

East Leake Neighbourhood Plan – Sites Assessment, 17 July 2026

1.0 Summary

East Leake Parish Council (ELPC) set up the East Leake Neighbourhood Plan Working Group (ELNPWG) in October 2025 to review and update the [current Neighbourhood Plan](#)ⁱ. The Group identified a potential need to allocate sites smaller than 1 hectare for specialised types of housing where unmet need could be identified, and issued a [call for sites](#)ⁱⁱ in March 2026. Six submissions were received and after an initial assessment the group resolved to take forward two of these sites at this stage for further consideration and analysis. Three sites with existing planning permission for a single additional dwelling, where development has not started, were included, making 5 sites in total. These are:

- South of Costock Road, paddock between Pavilion and Cornflower Way drainage ponds. SHLAA/EL/013, (19/02205/FUL, refused at appeal)
- Town Lands Trust two fields West of Gotham Road and North of Godber Road
- 48 Main St (23/02182/FUL, approved for single dwelling)
- 53 St Mary's Crescent (23/01405/FUL, approved for single dwelling)
- 28 Main St (24/00810/FUL, approved for single dwelling)

2.0 Policy Context

In the **adopted Rushcliffe local plan**, the [Core Strategy](#)ⁱⁱⁱ Spatial Strategy at Policy 3 allocates “a minimum of 400 homes in or adjoining East Leake”. 1327 homes have been delivered during the plan period to date on 9 sites ranging from 14 to 347 dwellings, representing an expansion of the village by about 50%. [Local Plan Part 2](#)^{iv} allocated two of these sites in policies 3.1 and 3.2 after they had been approved at appeal, total 477 homes. There is thus no policy support in the current Rushcliffe Local Plan for further homes in East Leake.

The [Greater Nottingham Strategic Plan](#)^v is under [examination](#)^{vi} in July 2026. It states in Policy 3 and para 3.2.25 that no further land adjacent to any of Rushcliffe key settlements will be allocated for housing development during the Plan period to 2041 (i.e. the next 15 years). Rushcliffe is demonstrating a 5 year housing supply of 8.4 years for 2025-2030. The next local plan process has commenced to deliver a local plan by 2029, and will allocate further sites as necessary. ELNPWG has therefore concluded that there it is not for this review of the Neighbourhood Plan to allocate sites for general housing in East Leake.

However there is evidence that the housing mix of the homes delivered has not met all the requirements of policy H3 of the current Neighbourhood Plan. The evidence base for policy H3 is being updated, including detailed analysis of the tenure and house types of the delivered sites, along with demographic data and evidence from estate agents (report to follow).

The evidence base for the GNSP includes the [Greater Nottingham and Ashfield Housing Needs Update 2024](#)^{vii} giving guidance on what housing mix and tenures are required in the future, including specialised types of housing. Paragraph 9.31 (and table 9.17) of that document clearly sets out that there is a need for market retirement and sheltered housing, and strong potential need for housing with care (extra need).

The group was also mindful of para 73 in the 2024 version of the NPPF which requires planning authorities to accommodate at least 10% of their housing requirement on sites no larger than one hectare, and para 74 which encourages Neighbourhood Plans to contribute to this. This 10% is carried forward into policy H06 of the 2025 consultation version of the NPPF.

The ELNPWG therefore issued a call for sites of less than 1 hectare, for specialised, targeted housing types. Promoters of larger sites for general housing were signposted to the Rushcliffe SHLAA process in the call.

3.0 The Call For Sites

The group considered the built-up area of East Leake and land immediately adjoining it to identify potential sites. Sites on the Rushcliffe SHLAA were also included. Planning applications for additional homes inside the settlement were reviewed and included if not commenced. This, along with local knowledge and research yielded a total of 40 potential sites. 17 of these were discounted for various reasons (see Appendix 1). The site owners/agents of the remaining sites were contacted. The call for sites was publicised via the Parish Council Website, social media, and a printed newsletter delivered to all homes in East Leake. The consultation period ran from 30 March to 31 May 26. Six site submissions were received by the closing date.

