
Updated Promotion Document Land to the South of Rempstone Road, East Leake

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Appendix 1 – New Millside Academy Site Plan (under construction)

Appendix 2 - East Leake Shops, Services and Facilities Map

Appendix 3 - Concept Masterplan Option 1

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Appendix 5 – Concept Masterplan Option 3 (with potential community facility land)

1. Introduction

- 1.1.1. On behalf of our client, David Wilson Homes East Midlands ('DWH'), Savills (UK) Limited has prepared this Promotion Document to support the submission of land to the south of Rempstone Road, East Leake (the 'Site'). This document is an updated version of the previously submitted Promotion Document (Call for Strategic Sites in 2019). This document considers the current site and policy context and includes analysis of additional technical work that has been instructed since 2019.
- 1.1.2. The Greater Nottinghamshire local authorities (Rushcliffe Borough, Broxtowe Borough, Erewash Borough, Gedling Borough and Nottingham City Councils) are currently working together to review their Aligned Local Plan Core Strategies, to cover a plan period from 2018 to 2038. The consultation on the Preferred Approach for the Greater Nottingham Strategic Plan is taking place from 3rd January to 14th February 2023. The Site is located within Rushcliffe Borough Council ('RBC') local planning authority area.
- 1.1.3. This document has been prepared to support the representations submitted to the Preferred Approach Consultation for the Greater Nottingham Strategic Plan for the Site and sets out further details in relation to the DWH site's context and the opportunities that it presents.

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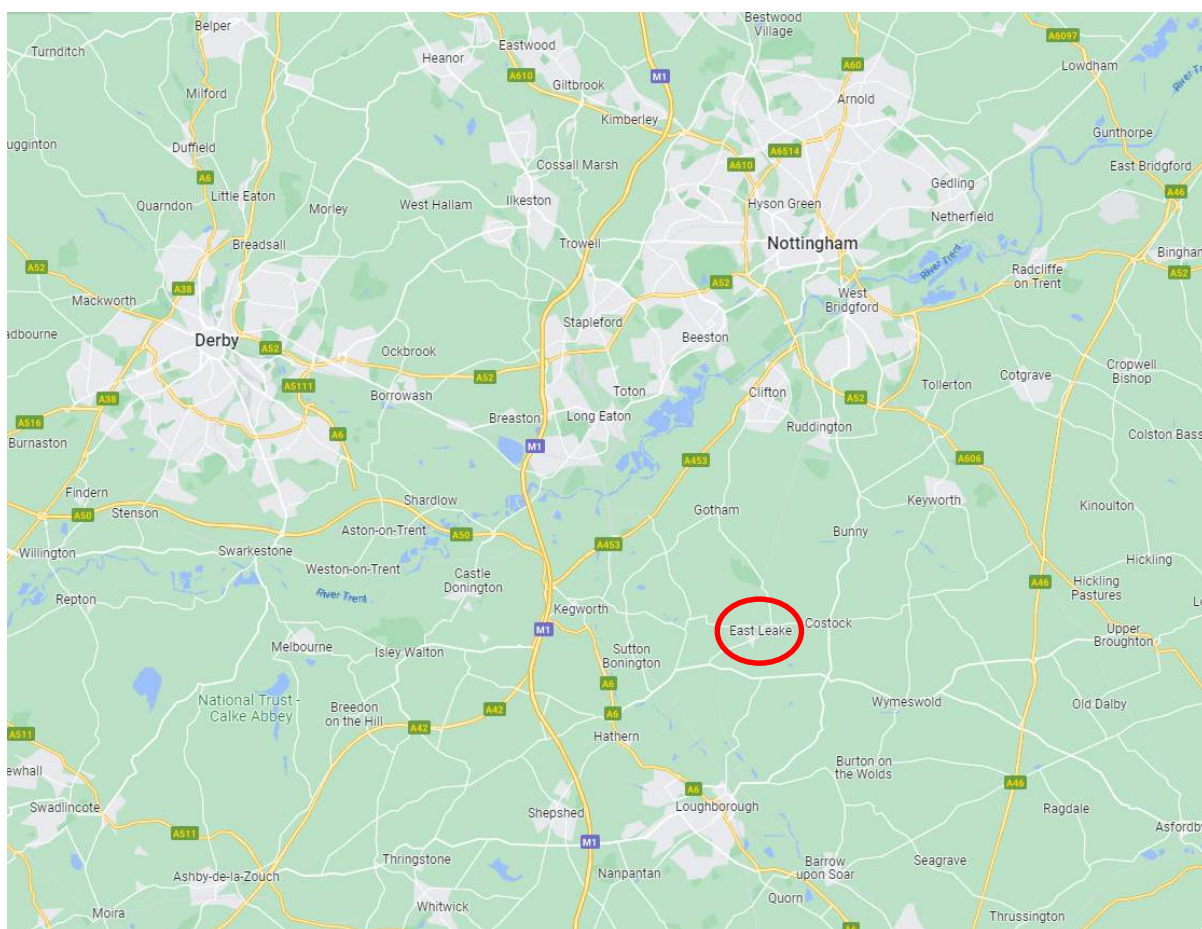


