



Pedestrian route through to Newton Road, utilising existing field margins.

Proposed locations for Sustainable Drainage System (SuDS) features in the form of drainage basins at the low points of the Site, to help manage the flow of surface water during periods of heavy and persistent rainfall.

Rushden Primary Academy

HOUSING LAND ALLOCATION NP H3 (D)

Existing public footpath to be retained.

Proposed community facility with 4no. Rugby pitches (Planning Application Reference 20/01174/FUL).

Boundaries strengthened with new wildflower and tree planting to help filter views of the development, as well as enhancing habitat and biodiversity across the development.

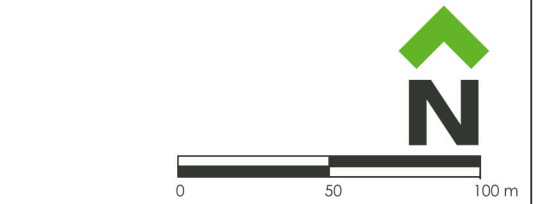
New recreational routes will meander through the development's open spaces.

Location for community, retail and/or health uses.

Proposed pedestrian toucan crossing

Existing footway provision to be improved to 3m footway/cycleway to link through to rugby club access.

Proposed vehicular access point, pedestrian crossing over the roundabout to be provided as part of the access proposal.



- Site Boundary: Apx. 23.70ha
- Proposed residential area: Apx. 12.70ha (Up to 450 dwellings @ 35.5dph)
- Potential community, retail (Class F2) and/or health use (Class E)

CIRCULATION

- ➔ Proposed vehicular access point
- ➔ Proposed vehicular access point serving the proposed rugby club
- Proposed spine street through the development
- Proposed secondary streets
- Proposed lanes and private drives
- Shared surface/public realm
- Recreational routes
- Existing cycle lane/way
- Existing bridleway
- Existing public footpath
- Potential pedestrian link to Newton Road

GREEN INFRASTRUCTURE & PLAY PROVISION

- Existing trees and hedgerows
- Avenue/Street tree planting
- Proposed public open space to serve the new development
- Proposed structural tree planting
- Proposed play provision
 - 2 No. Local Equipped Area for Play (LEAP)
- Existing water features
- * Proposed locations for (SuDS) drainage basins
- Proposed location for foul pump station (15m cordon sanitaire)

GREEN INFRASTRUCTURE & PLAY PROVISION

- Existing bus route
- Nearby planning applications
- Nearby facilities

Rev	Date	By	Description
B	23.03.22	SM	Site boundary amended
A	16.03.22	JC	Amended with client comments

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Project	Rushden South East		
Title	Development Framework Plan		
Client	Bellway Homes Ltd		
Scale	1:2500 @ A2	Drawn	JC
Date	January 2022	Checked	RR
Drawing No.	CSA/4914/113	Rev	B