Two of these were for sites larger than the 1 hectare specified, and for general housing rather than targeted types. ELNPG took the view that whatever the potential merits of these sites they were outside the scope of this call. The appropriate process for promoting such sites is via the GNSP, the next Rushcliffe Plan which commenced in June 2026, or a planning application. These two sites were:

- Land to the South of Rempstone Road (SHLAA reference: SHLAA/EL/005)
- Land East Of Stonebridge Drive, East Leake, Nottinghamshire, LE12 6QN (SHLAA reference: SHLAA/EL/003)

Another of the submitted sites is 2.72 acres, but the agent indicated they would be open to bringing forward a smaller parcel within the site. Its current use as allotments is identified by the agent as a constraint, and they would only take it forward if the allotment holders could be relocated. The ELNPWG regard this as a significant obstacle. The allotments are well used and valued and contribute to community wellness. No land has been identified by the agent or the Parish Council. As there are two sites potentially more proceedable, this site has been put to one side at this time:

- Land lying to the south of West Leake Road, East Leake, Loughborough, Notts, England, LE12 6LJ

One site submitted (48 Main St) already has planning permission for one dwelling. ELNPWG takes the view that the site should be allocated for one dwelling at this stage and that it is for RBC as planning authority to determine whether the site is suitable for more dwellings. These numbers could be included later if approved by planning application while the plan is still in progress or if ELNPWG is otherwise advised by Rushcliffe.

The following two sites will be taken forward to the next stage to include a robust site assessment covering suitability, availability and achievability/viability, alongside relevant constraints, access, relationship to the settlement, consistency with strategic policies, and the extent to which sites meet identified local or targeted housing needs; plus Strategic Environmental Assessment (SEA) screening as may be required.

- South of Costock Road, paddock between Pavilion and Cornflower Way drainage ponds. SHLAA/EL/013, (19/02205/FUL, refused at appeal)
- Town Lands Trust - two fields West of Gotham Road and North of Godber Road

ⁱ East Leake Neighbourhood Plan 2013-2028, <https://www.rushcliffe.gov.uk/media/n4khjqpt/east-leake-neighbourhood-plan-final-version.pdf>

ⁱⁱ East Leake call for sites - <https://docs.google.com/forms/d/e/1FAIpQLSd7NYtuQ1-CWmj6p8DTpa47CYdhvRav-MuH8ZyO1V7BNrLOEg/viewform>

ⁱⁱⁱ Rushcliffe Core Strategy - <https://www.rushcliffe.gov.uk/planning-growth/planning-policy/local-plan/local-plan-part-1/>

^{iv} Local Plan Part 2 https://www.rushcliffe.gov.uk/media/s3cezsuy/rushcliffe-local-plan-part-2_adoption-version.pdf

^v Greater Nottingham Strategic Plan - <https://www.gnplan.org.uk/media/dsrndti2/gnsp-publication-draft-march-2025.pdf>

^{vi} GNSP examination documents – GNC1 (local housing need) and GNC4C (5YHLS and trajectory) https://www.localplanservices.co.uk/_files/ugd/017f5b_070f84c0fbd64b72b373afa7b02f76f3.pdf

^{vii} Greater Nottingham and Ashfield Housing Needs Update 2024 - <https://www.gnplan.org.uk/media/5xqcj1bw/iceni-greater-nottingham-and-ashfield-housing-needs-update-2024.pdf>

Appendices

- Appendix 1 Potential Sites Identified by the Working Group
- Appendix 2 Call for sites
Please see <https://docs.google.com/forms/d/e/1FAIpQLSd7NYtuQ1-CWmj6p8DTpa47CYdhvRav-MuH8ZyO1V7BNrLOEg/viewform>
- Appendix 3 Summary of Sites Submitted – information submitted via online form (or paper version)
- Appendix 4 Additional Information Submitted for Sites (with ELNP reference from Appendix 1)
- 4(a) North of Woodroffe Way (ELNP8) – no additional information submitted
- 4(b) 48 Main Street (ELNP19)
- 4(c) South of Rempstone Road (ELNP26)
- 4(d) East of Stonebridge Drive (ELNP25/ELNP31)
Please see [interactive StoryMap](#) that provides further details about the site. This can be found at the following link: <https://arcg.is/iSmKK1>
- 4(e) South of Costock Road (ELNP1)
- 4(f) South of West Leake Road (ELNP41)

Appendix 1 Potential Sites Identified by the Working Group

East Leake Neighbourhood Plan Call For Sites

Final Version

List of potential housing sites identified by the East Leake Neighbourhood Plan Working Group for individual contact in the call for sites less than 1ha for specialised housing)

(The call for sites was also publicised more widely by other means.)

