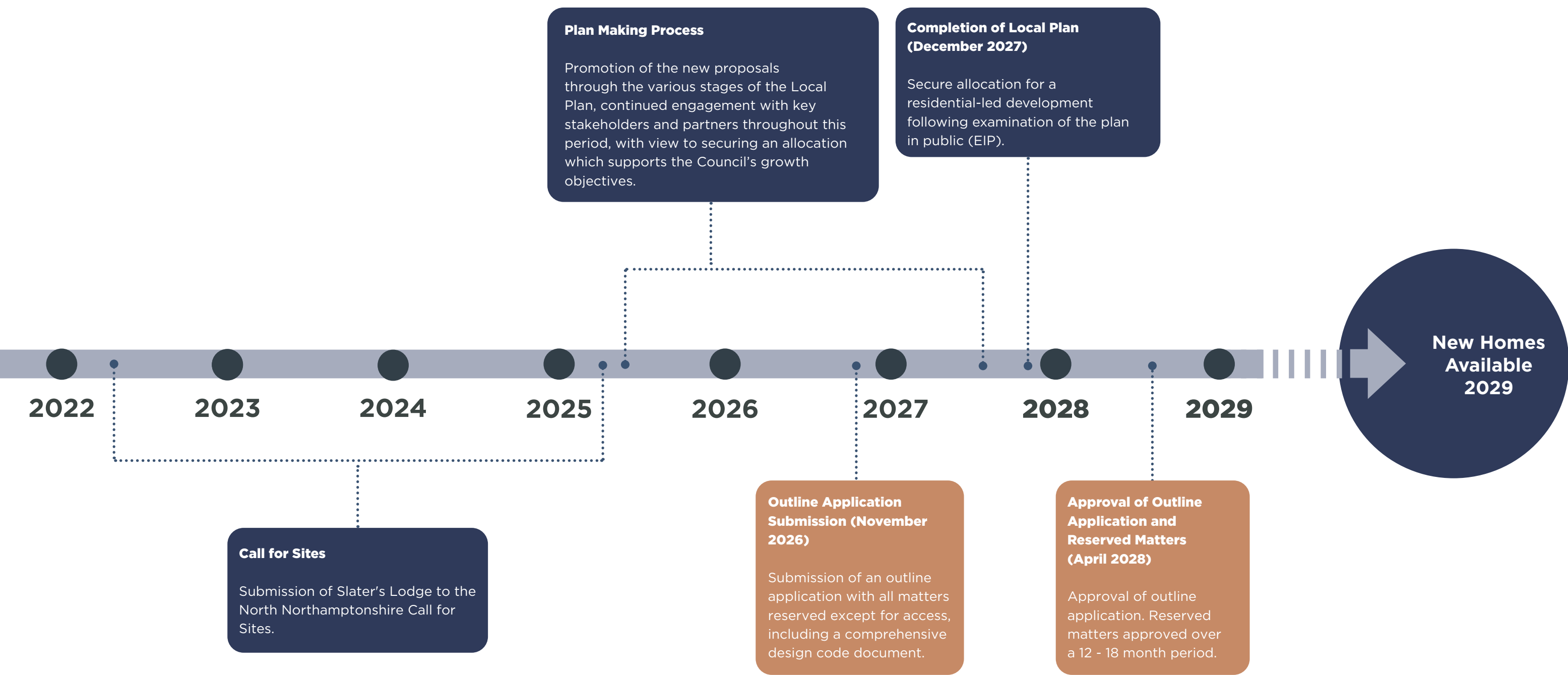


Fig 05: Timeline Graphic

1.4 Why Here?

The 61 hectare landholding to the east of Rushden can support an expanded community and provide a range of benefits. Figure 06 illustrates the extent of the Site.

Development of the Site would utilise otherwise vacant land to deliver new homes, community facilities and green infrastructure in a logical and sustainable location. Some key benefits of the Site's location to support growth are as follows:



Accessibility

The Site is conveniently positioned on the eastern edge of Rushden. The Site benefits from immediate access onto Newton Road, which has direct links with the A6 - one of the main north-south routes in England.



Public Transport

Wellingborough Train Station lies approximately 35 minutes cycle to the north-west of the Site, with the closest bus stop (Northampton Road) approximately 15 minutes walk to the west. Together with the strong vehicular connections, the development lends itself to being infrastructure-led.



Enclosure

Newton Road forms the majority of Site's eastern boundary, with the proposals for High Hayden Farm shaping the northern and western boundaries. The southern boundary is defined by existing field patterns, all of which ensure the Site is physically contained.

Fig 06: Strategic Site Location



2.0 The Site

- 2.1 A Well Connected Place
- 2.2 A Sustainable Location for Growth
- 2.3 The Site
- 2.4 Visual Tour of The Site






2.1 Wider Context

The Site lies adjacent to the town of Rushden, with the town centre approximately 2km to the west. The town sits in the North Northamptonshire district of Northamptonshire. Rushden is the fifth largest town in the county, with the urban area including the adjoining town of Higham Ferrers, which sits to the north-west of the Site.

The closest train station to the Site is Wellingborough Train Station, located 9km to the west, on the Midland Main Line. The station provides direct links between Kettering (8 minutes) to the north and Bedford (10 minutes) to the south.

There is a good network of footpaths and cycle routes throughout Rushden. The proposed development would be directly linked to Rushden town centre via sustainable connections in Rushden SUE, linking existing footpaths to the town.

The bus service links Rushden with Kettering and Raunds along the A5028 Higham Road to the west of the Site, and through Rushden town centre, including to Rushden Lakes.

-  14 minutes cycle to Rushden
-  Connections to Rushden Lakes, Oundle, Kettering and Northampton
-  Direct access onto the A6













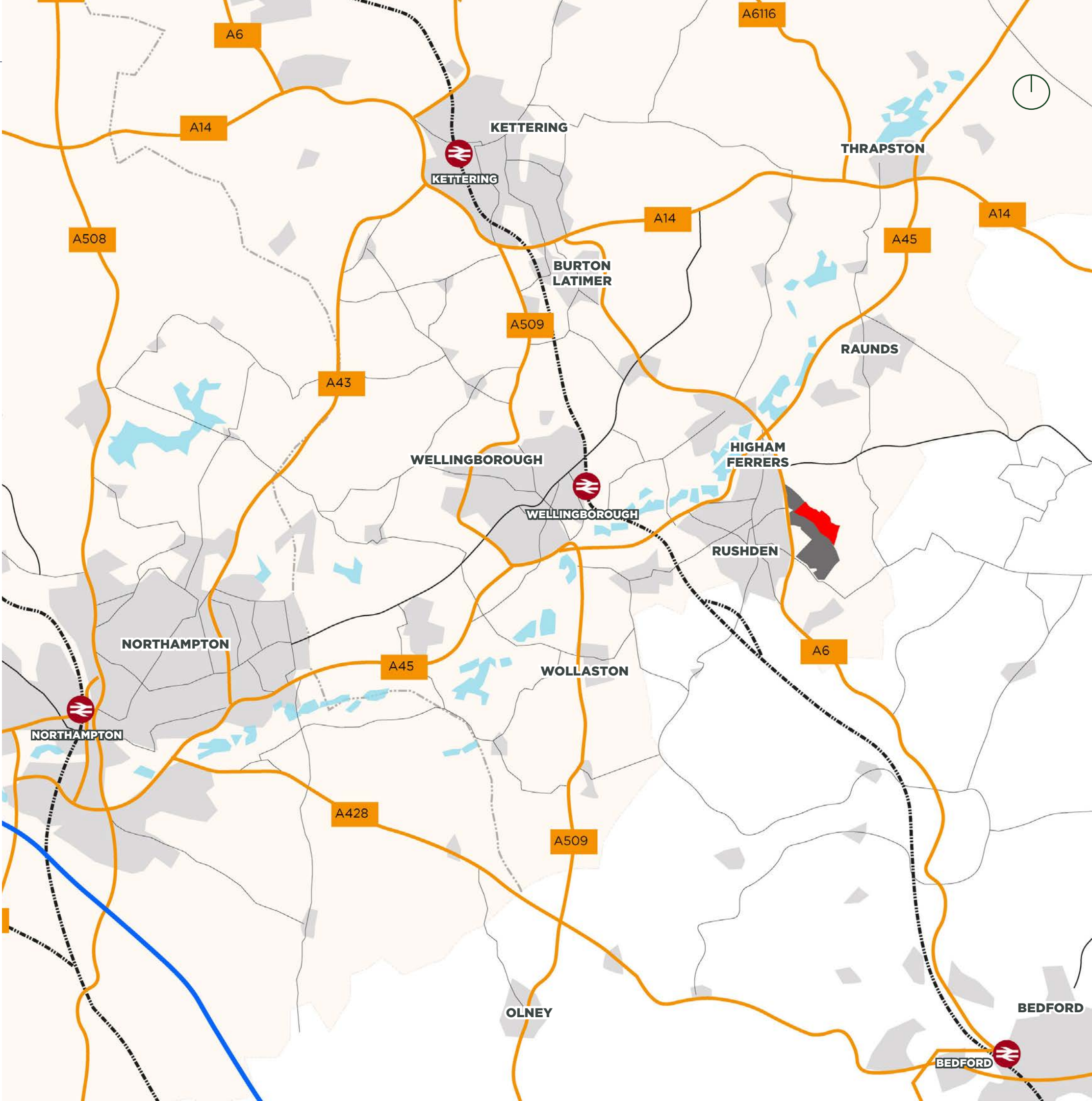
-  Site location
-  Rushden East SUE
-  Northamptonshire District
-  Settlement
-  AONB
-  Waterbodies
-  Motorways
-  Major A-roads
-  Minor A-roads
-  B-roads
-  Railway line
-  Train station

Fig 07: Wider Context Plan



2.2 A Sustainable Location for Growth

Rushden (located within a 2km walking catchment area of the access points of the Site) is the largest town in East Northamptonshire and the fourth largest within North Northamptonshire.