2. Site Context

2.1. Site Location

- 2.1.1. The Site is located to the south of Rempstone Road, immediately adjacent to the settlement boundary of East Leake, Nottinghamshire. East Leake is located approximately 10.9 miles south of Nottingham City Centre to the north, 4.8 miles north of Loughborough town centre and 8 miles east of East Midland's Airport (see Plan 1).

Plan 1 – DWH Site Plan Location



- 2.1.2. The Site is approximately 30 hectares (74 acres) in size and is currently in agricultural use. The Site is also approximately 0.6 miles (16 minute walk) south of East Leake Village Centre (see Plan 2 below). As shown on Plan 3 below, the Site is bound by Rempstone Road and residential properties to the north, Loughborough Road to the east and agricultural fields and woodland to the south and west.

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Plan 2: Site Context Plan



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Plan 3: Site Plan



2.2. Adjacent Uses

- 2.2.1. There is no defined settlement boundary for East Leake in the Rushcliffe Local Plan Part 1, Local Plan Part 2 or East Leake Neighbourhood Plan. The Site is immediately adjacent to residential properties and land which is currently under construction for residential development ('Meadowcroft Development' and 'The Skylarks Development' - see Plan 3).
- 2.2.2. Persimmon Homes have recently completed construction on land off Sheepwash Way (referred to hereafter as 'the Meadowcroft development') which was originally expected to deliver up to 300 dwellings (application references 12/01840/OUT, 16/01341/REM, 16/02842/REM and 17/020105/REM) but an application was approved in October 2019 on phase 3 of the development to increase the total to 347 dwellings (19/00323/FUL).
- 2.2.3. An outline application for the land to the east of the Meadowcroft development (referred to hereafter as the 'The Skylarks development') was approved at appeal for up to 235 dwellings and a primary school (application reference 16/01881/OUT). The Skylarks development is being delivered by DWH and is currently under construction. Once completed, the Site will be immediately adjacent to the urban edge of East Leake.
- 2.2.4. Planning permission for the new primary school (Millside Academy) within The Skylarks development was approved in May 2022 (Nottinghamshire County Council reference FR3/4403). A Site Plan showing the proposed location of the school within the Skylarks development is shown in Appendix 1. The school is currently under construction and is expected to be completed by September 2023. In addition to the provision of a new school within close proximity of the Site, the development of the Skylarks and Meadowcroft developments provide new pedestrian / cycle access from the Site to East Leake village centre (see the Shops, Services and Facilities Map within Appendix 2).
- 2.2.5. It is considered that development of the Site for residential uses will complement the adjacent residential uses and the Meadowcroft and Skylark developments will make the Site even more sustainable and accessible than it currently is.

2.3. Proximity to Shops, Services and Facilities

- 2.3.1. We have produced a Shops, Services and Facilities Map to demonstrate the range of facilities provided within East Leake and the proximity of the Site to these uses (see Appendix 2). The key points highlighted on the plan are as follows:

- Existing and proposed primary schools;
- Secondary school;
- Nursery / Pre-schools;
- Public Houses;
- Public Right of Way (PRoW) route;
- Post Office;
- Dentist;
- Health Centre;

- Supermarket; and,
- Bus stops.