[Link to call for sites information and form.](#)

STATUS KEY:

Grey shading - considered, but not individually contacted

Green shading - to be taken forward to next stage of assessment

Blue Shading - consider designating as Local Green Space, not contacted

ELNP Ref	Date form received	SHLAA ref	Location	Inside the settlement?	Size in hectares	Indicative number of dwellings	Previous application reference	Action taken to contact	Notes
ELNP/1	29-May-26	SHLAA/EL/013	Land East Of Cornflower Way Balancing Ponds Costock Road	No	0.6	22	19/02205/FUL	Letter and spoken to owner contact 11/4/26	
ELNP/2			21 Brookside	Yes		14	19/02069/OUT	Letter and spoken to owner 14/04/26	
ELNP/3		SHLAA/EL/027	Microprop on Kirk Ley Road	Yes	0.82	24	14/02616/OUT	Letter and spoken to owner 14/04/26	
ELNP/4			Top of Brookside Avenue	Yes		2 to 4		Rushcliffe owns - contacted	Part of the Leivers application 93/00413/REM 4 houses, later 98/01058/FUL
ELNP/5		SHLAA/EL/010	Garages on Bley Avenue	Yes	0.03	2			(SHLAA) The site is not being promoted for development.
ELNP/6		SHLAA/EL/009	Garages on De Ferrers Close	Yes	0.03				(SHLAA) Site not suitable for development due to site configuration, flood risk and configuration of neighbouring properties.
ELNP/7			Old Police Station – Main Street	Yes				Letter delivered	
ELNP/8	15-May-26		Townlands Trust land on Gotham Road	No				Email and letter 16/4/26	Current NP Local Green Space designation
ELNP/9			Land at the rear of Post Office	Yes					Too small
ELNP/10			Brook Furlong Farm	No	0.9		21/02074/FUL 26/00345/OUT	Letter delivered	Latest application is for 4 houses on footprint of barns. If approved could allocate the site in NP
ELNP/11		SHLAA/EL/032	The Rectory, 3 Bateman Road	Yes			16/01979/FUL	Owners (diocese) contacted	
ELNP/12			Garages at end of Sycamore Road LE12 6PT	Yes					Difficult to deliver site in multiple ownership and area is required for parking
ELNP/13 (a)		SHLAA/EL/011	Maple Close Garage Block 1, LE12 6PH	Yes	0.04				(SHLAA) Site too small to accommodate any form of development.
ELNP/13 (b)		SHLAA/EL/012	Maple Close Garage Block 2, LE12 6PH	Yes	0.06				(SHLAA) Site too small to accommodate any form of development.
ELNP/14			Three Horseshoes	Yes				Owners Star Pubs contacted	Asset of Community Value
ELNP/15			1A Redgate Place	Yes					No parcel of land identified
ELNP/16		SHLAA/EL/001	Land West of Field End Close	No	11.4	15	19/02319/OUT		(SHLAA) Non Deliverable or Developable
ELNP/17			Sharpley Drive Green Space	Yes					Valued community space
ELNP/18			Corner of Sycamore Road opposite Orchard Close	Yes					Too small, wedge shaped
ELNP/19	19-May-26		48 Main Street	Yes	0.0737	1	23/02182/FUL	Letter delivered	Convert barn to dwelling. Permission granted, not started. Proposal received for two extra bungalows.
ELNP/20			216 Gotham Road	Yes		1	25/01962/FUL		Convert house to 2 flats. Permission granted. Completed