Rushden provides a good range of local services and facilities, with the Site being within walking or cycling distance to many of these, including Park Road Baptist Church, Newton Road School and Harborough Field Surgery.

Rushden has a range of sports facilities located within 2km of the Site, including Rushden Golf Club, Higham Town Football Club and Higham Sports & Social Club. Rushden Lakes Shopping Centre also has over 50 stores, including clothing, retail, restaurants, cafes, food stores and a cinema. There are also several schools within a 3km walk of the Site, including Rushden Academy, Denfield Park Primary School and Newton Road School.

Convenience Stores

- 1. Co-op Food
- 2. Costcutter
- 3. Asda
- 4. Lidl
- 5. Tesco Express

Schools

- 6. Rushden Primary Academy
- 7. Rushden Academy
- 8. Newton Road School
- 9. Denfield Park Primary School
- 10. Rowan Gate East Primary School

Community Buildings

- 11. Rushden Scout HQ
- 12. Rushden Hall
- 13. Heritage Chapel Hall

Pubs / Restaurants

- 14. King Edward VII
- 15. Rose & Crown
- 16. Rokka Turkish Mediterranean Bar & Grill
- 17. Vlora Restaurant and Cocktail Bar

Sport / Recreation Areas

- 18. Splash Leisure Pool
- 19. Higham Sports & Social Club
- 20. Higham Town Football Club
- 21. Rushden Golf Club
- 22. Higham Ferrers Bowls Club

Healthcare

- 23. Harborough Field Surgery
- 24. Rectory Road Health Clinic
- 25. Rushden Medical Centre
- 26. Higham Ferrers Surgery

Places of Worship

- 27. Park Road Baptist Church
- 28. St Peter's Church
- 29. Saint Mary's Church, Rushden

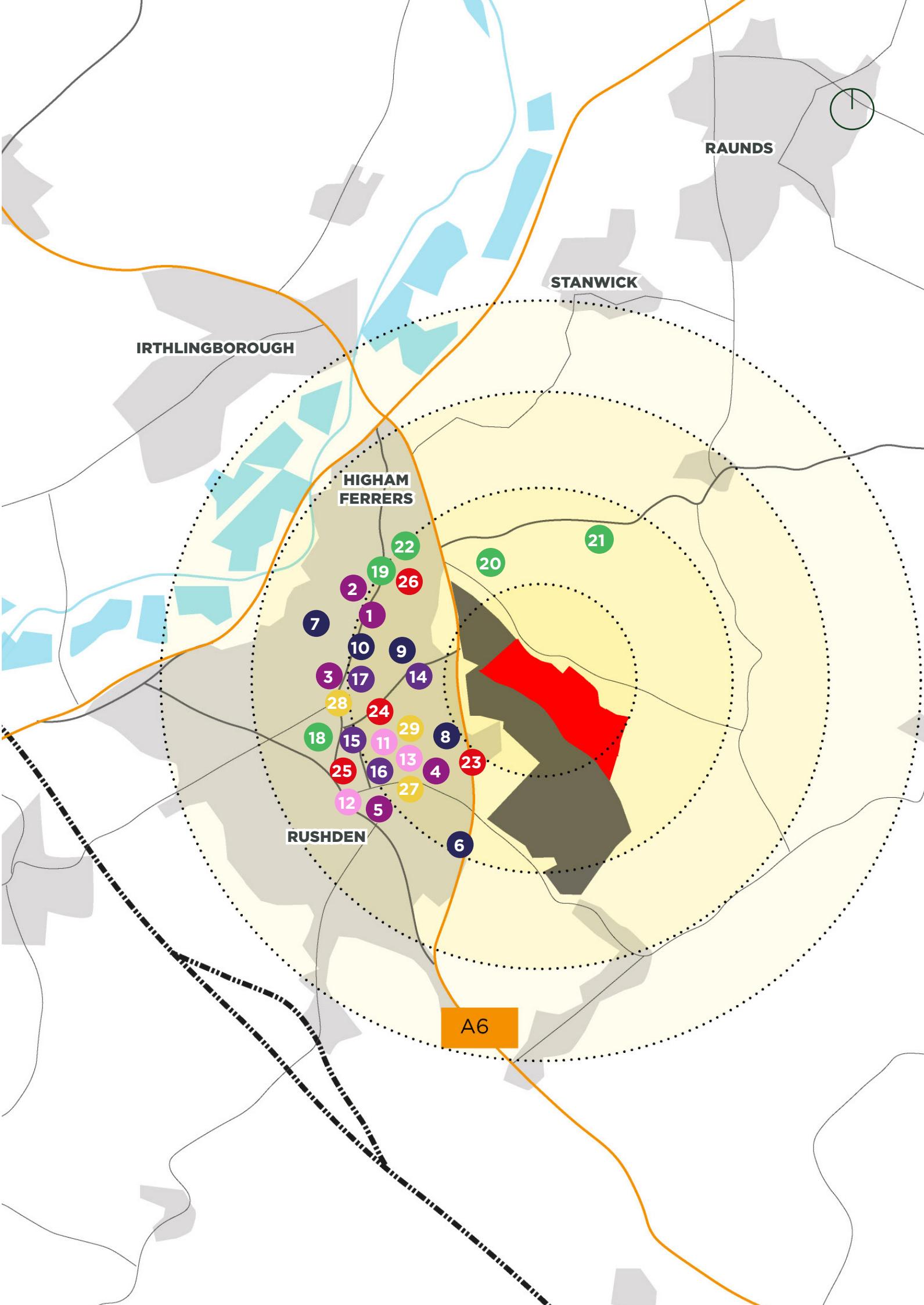
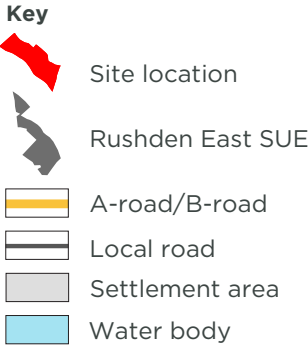


Fig 08: Local Facilities Plan

2.3 The Site

The Site is broadly rectangular in shape, with its boundaries defined by existing field patterns.

The northern boundary is shaped by an existing hedgerow, with the land adjacent coming forward as potential employment land as part of the Rushden SUE development.

The north-eastern boundary is largely defined by Newton Road. Slater's Lodge is positioned almost halfway along this northern boundary, with an area of existing woodland further along to the east. The eastern-most edge of the Site curves away from Newton Road, before following an existing field boundary south, away from Buscott's Lodge.

The southern boundary of the Site is shaped by the field boundaries, with Rushden SUE sitting adjacent.



Fig 09: Site Location Plan

2.4 Visual Tour of the Site

Based on a Site visit and the completion of a series of technical assessments, we have developed an excellent understanding of the Site, its technical considerations and opportunities. Some key photographs from the Site visit are shown here with descriptions below.

- 1 Looking north-west across the Site towards the spire of St Mary's Church, Higham Ferrers;
- 2 Looking south-west from Newton Road into the Site;
- 3 Long range view looking west across the Site towards the wider potential employment land and Higham Ferrers;
- 4 Long range view looking north-east across the Site towards Buscott's Lodge;
- 5 Looking south along the ditch that separates two existing agricultural fields;
- 6 Looking east along Newton Road towards Slater's Lodge; and
- 7 Looking east towards Slater's Lodge from within the Site.



Fig 10: Viewpoint Location Plan



Fig 11: Viewpoints 1-8

3.0 Technical Analysis

- 3.1. Technical Analysis
- 3.2. Site Considerations



3.1 Technical Analysis

The Team

In order to understand the technical constraints of the Site, we have undertaken a series of technical studies and surveys produced by our expert technical team.

These include:

- Masterplanning & Urban Design (**Carter Jonas**);
- Planning (**Carter Jonas**);
- Landscape and Visual (**Liz Lake Associates**); and
- Highways and Flood Risk & Drainage (**Velocity**).