- 2.3.2. We note that Policy H6 within the East Leake Neighbourhood Plan currently allows for housing development outside the existing village built boundary subject to a number of criteria which includes a requirement for the homes to be built on a development site to be within 1.25km walking distance of the village centre. The majority of the Site is within 1.25km walking distance of the village centre. Notwithstanding this, in reviewing RBC's adopted Local Plan requirements, to allocate new development sites, we consider that there are more factors that should be taken into account than the walking distance between a new site and the centre of the village. The ease and attractiveness of walking or cycling from a new development site on the edge of the village to the centre of the village should also be taken into consideration.
- 2.3.3. In The Skylark Development's appeal decision (paragraph 24), the Inspector states that there is an agreement between the Meadowcroft and The Skylark developments to facilitate footpath and cycle links between the PRow (which runs between the Site, The Skylarks and the Meadowcroft Development). This new link will provide a direct, surfaced and lit route from The Skylarks site to the village centre. There is an opportunity for residents on the Site to access this pedestrian link from The Skylarks access point off Rempstone Road (see Concept Masterplans in Appendix 3-5). We therefore consider that the Site is within suitable and safe walking distance to the range of shops and services provided in the village centre.
- 2.3.4. In addition to existing services in East Leake, as mentioned above, a new primary school is currently being constructed as part of The Skylarks development. This would be easily accessible and within walking distance of future residents of the Site (within 400 metres from the northern part of the Site).
- 2.3.5. DWH will also consider providing potential community uses as part of future development proposals for the Site, which could serve the residents of development both to the north and south of Rempstone Road¹ (see Concept Masterplan with community facility land within Appendix 5). The provision of an element of non-C3 uses on the Site will further enhance its sustainability.

¹ The type and size of any non-C3 uses will be influenced by the amount of development proposed, the need for such facilities and the viability of such a proposal.

3. Environmental, Heritage and Technical Opportunities

- 3.1.1. We have set out below the key environmental, heritage and technical opportunities of the Site that we consider makes it a suitable opportunity for residential development.

3.2. Housing Position

- 3.2.1. The Nottinghamshire Authorities are currently producing a joint Greater Nottinghamshire Strategic Plan. The Preferred Approach consultation document (January 2023) sets out that the proposed housing requirement for the authorities is to deliver a minimum of 49,900 homes between 2022-2038. The Nottinghamshire Authorities claim to have a housing supply of 57,932 dwellings and no further sites are proposed to be allocated within Rushcliffe planning authority area.
- 3.2.2. As part of a housebuilder consortium, DWH instructed Marrons Planning to review the proposed housing needs across Nottinghamshire. Marrons Planning have found that in order to deliver affordable housing need in full, an overall minimum requirement of 14,497 dwellings per annum would be required across Nottinghamshire which is significantly greater than the 3,119 dwellings per annum currently proposed in the Strategic Plan. The Marrons Planning report has been submitted to RBC with this Promotion Document and DWH's representations to the Preferred Approach consultation.
- 3.2.3. The Strategic Plan does not propose to allocate any additional residential sites within Rushcliffe Borough. DWH acknowledge that Rushcliffe has the greatest supply of housing (c. 14,433 dwellings) compared to their minimum housing need (9,952 dwellings) (Table 1 of the Housing Background Paper). However, given the constraints on supply identified in Nottingham City (at least 2,608 dwellings) and Gedling (at least 632 dwellings) across the plan period and the Green Belt constraints within these authorities, DWH consider that growth should be directed to key settlements in Rushcliffe which are outside of the Green Belt, such as East Leake.

3.3. Sustainable Location

- 3.3.1. To accord with the National Planning Policy Framework 2021 ('NPPF'), when identifying additional housing sites for the Strategic Plan, a presumption in favour of sustainable development should be at the heart of plan-making and decision-taking (Paragraph 10). As set out in Section 2, the Site is in a sustainable location. The site is adjacent to East Leake which is identified within the Rushcliffe Local Plan Part 1: Core Strategy as a key settlement for growth. It is also in walking distance to existing and proposed shops, services and facilities as well as being adjacent to public transport links (see shops, services and facilities map within Appendix 2). The sustainability merits of this location are supported by the recent approval of the planning applications for the Meadowcroft and The Skylark developments.
- 3.3.2. The Site is outside of the Green Belt, which is a significant development constraint around Nottingham City. The NPPF requires that Green Belt should only be released where there are exceptional circumstances (Paragraph 139). Therefore, we consider that sites outside of the Green Belt and adjacent to sustainable settlements, should be considered for development where it is demonstrated that they are deliverable. The allocation of the Site, adjacent to the sustainable settlement of East Leake, would reduce the need to release Green Belt land for housing to meet the needs of the Greater Nottingham population.