ELNP Ref	Date form received	SHLAA ref	Location	Inside the settlement?	Size in hectares	Indicative number of dwellings	Previous application reference	Action taken to contact	Notes
ELNP/21			91 Main Street	Yes		1	25/00508/FUL		Permission granted, started, likely to be finished
ELNP/22			16 Bley Avenue	Yes		1	25/00461/FUL		Mobile home in garden, permission granted, status unknown
ELNP/23		SHLAA/EL/015	53 St Marys Crescent	Yes	0.05	1	23/01405/FUL		Not started. Has planning - allocate
ELNP/24		SHLAA/EL/034	28 Main Street	Yes	0.9	1	24/00810/FUL		For sale as building plot with permission. Connects with site 37
ELNP/25	29-May-26	SHLAA/EL/003	East of Stonebridge Drive (larger)	No	5.6	90	19/00288/OUT	Letter delivered	(SHLAA) Could be suitable if policy changes 5+ years. See also ELNP 31 - not clear which site is submitted to this call
ELNP/26	29-May-26	SHLAA/EL/005	Land to the south of Rempstone Road	No	31	500		email 16/4/26	(SHLAA) Could be suitable if policy changes 5+ years
ELNP/27		SHLAA/EL/007	Land off West Leake Road	No	49	515	19/02319/OUT	email 16/4/26	(SHLAA) Could be suitable if policy changes 5+ years
ELNP/28		SHLAA/EL/014	LRO 1a - 5 and to side of 5 West Leake Rd	Yes	0.75	4	08/01638/REM	Letters delivered 19/4/26	One house built, 5 got planning permission (now lapsed)
ELNP/29		SHLAA/EL/017	Sheep Wash, Castle Hill	No		1	08/00986/FUL	Letter posted to Sheepwash Farm	
ELNP/30		SHLAA/EL/018	18 Station Road	Yes	0.27	4	11/00227/EXT 08/00324/FUL	Letter delivered	Granted permission for house in back garden but lapsed
ELNP/31	29-May-26	SHLAA/EL/019	Land East of Stonebridge Drive (smaller)	No	4.05	65	19/00288/OUT	Letter delivered	(SHLAA) Could be suitable if policy changes 5+ years. See also ELNP 25 - not clear which site submitted
ELNP/32		SHLAA/EL/035	Land to the rear of Burton Walk	No	0.8	16		Land registry search	(SHLAA) The site is being promoted by the landowner, however access to the site would require third party land.
ELNP/33		SHLAA/EL/020	Land at Loughborough Road	No	14.3	220		email 16/4/26	
ELNP/34			Bley Avenue Green Space	Yes					Valued community space
ELNP/35			1a Costock Rd HMO to 4 flats	Yes			24/00650/FUL		Under way - assume will have completed
ELNP/36		SHLAA/EL/008	Sharpley Drive Garage Block	Yes	0.4				(SHLAA) Site not suitable for development given configuration of neighbouring uses and site size
ELNP/37			Land behind Methodist Church and Co-op funeral care	Yes				Land registry search needed	Multiple ownership. Connects with site 24
ELNP/38			Land off scout hut lane and to the rear of nos nos 4-52 (??check nos) West Leake road	partly				Letters to residents	Multiple landowners. Conflicts with linear development policy along W Leake road.
ELNP/39			Around Riseholme farm	No				Posted 17/4/26 and delivered	Part garden, part paddock? Constraint ridge buffer line.
ELNP/40			Paddocks at end of Birch Lea	No				Landowner emailed	
ELNP/41	29-May-25	Queried with RBC	Land to S of W Leake Rd (allotments)	No	2.72			Diocese contacted	Not identified initially by working group but form was submitted. (Owner was contacted about a different site ELNP/11).

Appendix 2 Call for sites

The preamble on the form is below. The questions are the column headings in Appendix 3 or link to [the form](#) itself.

East Leake Neighbourhood Plan - Call for Sites - March 2026

East Leake Parish Council has set up a working group to review the current Neighbourhood Plan (2013 to 2028) and create a new plan. It is the intention that the new plan will allocate a small-scale site or sites for housing development. We are interested to hear from landowners if you have a site you think could be used to build a new home or homes.