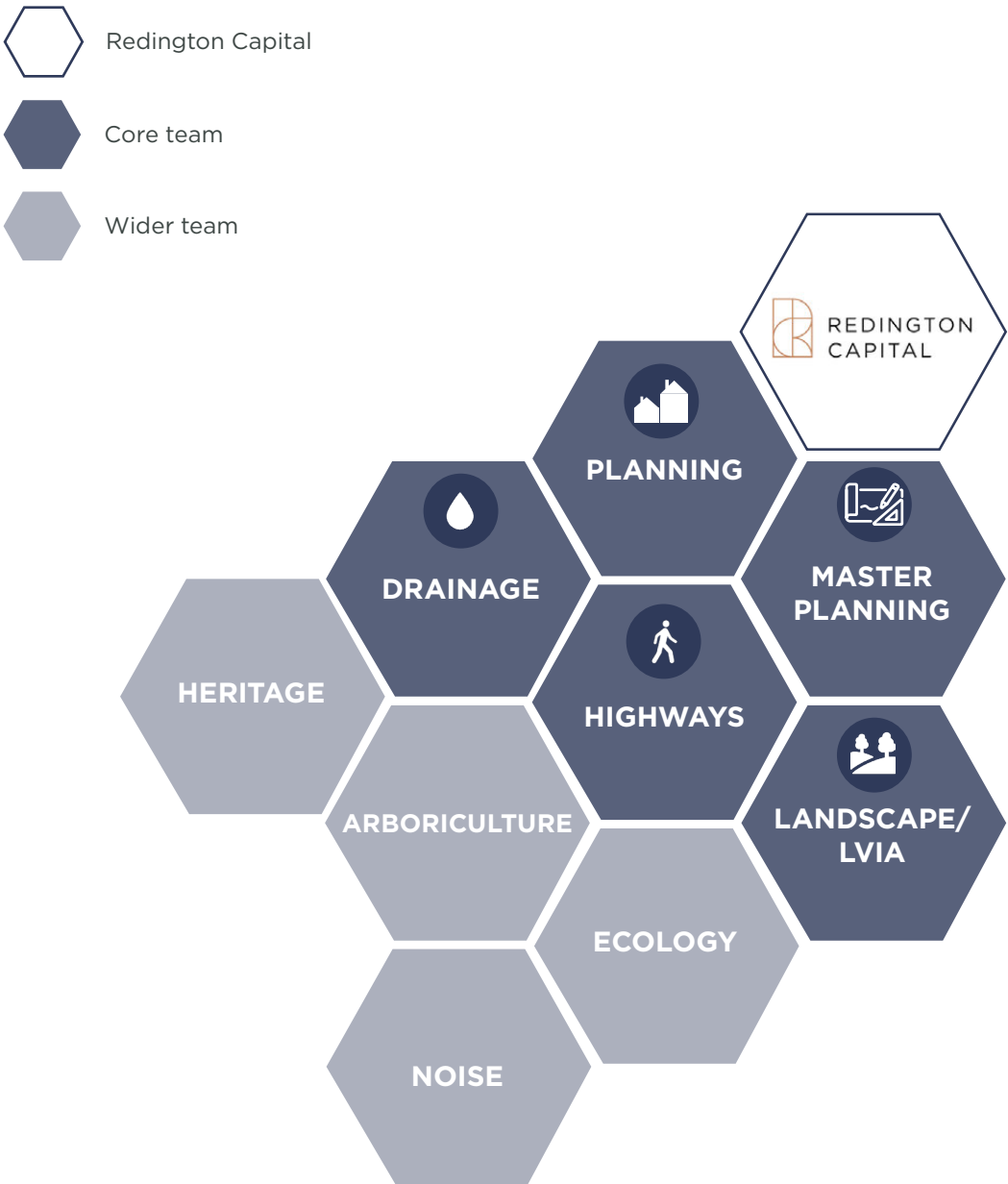
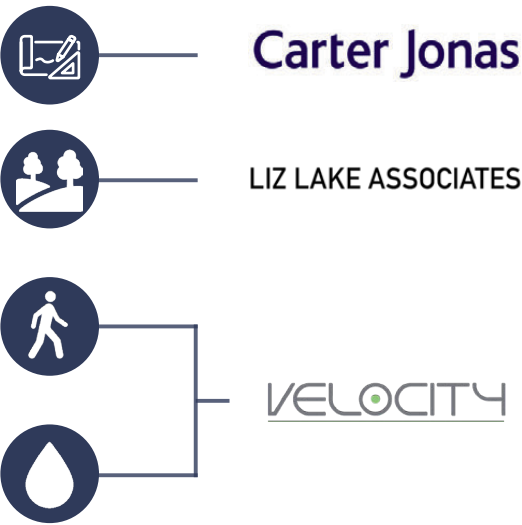


Fig 12: The Team organigram

Landscape

Liz Lake Associates have assessed the landscape character of the Site and provided the following set of plans.

According to the East Midlands Regional Landscape Character Assessment (2010), the Site sits wholly within the 'Clay Wolds' Landscape Character Type.

In addition, the figures confirm that the Site lies within the 'Nene Valley' North Northamptonshire Landscape Character Area, as published in 2014.



Fig 13: Landscape Considerations Sketch (Liz Lake Associates)

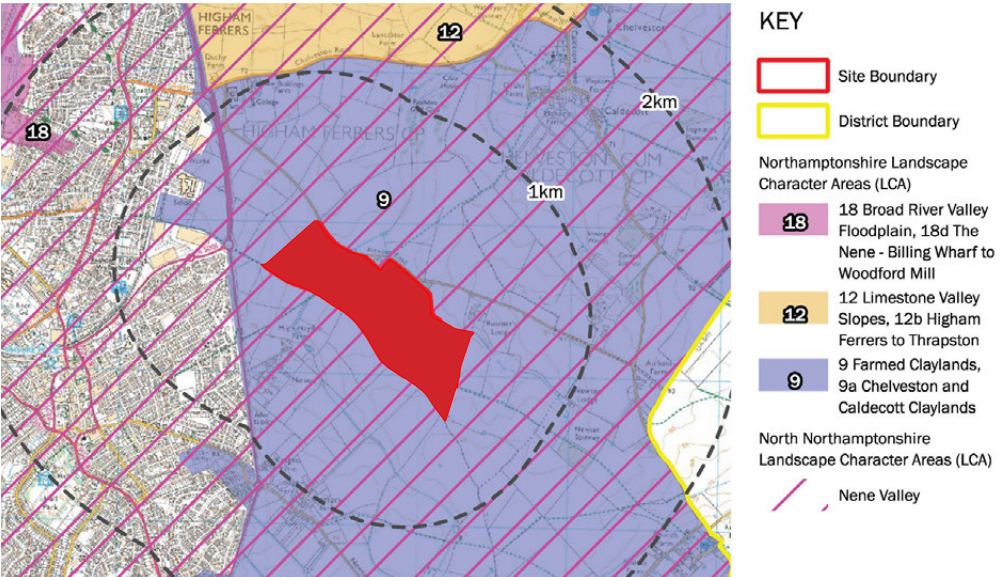


Fig 14: Northamptonshire Landscape Character Assessment 2014 (Liz Lake Associates)

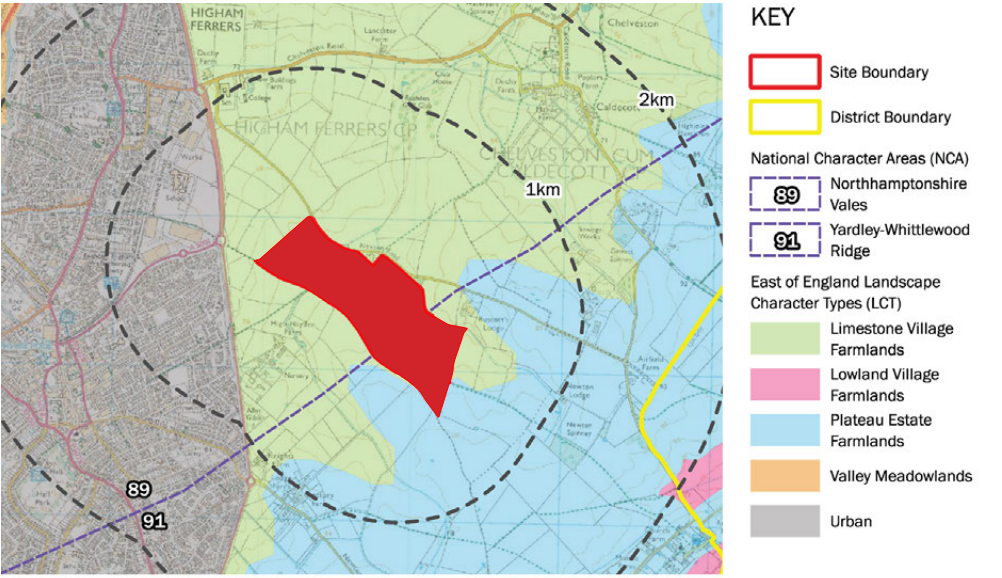


Fig 15: National Character Area Profile 2015 (Liz Lake Associates)

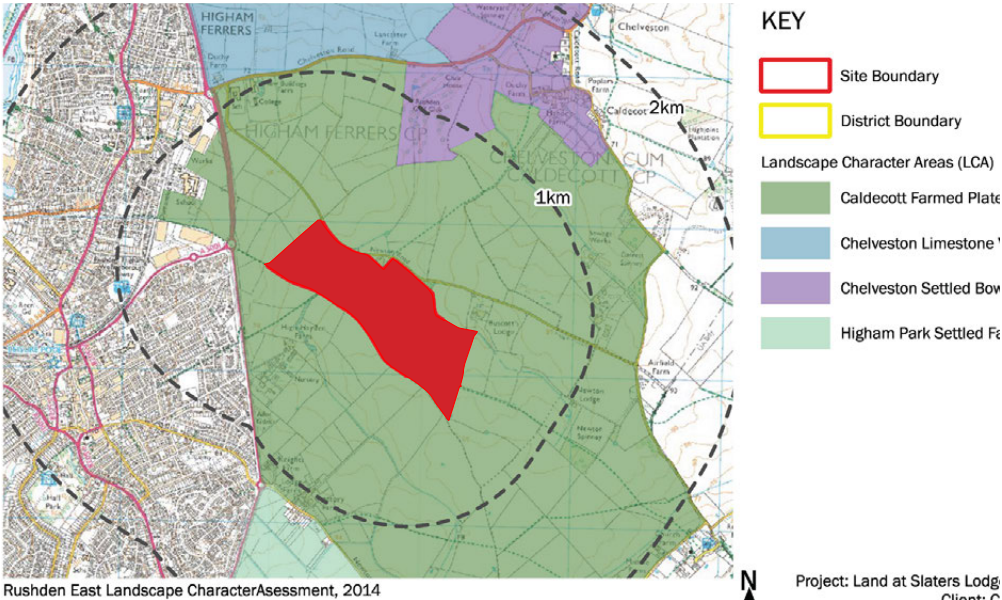


Fig 16: Rushden East Landscape Character Assessment 2010 (Liz Lake Associates)

Highways

Velocity have provided transport and highways advice in a Transport Strategy Note for the development.

