

Raunds

6km from centre of Site

Irthlingborough

Irthlingborough Lakes and Meadows

5km from centre of Site

Nene Wetlands Nature Reserve

Higham Ferrers

4km from centre of Site

3km from centre of Site

Rushden

Rushden Lakes Shopping Centre

2km from centre of Site

1km from centre of Site

Irchester

Newton Road


















A6 Bedford Road

A Sustainable Location

The Site's Location

The Site comprises part of two larger arable fields, and is located adjacent to the south eastern edge of Rushden, east of the A6. To the north and east of the Site are further arable fields, with a golf range and course located to the south east, to the north of Bedford Road (A6). The land adjacent to the east of the Site has been identified for the relocation of Rushden Rugby Club.

The Site is located a short distance south of the allocated Rushden East Sustainable Urban Extension, which lies to the east of the A6 and north of Newton Road.

-  Site
-  Rushden East Sustainable Urban Extension
-  Public Open Space
-  Existing water features
-  Town centre
-  Existing main vehicular routes
-  Existing bus stops
-  Railway Line
-  Public Right of Way (PRoW)
-  Education facilities
-  Medical facilities
-  Convenience store/supermarket
-  Sporting/leisure facilities
-  Religious facilities
-  Industrial Site
-  Retail facilities
-  Public House/Restaurant/ Takeaway

A Sustainable Town

The Site lies approximately 2km south east of Rushden town centre. Rushden provides a good range of local services and facilities, and the Site is within walking or cycling distance of many of these, including Rushden Primary Academy and Rushden Academy (secondary school), a convenience store, and the doctor's surgery at Harborough Field Surgery.

There is a good network of footpaths and cycle routes throughout Rushden. While there are currently no footways at the A6/Bedford Road roundabout, the proposed development would facilitate new pedestrian connections across the A6, which would link to the existing footways within the town.

Rushden has a range of convenience stores including Waitrose, Lidl, Sainsbury's Local, and Asda. Rushden Lakes Shopping Centre has over 50 stores, including clothing retail, restaurants, cafes, food stores and a cinema. There are several schools within 3km of the Site, as well as leisure facilities, a post office and a library. There are many employment opportunities within Rushden, including Sanders Lodge Industrial Estate (around 3.8km from the Site).

There is a bus service which links Bedford Bus Station with Kettering, along Bedford Road to the south and west of the Site, and through Rushden town centre, including to the Rushden Lakes. The nearest bus stops are located adjacent to the golf course, to the south of the Site, and adjacent to the current rugby club, to the south west. Further bus connections from Rushden town centre offer links to Wellingborough (including the Railway Station, 7km north west of the Site), with rail links from here to several towns and cities, including Nottingham and London St Pancras International.

The Site has good access to the wider highway network and public transport links, and offers a sustainable and accessible location for housing growth.