East Leake has benefitted from a large amount of general and family housing over the past 15 years, but the group believes that certain sectors of housing need may not have been fully met. This will be subject to further study and research by the group, to focus on any additional need for types such as:

- Rental tenure, all sizes of homes
- Smaller, lower priced homes for sale on the open market, including studio flats, one- and two-bedroom apartments, maisonettes etc
- Accessible housing in the village centre or on the No1 bus route, with at least one dwelling built to requirement M4(3) of the Building Regulations (wheelchair-accessible) and others to M4(2) (accessible and adaptable).
- Specialist provision for older residents, close to the village centre and/or the No 1 bus route
- Bungalows of all sizes for sale on the open market

This call is separate from the Rushcliffe Borough Council Strategic Housing Land Availability Assessment (SHLAA) process. Submitting your site to this call will not include it in the SHLAA – you will need to do that separately if you wish it to be on both. See: <https://www.rushcliffe.gov.uk/planning-growth/planning-policy/strategic-housing-land-availability-assessment/>

The Greater Nottingham Strategic Plan in preparation for Rushcliffe does not propose to allocate any further land adjacent to any of the key settlements for housing development during the Plan period (2023-2041). The Neighbourhood Plan is therefore seeking small sites within the settlement in this exercise, including sites suitable for just a single home, and certainly less than 1 hectare in area. Larger sites will not be considered in this process but should be submitted to the Rushcliffe SHLAA.

Sites outside the settlement will be considered if demonstrably compliant with local/national planning policy for sites in the countryside. Exceptionally a small site (less than 1 hectare) outside the settlement but adjacent to the settlement edge to target a proven specialized need may be submitted. If such a site is part of a larger potential site, please indicate this clearly.

Landowners interested in submitting a site for consideration are invited to complete the form below. Please note that sites submitted to this process will be openly available to the public and information submitted will NOT be treated as confidential. Submitting your site to this process does not necessarily mean it will be allocated in the Neighbourhood Plan – there will be an assessment process. This form is not a planning application – if you are ready to seek planning approval you should do so via Rushcliffe Borough Council.

If you have a site suitable for uses other than residential that you wish to develop you are also welcome to send details to the Parish Clerk for consideration by the Working Group.

Closing Date: 31st May 2026

Contact:

East Leake Parish Council, 45 Main Street, East Leake, Loughborough, LE12 6PF

Telephone: 01509 852217

Email: nhp26group@east-leake.gov.uk

Website: <https://east-leake.gov.uk/neighbourhood-plan-review-2026/>

Appendix 3 Summary of Sites Submitted – information submitted via online form (or paper version)