The report confirms that there is an existing Site access from Newton Road, illustrated below. It also confirms that Newton Road is characterised as a rural road serving farmland and some residential properties, having a speed limit of 60 mph.

The report states that the most suitable access strategy for the Site would involve creating two new vehicular accesses from Newton Road. The report also states that Newton Road would need to be widened locally in the vicinity of the junctions by approximately 3.5 - 4m into the Site to allow the ghost island right turn lane to be provided.

Whilst the two junctions could be spaced approximately 240m apart, their exact locations and form would need to be discussed and agreed with North Northamptonshire Highways and National Highways.

In addition, at least one vehicle access point should be provided from Rushden East SUE.

The report also concluded that a Road Safety Audit will need to be undertaken in due course, by an independent third party, to ensure the design of the proposals is safe.



Fig 17: Photo of the existing Site access (Velocity)

The proposed western junction layout is illustrated below.

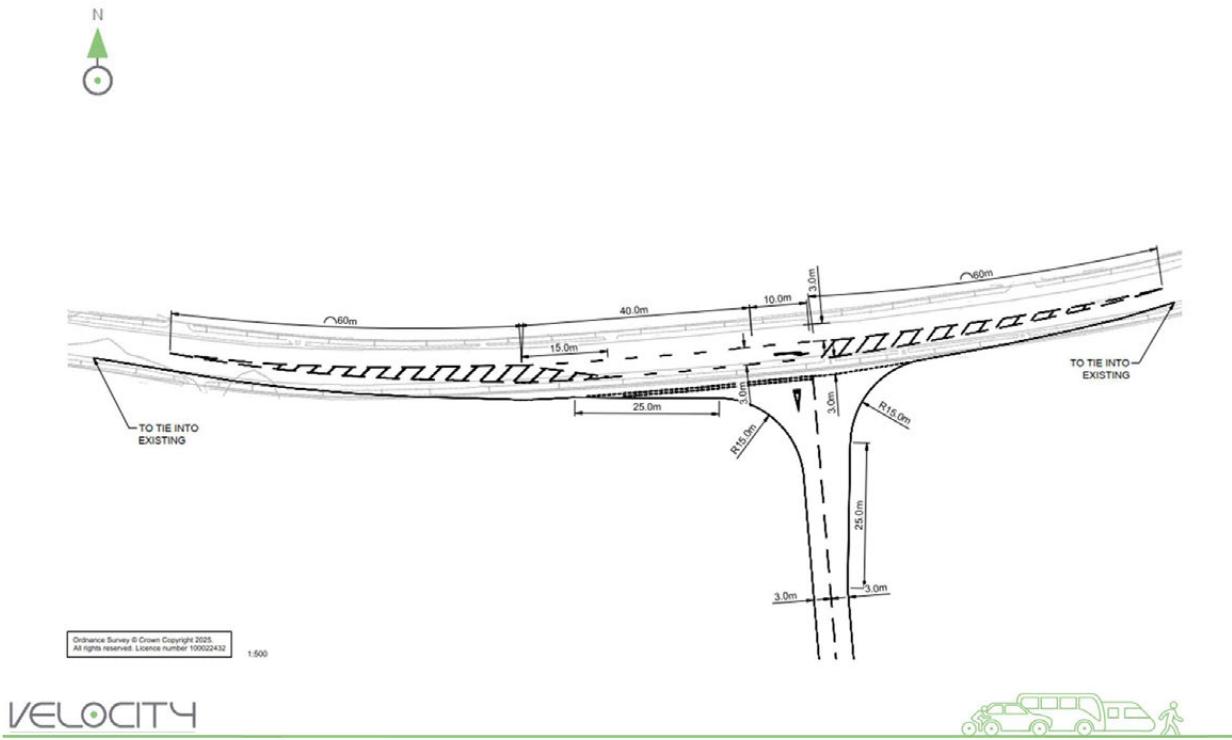


Fig 18: Proposed western access junction arrangement (Velocity)

The proposed eastern junction layout is illustrated below.



Fig 19: Proposed eastern access junction arrangement (Velocity)

Flood Risk & Drainage



Velocity have also assessed the Site in terms of its flood risk and drainage considerations.

The Site is wholly located within Flood Zone 1, having a low probability of flooding from rivers or seas.

Lidar data indicates that the Site generally falls in a northerly direction towards Newton Road, with Site levels ranging from around 82m AOD in the southern edge to 67m AOD alongside Newton Road in the north.

There are a number of areas around the Site with medium surface water flood risk, mostly located around existing ditches and watercourses. The risk can be addressed through an adequate drainage strategy which incorporates SuDS.

The incorporation of SuDS will assist in the effective treatment of rainfall at source whilst providing amenity and ecological benefits.

Fig 21 opposite illustrates the indicative locations for attenuation basins at the lowest points of the Site.

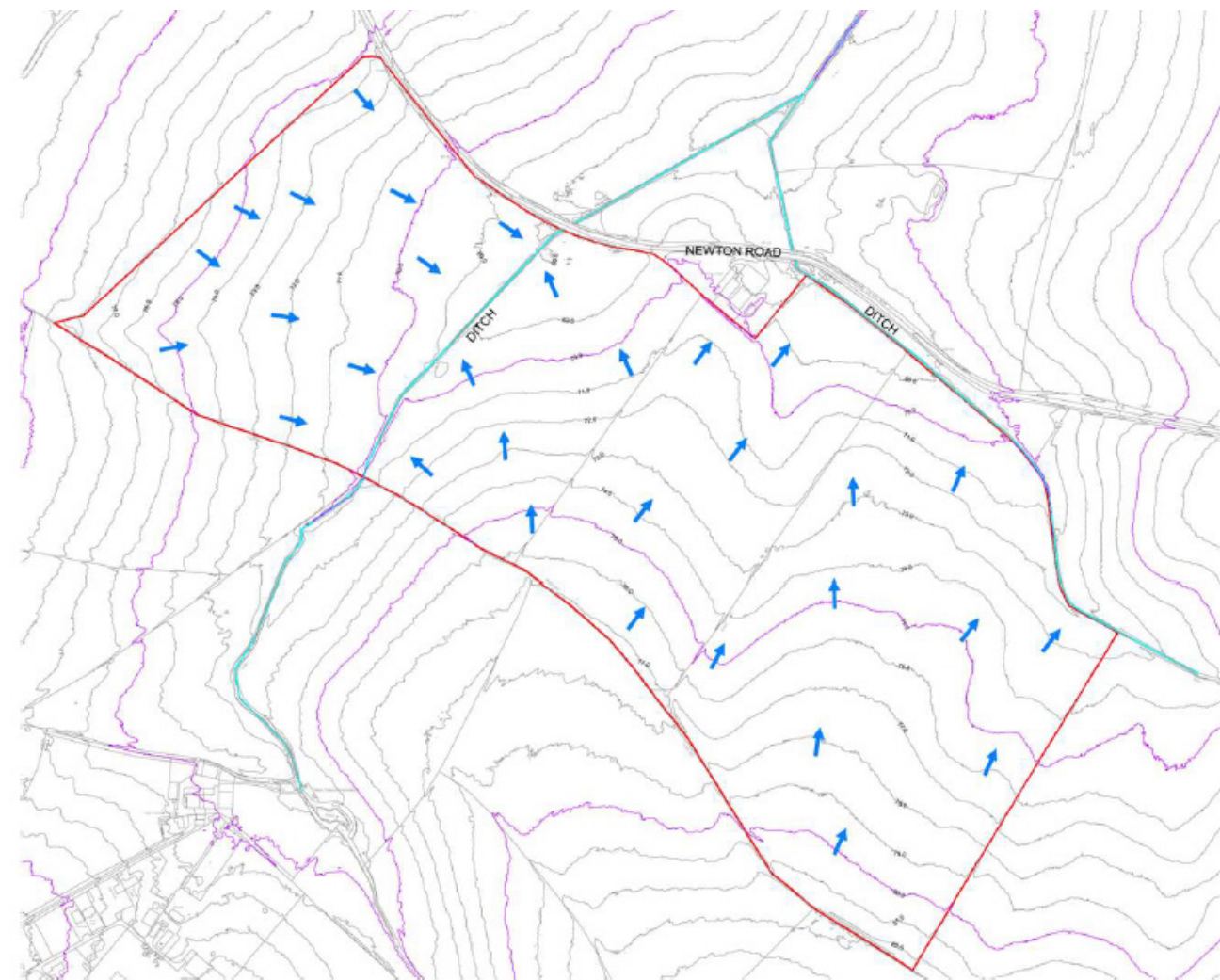


Fig 17: LIDAR data map (Velocity)

