

Planning Policy
Rushcliffe Borough Council's
Rushcliffe Arena
Rugby Road
WEST BRIDGFORD
Nottingham NG2 7YG

By e-mail to: localdevelopment@rushcliffe.gov.uk

Kindly acknowledge receipt of comments

Rushcliffe Local Plan Part 2

East Leake Consultation – March 2017

Question 8: Do you agree that, apart from those eight sites that already have planning permission for housing development (sites EL1 to EL8 as shown at Figure 5 displayed), further greenfield land should not be allocated for housing at East Leake?

Yes, we firmly believe too many houses have been allocated to East Leake, and any more will continue to destroy the village which is currently struggling with school placements, health centre appointments and an overloaded sewage treatment works. Roads are congested already and the houses haven't even been completed.

There are a number of outlying villages yet to have any houses forced upon them, whereas East Leake has had to accept well over the original allocation.

Question 9: Do you support housing development at:

Site EL9 – Land south of West Leake Road (potential 50 houses)

No, none at this site as it is the residents' allotment land and should not be taken for housing.

Site EL10 – Land north of West Leake Road (potential 75 houses)

No, none at this site or East Leake will lose its countryside.

Site EL11 – Brookfurlong Farm (potential 70 houses)

No, none at this site, roads are already congested enough.

Site EL12 – Land off Rempstone Road (north) (potential 235 houses)

No, none at this site.

National Planning Policy Framework paragraph 35 [NPPF] states that developments should be located and designed where practical to: *“give priority to pedestrian and cycle movements... Create safe and secure layouts which minimize conflicts between traffic and cyclists or pedestrians...”*

With the housing estate vehicles exiting onto Rempstone Road, walking and cycling routes along Rempstone Road will be significantly impacted making it even more dangerous to navigate from East Leake to Stanford Hall and Loughborough.

Rempstone Road will be busier than ever with all the existing housing development in the village, together with the development of the DNRC at Stanford Hall. Currently vehicles are driving in excess of 50 mph along Rempstone Road having clearly passed the 30mph sign at the top of Kirk Ley Road.

Site EL13 – Land off Rempstone Road (south) (potential 120 homes)

No, none at this site.

The site is outside of the 1.25km walking distance required by policy H3 of the Neighbourhood Plan.

This site works against *Policy E1 – Containment of Built Environment:*

“(a) the ridges within the Parish boundary marked on the map at Fig 5.1/1 (Neighbourhood Plan – Page 44) will remain undeveloped, in order to maintain the rural character of the village and to provide a visual link between the settlement and the countryside. The heights of any buildings within the Parish boundary on the slopes up to the ridges will be limited so as to leave a green rim clearly visible from the village and to screen sight of the village from outside.”

“National Planning Policy Framework paragraph 35 [NPPF] states that developments should be located and designed where practical to: give priority to pedestrian and cycle movements... Create safe and secure layouts which minimize conflicts between traffic and cyclists or pedestrians...”

Horse riding, walking and cycling routes along Rempstone Road will be significantly impacted making it even more dangerous to navigate from East Leake to Stanford Hall and Loughborough.

Rempstone Road will be busier than ever with all the existing housing development in the village, together with the development of the DNRC at Stanford Hall. Currently vehicles are driving in excess of 50 mph along Rempstone Road having clearly passed the 30mph sign at the top of Kirk Ley Road.

It would be unsafe to build any housing estates on this side of Rempstone Road where pedestrians are expected to cross on a daily basis to get to school/work/shops, etc., given the extra traffic load envisaged.

Policy H1 – number of new homes:

(a) the minimum number of new homes from 2013 to 2028 will be 400 as per Rushcliffe Borough Council’s core strategy.

(b) further new development above the 400 minimum number will only be supported where it is demonstrated that the provision of improved infrastructure, including health centre provision/improvements, primary school place provision and sewerage capacities, can be achieved in time to serve the needs of the development. Conditions, planning obligations and S106/Community Infrastructure Levy contributions, of an appropriate and reasonably related scale, will be sought and used to manage the phasing and occupation of new dwellings.

Referring to point (a), the number of houses has already been exceeded by 100%.

Referring to point (b), there has been no demonstration of any improvements to the infrastructure, why is this being ignored?

Site EL14 – Land north of Lantern Lane (2) (potential 360 homes)

No, none at this site, as there are not adequate roadways to cope with the extra traffic.

Additional comments

One of the 12 core planning principles from the NPPF:

“be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.”

“As the vote was in support of the Neighbourhood Plan being used by the Borough Council to help decide planning applications within the Parish of East Leake, it now has the statutory weight of a Development Plan Document. Planning Decisions within East Leake will have to be made in accordance of both the Rushcliffe Local Plan and the East Leake Neighbourhood Plan, unless material considerations indicate otherwise.”

Whilst we understand that the Neighbourhood Plan cannot be used to block the building of houses, it would be appreciated if Rushcliffe Borough Council could at least take on board the comments of the residents of the village and act on these.

Example: providing an adequate supply of new homes for older people wishing to downsize (freeing up existing family homes) would be a start, given that East Leake has a higher than average proportion of people in the 65+age bracket than the wider area.

No more housing to be built until all the necessary amenities have been upgraded to cope with the pressure from the existing and also additional housing planned.

Stop bending the rules to fit around the wishes of the East Leake residents. This is all being done very quickly, presumably before anyone can stop it.

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