East Leake Neighbourhood Plan Call For Sites

Final Version

Summary of responses to the call for sites

Date and Time submitted	Landowner details (please give details of all landowners if in joint membership including name, correspondence address, email and telephone)	Agent Contact Details (if applicable):	Is the site already included in the Rushcliffe SHLAA?	If the site already included in the Rushcliffe SHLAA please provide the reference number:	Address of the land you wish to potentially develop. Please email a map showing the exact location and boundary to rhp2@group@east-leake.gov.uk.	How would the land be accessed?	Do you believe the site is:	Size in hectares (note we are seeking small sites, certainly less than one hectare)	Number, sizes, and types of home proposed:	When would you envisage development starting or finishing?	Have there been planning applications for the site in the past?	If there have been planning applications for the site in the past, please provide planning application references	Any known constraints on site (e.g. flood risk, surface water flooding, contamination, conservation area, green belt, nature conservation designation, severe level changes)? If so, please submit any relevant studies.	What is the current use of the land? (e.g. garden, agricultural, horse paddock)	Are there any existing buildings on the site?	If 'Yes' to the above, please provide details	Is the land/using buildings for farm use?
15/05/2026 09:44	Town Lands Trust, c/o Conrad Gatey (Secretary), 7 Hall Gardens, East Leake. Conradgatey@gmail.com. 01509-852549	N/A	No		2 fields north of Woodroffe Way, but excluding the third most northerly field (by railway bridge)	Either Gotham Road or Godber Close	Outside the built-up settlement area of East Leake	To Be advised	The Trustees wish to defer answering this until the local needs have been more clearly established.	To be determined	No		Previously recorded as Green Space in the last Neighbourhood Plan	Agriculture	No		Yes
19/02/2026 11:58	Stefano Forlani, 48 Main Street East Leake LE12 6PG stefanoforlani@gmail.com	Jonathan Wall Turner Wall Architects Ltd – 07766106307 – jonathan@turnerwall.co.uk cc Mr Forlani into stefanoforlani@gmail.com	No		48 Main Street East Leake LE12 6PG . Map sent with form	From Main Street as highlighted in red on the accompanying map.	Within the built-up settlement area of East Leake	737m2 (excluding access strip)	Two bungalows or accessible homes for older residents.	2-4 years depending on planning and financing.	Yes	20/01974/FUL 23/02182/FUL plus condition discharges etc.	Conservation Area	Residential C3	Yes		No
29/05/2026 09:04	David Wilson Homes East Midlands has an option agreement on the land. It is in dual ownership and both owners are signed up to the same option so there are no issues with deliverability. There are no ransom strips. Any correspondence should be sent directly to the agent (details provided below).	Savills (UK) Limited. Michael Davies: mpdavies@savills.com 07967555548	Yes	Land to the South of Remington Road (SHLAA reference: SHLAA/EL/005)	Land to the South of Remington Road, East Leake Please refer to the submitted Promotion Document for a Site Plan.	The land would be accessed off Remington Road. Any improvements required to support the Site can be agreed with the local highways authority at the planning application stage.	Outside the built-up settlement area of East Leake	The whole Site is approximately 30 hectares. However, the Site has been previously promoted for two development options (Option 1 = 9.76ha and Option 2 = 14.2ha).	The Site has previously been promoted for development between circa 320 dwellings (Option 1) and circa 500 dwellings (Option 2). The Site could deliver some of the key housing types the Parish Council are seeking such as bungalows, smaller, lower priced homes for sale on the open market and houses for rent. The Site will also deliver 30% affordable housing in line with currently adopted policy.	The development would be built out within 5 years.	No	N/A	There are no known constraints on the Site from the technical work undertaken to date. DWH has instructed landscape, ecological and utilities advice to support the promotion of the Site. This is summarised in the promotion document submitted with the form.	Agricultural	No	N/A	No
29/05/2026 11:04	Gladman Developments Ltd, Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB Email: Policy@gladman.co.uk / R.Naylor@gladman.co.uk / F.White@gladman.co.uk Telephone: 07738195871 (R Naylor) / 07391397078 (F White)		Yes	SHLAA/EL/003 (Brook Furlong Farm)	Land East Of Stonebridge Drive, East Leake, Nottinghamshire, LE12 6QN	Stonebridge Drive	Outside the built-up settlement area of East Leake	4.19		90% Start in 2029 and end in 2031	Yes	19/00288/DUT	No	Agricultural	No		No
29/05/2026 13:39	Clarendon Land & Development	helen.jacott@rinetel.co.uk	Yes	SHLAA/EL/013	Land south of Costock Road, East Leake	Access of Costock Road	Replied "Within the built-up settlement area of East Leake" (NAB contradicts appeal decision)	0.6	to be determined following further assessments of the site and the Parish will be updated	Deliverable within 5 years	Yes	19/02205/FUL	Surface water flooding risk to north of site	Greenfield Land	No		No
29/05/2026 09:56:08	SOUTHWELL AND NOTTINGHAM DIOCESAN BOARD OF FINANCE Jubilee House, Westgate, Southwell, Nottinghamshire, NG25 5JQ	1 Flavian Road, LN2 4GR, England, United Kingdom Finlay.hill@jaurment.co.uk 01522 510234	Replied "no" (but area is shown on SHLAA map, so this is being queried with Rushcliffe)		Land lying to the south of West Leake Road, East Leake, Loughborough, Notts. England. LE12 6LJ	From the adjoining West Leake Road	Outside the built-up settlement area of East Leake	2.72	Applying a net developable area of 70% to the 2.72 hectare site, and adopting density of 30 dph, site would accommodate in the region of 57 units. We note, however, that this call is directed at smaller sites of less than 1 hectare, and we would be open to bringing forward a reduced parcel of less than 1 hectare from within the wider site should the Council wish to progress one that meets	This would be as soon as planning was granted.	No	None as far as we are aware of	The land is currently let as Garden Allotments, we would be open to including our site on the understanding that matters would only be progressed if the allotment holders could be suitably relocated.	Yes	None of the buildings have foundations, only sheds and greenhouses	Yes	