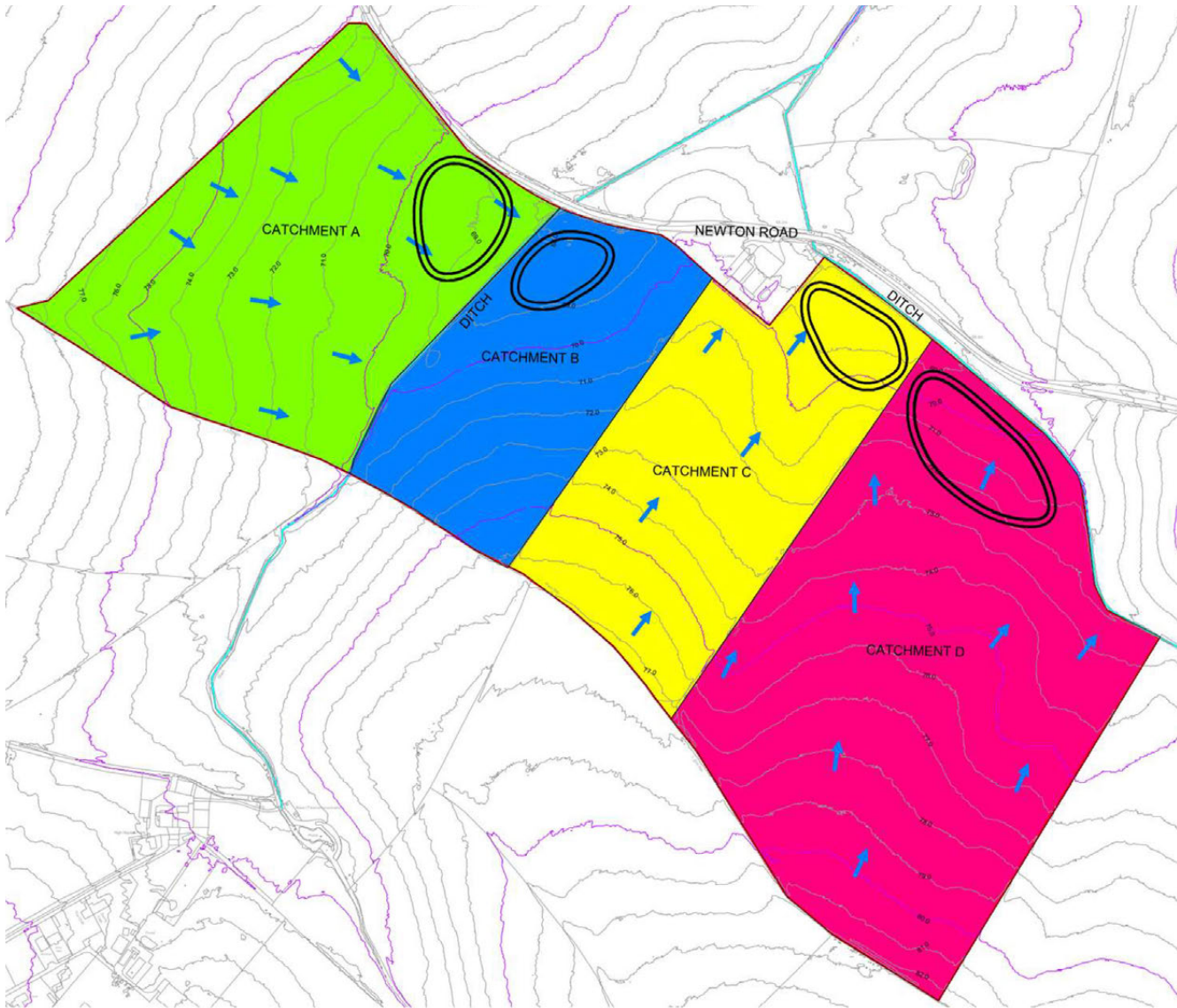


Fig 18: Indicative basin locations (Velocity)

3.2 Site Considerations

A thorough analysis of the technical constraints that the Site affords is needed to fully understand the opportunities that the Site presents. These are summarised below and illustrated on the Considerations Plan opposite.

- 1

Potential Primary Access Point: There is an existing form of access located along Newton Road.
- 2

Surface Water Flooding: Part of the Site includes low to high risk areas of surface water flooding, particularly along Newton Road to the north / north-east.
- 3

PRoW: There are two existing PRoW routes which cross the Site - one centrally running from Newton Road towards the south-eastern corner and another running south-west into Rushden SUE.
- 4

Overhead 11kV electricity lines: Existing overhead power lines run east-west through the southern portion of the Site, and centrally following existing field boundaries. There is the possibility to retain this in its current position or reroute it underground.
- 5

Employment Area: The Site borders a potential employment area to the north, with the adjacent land having potential for community facilities to sit alongside.
- 6

Natural Extension to Rushden: There is an opportunity to create a high-quality and locally distinctive natural extension to the north of Rushden which connects to the High Hayden Garden Community to the south.
- 7

New Homes: There is an opportunity to deliver a range of high-quality new homes of different tenures, types and sizes.
- 8

New Public Open Space: There is an opportunity to create high-quality and attractive formal areas of open space, including a Locally Equipped Area for Play (LEAP).
- 9

Biodiversity Enhancements: New meadow grassland, wildflowers and native planting can be incorporated to ensure biodiversity net gains are achieved.

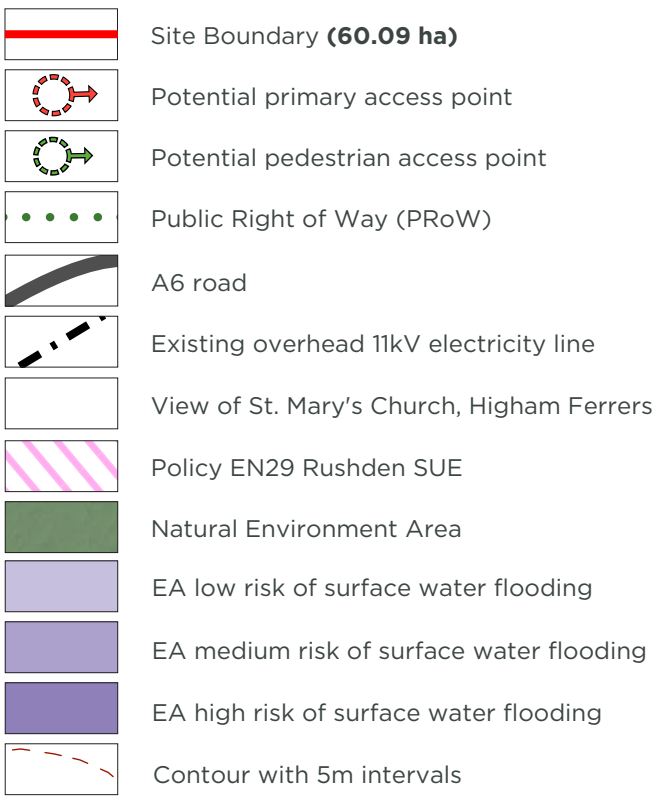
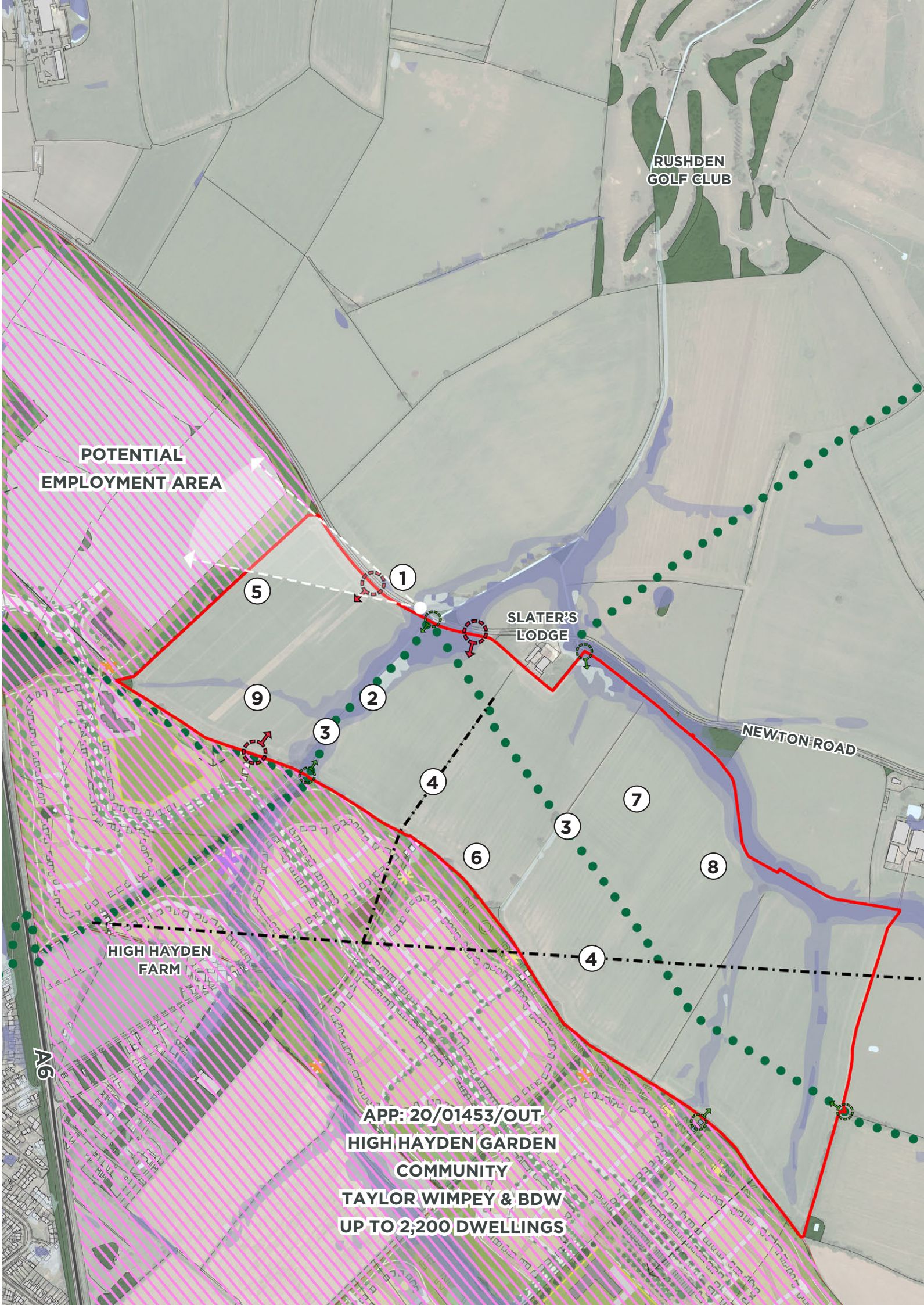


Fig 19: Site Considerations



4.0 Vision

- 4.1 Concepts and Principles
- 4.2 The Vision
- 4.3 A New Home for AFC Rushden & Diamonds: A Community Football Hub



4.1 Concepts and Principles

The Site presents an exciting opportunity to deliver a sustainable housing development of up to 1,000 homes on the eastern edge of Rushden.