Appendix 4 Additional Information Submitted for Sites (with ELNP reference from Appendix 1)

Appendix 4(a) North of Woodroffe Way (ELNP8)

No additional information submitted

Appendix 4(b) 48 Main Street (ELNP19)



Proposed Block Plan
1:500



Proposed Location Plan 1:1250

TW TURNER WALL ARCHITECTS	
M: 0144 666 887 E: jason@turnerwall.co.uk A: 10 Redington Hill, Kettering NN16 8JF	
Name and Address: Mr Forlan 48 Main Street East Leake LE12 6PG	
Drawing Title: Proposed Block and Location	
Drawing Size:	A1
All dimensions to be checked on site.	

Appendix 4(c) South of Rempstone Road (ELNP26)

A promotion document was provided with the form. The site plan (edged in red) from that document is included below. The whole document can be found on the East Leake Neighbourhood Plan Review website at <https://east-leake.gov.uk/neighbourhood-plan-review-2026/>

Plan 3: Site Plan



Appendix 4(d) East of Stonebridge Drive (ELNP25/ELNP31)

Please see interactive StoryMap that provides further details about the site.

This can be found at the following link: <https://arcg.is/iSmKK1>

The Parish Clerk
45 Main Street
East Leake
LE12 6PF

29th May 2026

Dear Sir/Madam

RE: East Leake Neighbourhood Plan Call for Sites – Costock Road, East Leake.

Introduction

This Representation has been prepared by nineteen47 on behalf of Clarendon Land & Development ["our Client"] in response to the East Leake Parish Council Neighbourhood Plan Review 2026 ["the Consultation"].

East Leake Parish Council ["the Parish Council"] adopted the existing Neighbourhood Plan (2013-2041) in November 2015. The Consultation runs until 31st May and is seeking small sites within the settlement which are less than 1 hectare.

Our Client's representations place particular focus on the promotion of a parcel of land located to the south of Costock Road, East Leake ["the Site"] as shown in the Location Plan (Appendix 1).

Site Context and Planning History

The Site is located at Costock Road, East Leake which is approximately 500m from East Leake village centre. The Site extends to approximately 0.6 hectares, as outlined in red in Figure 1 below, and is below the 1ha threshold. East Leake is identified as a Key Settlement for growth in the Rushcliffe Core Strategy settlement hierarchy (adopted December 2014).



Figure 1: Aerial view of Site and context (Source - Google Earth)

Currently, the Site consists of greenfield land but was formerly an unused domestic paddock. The Site is bounded by existing mature trees and hedgerows, with a drainage ditch running along the eastern and northern boundaries.

In the surrounding context, residential development lies to the southeast of the Site, while East Leake playing fields and pavilion are located to the east. To the north of the Site is a car park associated with the neighbouring playing fields and a horse-riding school.

The Site is within proximity to a variety of nearby uses such as retail, shops education, and places of worship, all within walking distance.

The Site sits outside of the East Leake Conservation boundary with no visual impact on it or any Listed Buildings.

The Site is located within Flood Zone 1 and there is a risk of surface water flooding to the north of the Site.

Planning History

The LPA's Public Access records confirm relevant planning applications / decisions relating to the Site as set out below

Application Reference	Description	Decision / Date
19/02205/FUL	Erection of 22 new dwellings and a 3.5m high ball strike net to the eastern site boundary	Refused and Appeal Dismissed 20.07.2021

Table 1: Planning History

The only planning history associated with the Site was a full application for the erection of 22 new dwellings and a 3.5m high ball strike net to the eastern boundary. This application was refused and subsequently dismissed at Appeal in July 2020 ['the 2021 Appeal'].