Both the Site and the town will be connected by an extensive network of footpaths and cycle routes, which link through Rushden East SUE. These will encourage activity, leisure and social interaction across all ages, and ensure sustainable connections into Rushden centre and its facilities.

The Site will create varied and accessible areas of open spaces and green corridors, including through the extensive SANG, providing opportunities for both the existing and new communities to enjoy. These will promote physical and mental well-being and afford educational opportunities, as well as providing biodiversity enhancements.

The Site will benefit from a new local centre located at the heart of the development which will include a convenience store, healthcare provision and a community centre.

The Site has opportunities to include a new recreation / sports facility. This facility will be suitably located to ensure accessibility from the existing and new communities in Rushden.

The Site delivers opportunities to retain and enhance the existing vegetation, in order to enhance the setting of the development to help create a ‘sense of place’. Key views towards St. Mary’s Church in Higham Ferrers will also be retained. By doing so, the development will be successfully integrated into its surroundings.



Fig 20: "The Opportunity" Concept Diagram

4.2 The Vision

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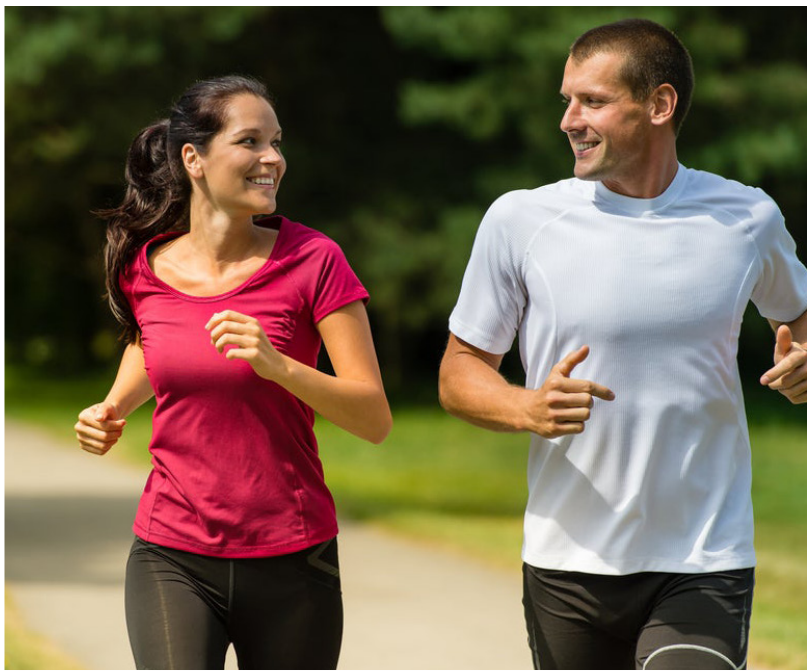
Our vision for Land at Slater’s Lodge, is to support the **sustainable growth of Rushden**, creating **new homes**, a major SANG open space and a leisure hub to support a mixed and balanced community. Slater’s Lodge will provide the greenest of living environments whilst **preserving and creating new habitats** where local species of bird, mammal and insect can thrive. This includes the preservation, enhancement, protection and onward stewardship of all existing Site vegetation and habitats within a **connected network of publicly accessible green spaces** designed to support the established network of surface water drainage, providing new attenuation and habitat ponds, with conveyancing swales to move and store water to lower lying areas within the open space network.

Over 13 hectares of arable land will be provided to creates a SANG open space on land which is currently farmed for crops, providing major biodiversity and recreational benefits, with over 5km of new walking routes for residents to access the countryside. This will be augmented through the delivery of **over 19 hectares of public open space to be used for outdoor recreation and a network of children’s play** accessible from the doorstep of every home, **promoting healthy living** and creating a vibrant and active public realm.

Up to 1,000 homes will be delivered, of a range of types and tenures, including **30% (300) affordable homes** and approximately **700 market homes**, making Slater’s Lodge a logical extension to Rushden, integrating successfully with neighbouring developments, including the new SUE masterplan proposals.

”

Fig 21: Vision for Slater’s Lodge



4.3 A New Home for AFC Rushden & Diamonds: A Community Football Hub

As part of the vision for a sustainable, inclusive neighbourhood at Slater’s Lodge, an exciting opportunity exists to provide a permanent new home for AFC Rushden & Diamonds a football club deeply embedded in the local identity. This proposal goes far beyond sport. It aspires to deliver a 7-day-a-week, multi-functional community hub that will serve as a vibrant space for education, health, wellbeing, and inclusive social interaction.

A club with community roots

AFC Rushden & Diamonds is a fan-owned club with a proud tradition in local football and a strong following across East Northamptonshire. The club’s ethos is built on community, participation, and inclusivity values that align closely with the ambitions for growth and sustainable placemaking at Slater’s Lodge.

Providing a new home within the masterplan would help secure the club’s future, allowing it to grow both its sporting and community programmes. Its presence would contribute significantly to the emerging identity of the area, acting as a focal point for civic pride and social cohesion.

A 7-day-a-week community hub

The proposed facility will deliver year-round value to the wider community, not just on matchdays. Key components include:

- Flexible, multi-use clubhouse with bookable spaces for community hire, adult learning, youth outreach, and private functions including weddings, birthday celebrations, and family events.
- Welcoming indoor hub for health and wellbeing classes, social prescribing initiatives, and regular programmes such as ‘Grey and Play’, ‘Knit and Natter’, and family stay-and-play sessions.

- Inclusive grassroots football provision supporting men’s, women’s, youth and disability teams, alongside walking football, casual leagues, and school holiday camps ensuring year-round activity for all ages and abilities.
- Intergenerational, accessible design that encourages regular use by families, older adults, and those with limited mobility, supported by adaptable spaces for business breakfasts, networking groups, and community-led clubs.

This vision will ensure the facility becomes a destination for activity, learning, and connection open to all and responsive to evolving community needs.

Bringing the masterplan vision to life

The proposed community football hub is not an add-on it’s a natural extension of the principles that underpin the wider vision for Slater’s Lodge. By blending sport, wellbeing, education, and social connection, it helps to turn policy into lived experience.

- It will give the new neighbourhood a strong local identity, rooted in place-based sport and community culture.
- It acts as a social anchor, encouraging everyday interaction across generations and creating shared memories from day one.
- The hub will bring the landscape to life, connecting directly to green corridors and active travel routes that link homes to play, work, and wellness.
- It will play a key role in delivering health and wellbeing outcomes, offering inclusive spaces for movement, connection and support.
- Through partnerships with schools, the NHS and local employers, the facility will create opportunities for training, education and employment embedding long-term social value.



Designed for the long term

From day one, the facility will be shaped by sustainable design principles low-carbon construction, inclusive access, and sensitive landscaping. It will sit comfortably within its setting, opening up to the wider public realm while managing matchday impacts through clear travel plans and neighbourly design. This is not just about football. It’s about creating a welcoming place that supports the needs of the whole community, every day of the week.

“This is more than just a stadium. It’s a living, breathing space that belongs to the community a place to gather, to grow, to support one another. We want everyone to feel they have a stake in it.”

— AFC Rushden & Diamonds Board

Key Benefits of the AFC Rushden & Diamonds Community Hub

- A permanent home for a well-supported local football club
- A year-round programme of community uses, education and health activities
- A social anchor for the new development
- Contribution to active lifestyles, social inclusion and youth engagement
- Enhances Slater’s Lodge’s role as a complete, connected, and community-driven place



5.0 The Masterplan

- 5.1 Existing Site Influences
- 5.2 A Landscape-led Response - Working with Nature
- 5.3 Concept Masterplan



5.1 Existing Site Influences

Landscape

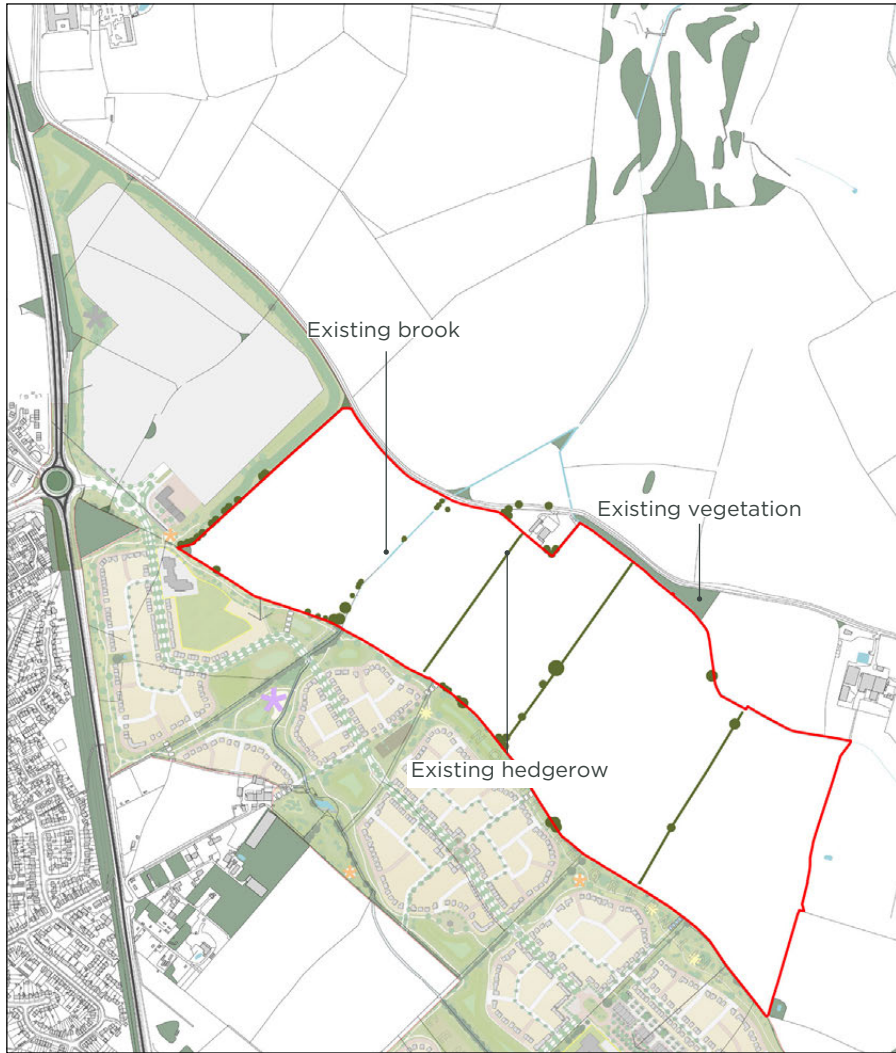


Fig 22: Existing Site Influences - Landscape

We have identified the existing tree and field boundaries on the Site, which, alongside the area of woodland alongside Newton Road, are key considerations for future development.

The areas of vegetation are illustrated above. The Site features a number of existing field boundaries which provide natural separation between the parcels of land. These boundaries feature hedgerows and occasional mature trees. The boundary alongside Rushden East SUE in particular features a continuous hedgerow with mature boundary trees.

A shallow brook runs almost north-south from Rushden Golf Course through the fields to the north of Newton Road, before forking just before Slater's Lodge. One branch of this fork runs into the Site, following an existing hedgerow.

Access

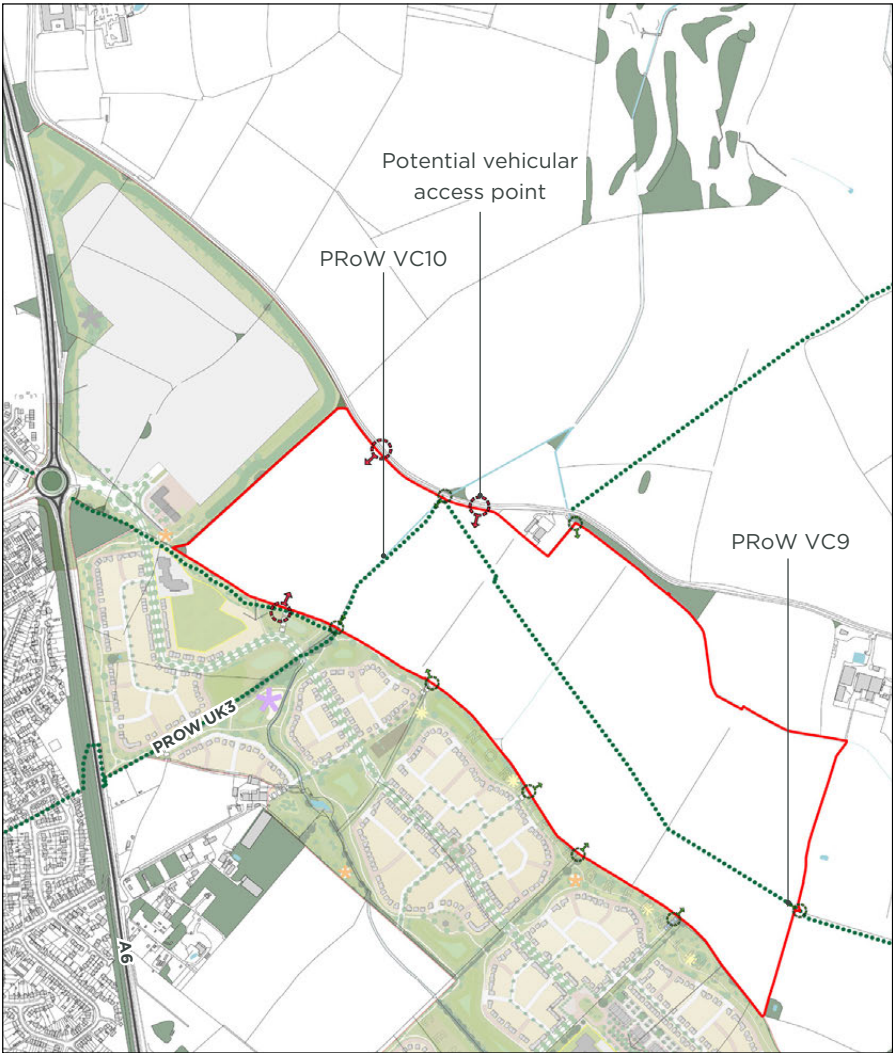


Fig 23: Existing Site Influences - Access

The Site features an existing potential primary access point and benefits from a number of sustainable movement routes, including two Public Rights of Way which bisect the Site.

PRoW VC10 crosses the Site almost east-west, to link into PRoW UK3 at the Site's western boundary, before heading west into Rushden. PRoW VC9 runs through the centre of the Site down to the south-eastern edge.

A number of pedestrian connection points can also be created from the proposals at Rushden East SUE.

The Site also benefits from an existing point of access along Newton Road, which should be upgraded and used as a primary vehicular access.

The development should build on these existing sustainable connections.

5.2 A Landscape-led Response - Working with Nature

The concept masterplan has been designed with landscape at the forefront of the design principles.

All boundaries of the Site will retain existing trees and hedgerows, and will include new native tree and hedgerow planting to reinforce field boundaries. This will ensure the development has a robust landscape framework.

The Site benefits from a number of linear green corridors which include along the path of the overhead power line and the public rights of way. These help to successfully integrate the development within the surrounding landscape.

The easternmost parcel is to be a SANG (Suitable Alternative Natural Greenspace) which will feature 2.3km of walking routes. A LEAP is proposed at the centre of this space, to ensure the play space is conveniently and easily accessible for all homes.

The masterplan provides an improved network of footpaths into the proposed “employment land” area to the north, with suitable signage and fencing to protect areas reserved for nesting birds. In addition, boardwalks will be implemented to improve footpaths and connectivity to water bodies on site.

In addition, a number of area will include natural screening zones for optimum wildlife and human interaction. Whilst protecting existing and new habitats, these areas also provide educational benefits.

A number of attenuation features are proposed at the lowest points of the Site as part of the sustainable drainage strategy, together with a swale runs alongside the primary movement corridor to collect and convey surface water into these basins.



Fig 24: Precedent image: Public footpaths



Fig 25: Precedent image: Recreation



Fig 26: Precedent image: Play

Fig 27: Landscape Proposals



5.3 Concept Masterplan

The concept masterplan is illustrated in Figure 28 opposite. This has been designed as a result of the technical work undertaken to date.

The masterplan proposes a total of 24 hectares of net residential land, accommodating approximately 1,000 homes at an average density of 40 dph. This density of new homes will vary slightly throughout the scheme, with higher densities closer to the local centre and lower densities alongside the Site edges and wildlife corridors.

The key principles of the plan are detailed as follows:

- 1

Two vehicle access points from Newton Road and one from Rushden East SUE;
- 2

A number of pedestrian access points including from Newton Road in the north, into Rushden East SUE to the south and out into the wider countryside to the east;
- 3

Primary street with boulevard street trees;
- 4

Shared surfaces branching into the development;
- 5

Private drives serving the development edges;
- 6

Key frontages providing vista terminations and aiding legibility around the development;
- 7

Outward facing homes to the south to provide a strong frontage and continuation of development at Rushden East SUE;
- 8

Potential recreation / sports facilities located alongside community leisure facility for maximum accessibility;
- 9

Local Area for play (LAP), approx. 100 sqm in area, with development overlooking to provide passive surveillance;
- 10

A Suitable Alternative Natural Greenspace (SANG) to include a circular footpath of at least 2.3km;
- 11

Additional tree and hedgerow planting to reinforce natural buffers and assimilate development into its surroundings and contribute towards achieving a minimum 10% biodiversity net gain;
- 12

Green corridors either side of the Public Rights of Way and overhead electricity line; and
- 13

Proposed attenuation basins located at the lowest points of development to catch surface water run off.

Fig 28: Concept Masterplan



6.0 Sustainable Credentials

- 6.1 Approach to Sustainability
- 6.2 Sustainable Housing



6.1 Approach to Sustainability

Land at Slater’s Lodge will blend in with its surroundings to create a sustainable neighbourhood. The development will facilitate easy walking and cycling links into Wivenhoe, together with creating new green spaces for walking, recreation and convivial socialising.