The key reasons for the Appeal dismissal include:

- Infrastructure - the proposal failed to make adequate provision for infrastructure, particularly in relation to affordable housing, education and health services, and because no Section 106 agreement was in place.
- Growth strategy - East Leake has already significantly exceeded its planned housing growth and has a five-year housing land supply of 8.5 years. The Site was also considered to lie outside the built-up area, in open countryside, resulting in conflict with the spatial strategy.
- Character and appearance - The proposed development was stated to cause harm to the area's rural character and appearance.

Site Assessment

Clarendon Land is now promoting the Site for residential development for the East Leake Neighbourhood Plan Call for Sites process. Clarendon Land are aware of the appeal decision in 2021 and seek to respond positively to the matters previously identified in the reasons for dismissal and demonstrate the acceptability of the Site. The starting point of developing this site is going back to

the initial constraints and opportunities of the site and understanding the key issues of the 2021 appeal.

While the Site was previously considered to lie outside the built form by the Inspector, the Site has a strong functional and visual relationship with the existing settlement. The surrounding context comprises established building development and adjoining sports pitch with hard-surfaced areas. Since the 2021 Appeal, the character of the surrounding area has evolved further through the construction of the new pavilion building and the formalised car park. By virtue of the surrounding built form and formalised landscaping, the Site feels more closely associated with the built settlement than it does with the open countryside to the east.

While the sports fields are generally open in nature, there are key buildings directly associated with the Site alongside formalised sports pitches which are regular in shape and size, laid out and marked, mown and maintained, and enclosed by neatly trimmed hedgerows. As such, the land is managed and formal in character and does not present as rural or agricultural countryside.

The Site was also assessed in the Rushcliffe Borough Council Strategic Housing Land Availability Assessment Report 2025 (SHLAA) (ref. SHLAA/EL/013) which identifies that the Site is available, achievable and suitable for future development. This document identifies the Site could be available and achievable in 11-15 years; however the Site could be delivered in a much shorter timescale within 5 years if the Site is identified as an allocation within the East Leake Neighbourhood Plan. The SHLAA also notes the previously refused application (19/02205/FUL) due to the proposals conflict with the Local and Neighbourhood Plans.

As part of a new scheme, we are currently working on collating supporting technical documents associated with the Site, such as updated highways and master planning details. This new scheme will be undertaken by a different developer compared to the 2021 Appeal Scheme and aims to deliver a completely separate scheme that is more suitable for the Site and in keeping with its location and surrounding uses.

The new scheme also aims to mitigate previous concerns at the Site in relation to design and appearance, such as comments by the Inspector in relation to the proposal representing a harsh form of development and the removal of mature hedges. A full review of the site and its existing character will be undertaken which will inform the design of any new scheme and will be in keeping with the current character of the area. The Site will be seeking a lower density of housing compared to the previous application, the developer is willing to explore with the Parish Council on their additional housing need for types such as:

- Rental tenure, all sizes of homes
- Smaller, lower priced homes for sale on the open market, including studio flats, one- and two- bedroom apartments, maisonettes etc
- Accessible housing, with at least one dwelling built to requirement M4(3) of the Building Regulation (wheelchair-accessible) and others to M4(2) (accessible and adaptable).
- Specialist provision for older residents
- Bungalows of all sizes for sale on the open market

Summary

This Representation has been prepared by nineteen47 on behalf of Clarendon Land & Development to provide commentary on East Leake Parish Council Neighbourhood Plan Review 2026.

The Site at the south of Costock Road, East Leake and is considered deliverable for residential development. The Site is in a sustainable location that, although was previously believed to be outside of the built development, changes have been made to the built environment in this location and has strong functional and visual relationship with the existing settlement and can make a value contribution to the Government's aspirations for future housing delivery.

We trust this Representation will be given due regard in the consideration of the Call for Sites. If you have any queries or require any further information regarding matters raised within this Representation, then please do not hesitate to contact me.

Yours faithfully,

Helen Knott

Director

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Appendix 1 –Location Plan



Appendix 4(f) South of West Leake Road (ELNP41)

Cover letter states: "The land is currently let as garden allotments. The Diocese is content for the site to be put forward for consideration on the understanding that any development would only be progressed if the existing allotment holders could be suitably relocated."