The development delivers clear environmental benefits, including the creation of a new solar farm and a designated area for biodiversity net gain, to ensure the development delivers a minimum 10% net gain.

In terms of economic sustainability, the development will provide a range of new homes that can suit local need, including market and affordable homes for families. These homes will be in-line with Colchester’s Climate Change Strategy. Examples of sustainability measures are illustrated within the following montages.



AIR SOURCE HEAT PUMPS



ENERGY GENERATION



LOW CARBON HOMES



VEHICLE CHARGING POINTS

PLACEMAKING AND PLAY PROVISION



- 1. Air source heat pumps
- 2. Electric vehicle charging points
- 3. Photovoltaic cells to generate energy use on site
- 4. Local materials to be used
- 5. Proposed play areas to serve the new and existing communities
- 6. Integral bird boxes
- 7. New native woodland planting
- 8. Sustainable Urban Drainage Systems
- 9. Hedgerows and boundary planting
- 10. Flood attenuation basins
- 11. Public open space for recreation



BIRD BOXES



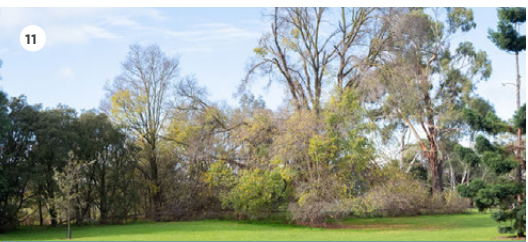
NATIVE PLANTING



LOCAL ECONOMY AND SUPPLY CHAIN



HEDGEROW PLANTING



RECREATION SPACE



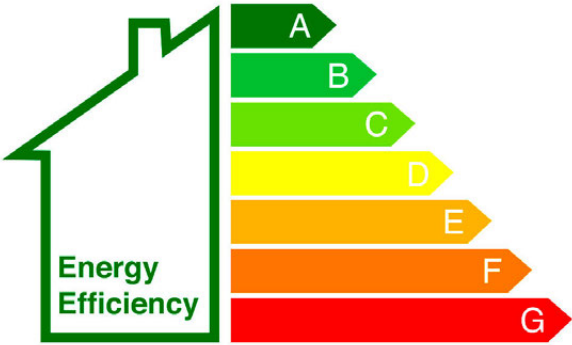
ATTENUATION BASINS

Fig 29: Sustainability precedent imagery

6.2 Sustainable Housing

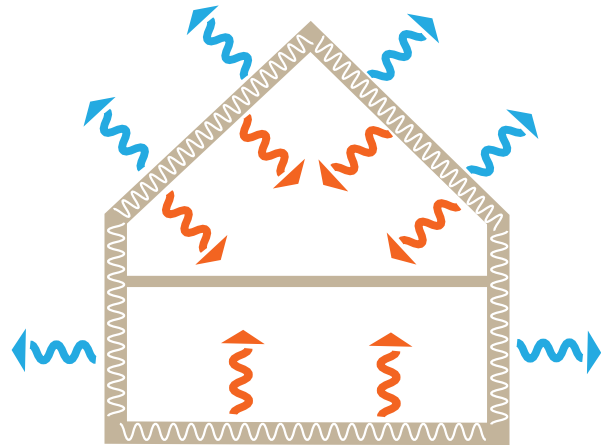
Redington Capital are committed to delivering new developments and communities that incorporate new low carbon technologies and ideas that help minimise the impact of development on our changing climate and helping home buyers to reduce their energy costs.

Homes will incorporate the following design features.



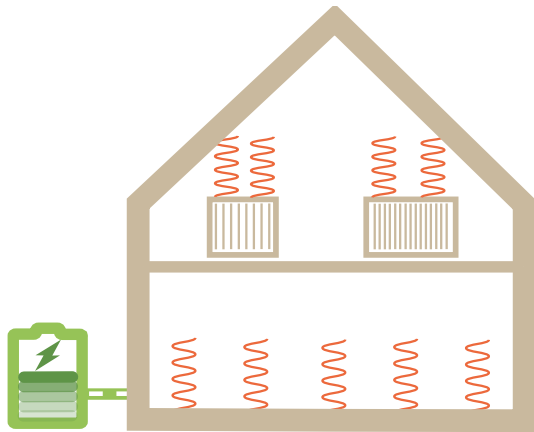
Fully insulated homes

All new homes will be fully insulated, meaning more heating is kept inside, helping to keep pleasant temperatures all year round and reducing carbon dioxide emissions into the atmosphere.



Heat pumps

Homes will be fitted with air source heat pumps. Air source heat pumps are a great source of renewable energy because they use renewable heat from the environment. They can assist in lowering energy bills and are better for the environment by lowering our carbon footprint.



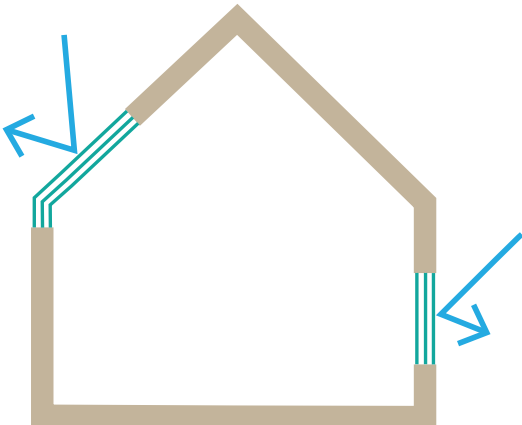
EV charging points

New homes will be fitted with EV electric car charging points. In addition to EV charging, a community Car Club Scheme and community charging point are also being proposed.



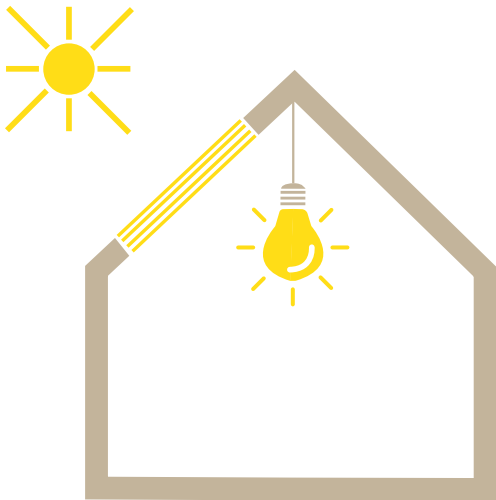
High performance windows

Windows and doors will be fitted with high performance glazing and seals, delivering high thermal performance and reducing external noise transmission into homes.



Integrated solar panels

Solar and photovoltaic panels mounted on the roofs will mean the homes will generate sustainable electricity and hot water.



Energy efficient appliances

Energy and water efficient appliances will be installed reducing energy and water consumption.

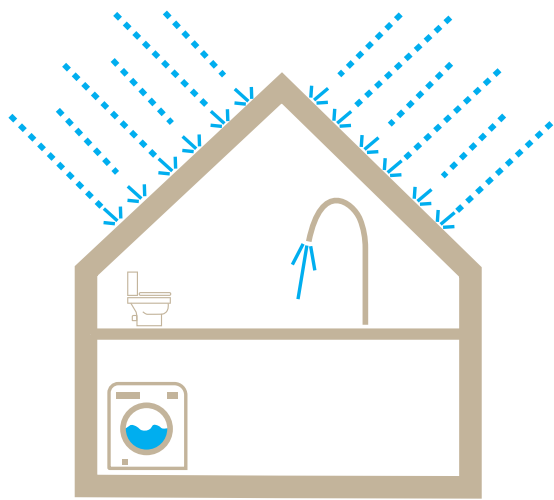


Fig 30: Sustainable housing solutions

7.0 Summary and Next Steps

- 7.1 Summary and Next Steps
- 7.2 Key Benefits



7.1 Summary and Next Steps

This document has demonstrated a strong technical understanding of the Site, and presented proposals for a new residential-led development at Land at Slater’s Lodge, Rushden. The proposals will support a new community of around 2,400 people, through delivery of up to 1,000 new market and affordable homes. The development will be complemented by a new local centre and a new recreation / sports facility, together with a network of open spaces, including a SANG, preserving existing habitats and ensuring biodiversity net gain.

The proposals embody sustainable and inclusive design principles, delivering:

- Approximately 1,000 new high-quality homes including a range of types, tenures and sizes to support a mixed and balanced community whilst contributing to local housing needs;
- A new local centre designed at the heart of the community, to include a convenience store, community centre and healthcare provision;
- A Suitable Alternative Natural Greenspace which includes a 2.3km circular walking loop, enhanced recreational opportunities and improved biodiversity;
- A new recreation / sports facility;
- Strong new green corridors which build upon the existing landscape and Public Rights of Way to encourage healthy active lifestyles;
- Creation of a new sustainable community which maximises existing movement routes to deliver a permeable, accessible and legible development; and
- Creation of a place with a clear identity, informed by the character of Rushden and its recent developments.

Fig 31: Key Benefits

Land at Slater’s Lodge:
Key Benefits for the Community



Up to 1,000 high-quality new market and affordable homes



30% affordable homes



Over 19 hectares of public open space



Access to facilities within Rushden, the neighbouring SUE and business park



10% biodiversity net gains



Retained Public Rights of Way and walking routes



Land for a new Leisure Hub



A network of play including LEAPs, LAPs and teenage play space



Creation of a major new SANG open space

8.0 Appendices

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8.1 List of Figures

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