3.4. Strategic Housing Land Availability Assessment

- 3.4.1. The Site is included in Rushcliffe Borough's Strategic Housing Land Availability Assessment 2021 (SHLAA) as site reference SHLAA/EL/005. The SHLAA confirms that the land is not constrained by any significant heritage or biodiversity issues which cannot be mitigated. The SHLAA concluded that the DWH site was 'not deliverable or developable' due to the Site's location on the Rempstone Road Ridgeline and being beyond the 1.25km walking distance from the village centre. The existing ridgeline policy is discussed further in the Landscape section below but DWH do not agree that the ridgeline's shown within the Neighbourhood Plan are correct.
- 3.4.2. The SHLAA notes that the Site is beyond the 1.25km walking distance from the village. We consider that the majority of the Site, particularly the western corner adjacent to Kirk Ley Road, is within 1.25km of the village centre. Additionally, as stated in Section 2 of this report, the walking distance between the Site and the village centre will be reduced upon the completion of The Skylarks development which proposes to provide a more direct route to the village centre. The provision of the primary school on The Skylarks site will also increase the sustainability and accessibility of the Site. Therefore, DWH consider that subject to the delivery of a landscape-led design, the development of the Site should be acceptable.
- 3.4.3. The SHLAA notes that the potential yield of the Site is 120 dwellings. Having undertaken a range of technical work on the Site, including a Landscape Assessment, it is considered that the Site can deliver between 340 - 500 dwellings.

3.5. Landscape

- 3.5.1. Pegasus Group ('Pegasus') have undertaken an assessment of the Site and prepared a Landscape Appraisal. The findings in their appraisal is set out below.

Landscape Context

- 3.5.2. The Site and its surroundings are not subject to any statutory or non-statutory landscape designations. Within the Greater Nottingham Landscape Character Assessment (2009) ('LCA') the Site is in the south-western part of Draft Policy Zone (DPZ) NW02: East Leake Rolling Farmland in the Nottinghamshire Wolds Regional Character Area. The description of the area in the LCA identifies the characteristic features; condition and landscape strength of the East Leake Rolling Farmland DPZ and identifies relevant landscape actions, which should be considered when developing a landscape strategy for the Site. These have been taken into consideration in developing the Concept Masterplans (Appendix 3-5).
- 3.5.3. The 'Landscape and Visual Analysis of Development Sites' (January 2017) report, which was used to support the production of the Rushcliffe Local Plan Part 2, uses a traffic light system (as well as more detailed scoring) to determine landscape value, susceptibility and sensitivity. The Site is included as reference RBC/EL/005 and is assessed as having value of 'green', susceptibility of 'amber' and sensitivity of 'green'. Recommendations include for a 'landscape buffer' as 'the ridgeline location means that it cannot be fully mitigated'. The study notes that (Pegasus emphasis added):

“The site consists of three arable fields on the south-western tip of the village of East Leake and forms part of a ridgeline which contains the village from the south. There is a low landscape value in the study area due to the lack of both conservation and recreation interests. The landscape susceptibility is medium owing to the site forming an illogical finger of development which also brings housing onto the ridgeline and increases the prominence of the settlement as a whole in its surroundings. There is, however a low landscape sensitivity overall when taking into account the low landscape value. There are long views within the study area, but otherwise a low visual value. The site forms part of the rural setting for the village and the ridgeline setting and medium number of potential receptors contributes to a medium visual susceptibility. Overall, the visual sensitivity is low.”

- 3.5.4. Of note is that The Skylarks development (RBC reference RBC/EL/004) scored ‘amber’ for all three aspects, suggesting that this location was of higher landscape sensitivity than the Site, yet the principle of development on The Skylarks site has been supported through the approval of application reference 16/01881/OUT.
- 3.5.5. In the local context to the Site, Pegasus consider that the western edge of Rempstone Road is influenced by the existing (and emerging) settlement edge. Currently this includes a mix of two storey and 1 / 1.5 storey dwellings that front the road, facing south across the Kingston Brook valley. The Meadowcroft development includes a belt of woodland planting along its southern edge, part of which appears to be advance planting, and Pegasus consider that this will form a strong landscape buffer. The Skylarks development also includes a strong landscape buffer along this edge.

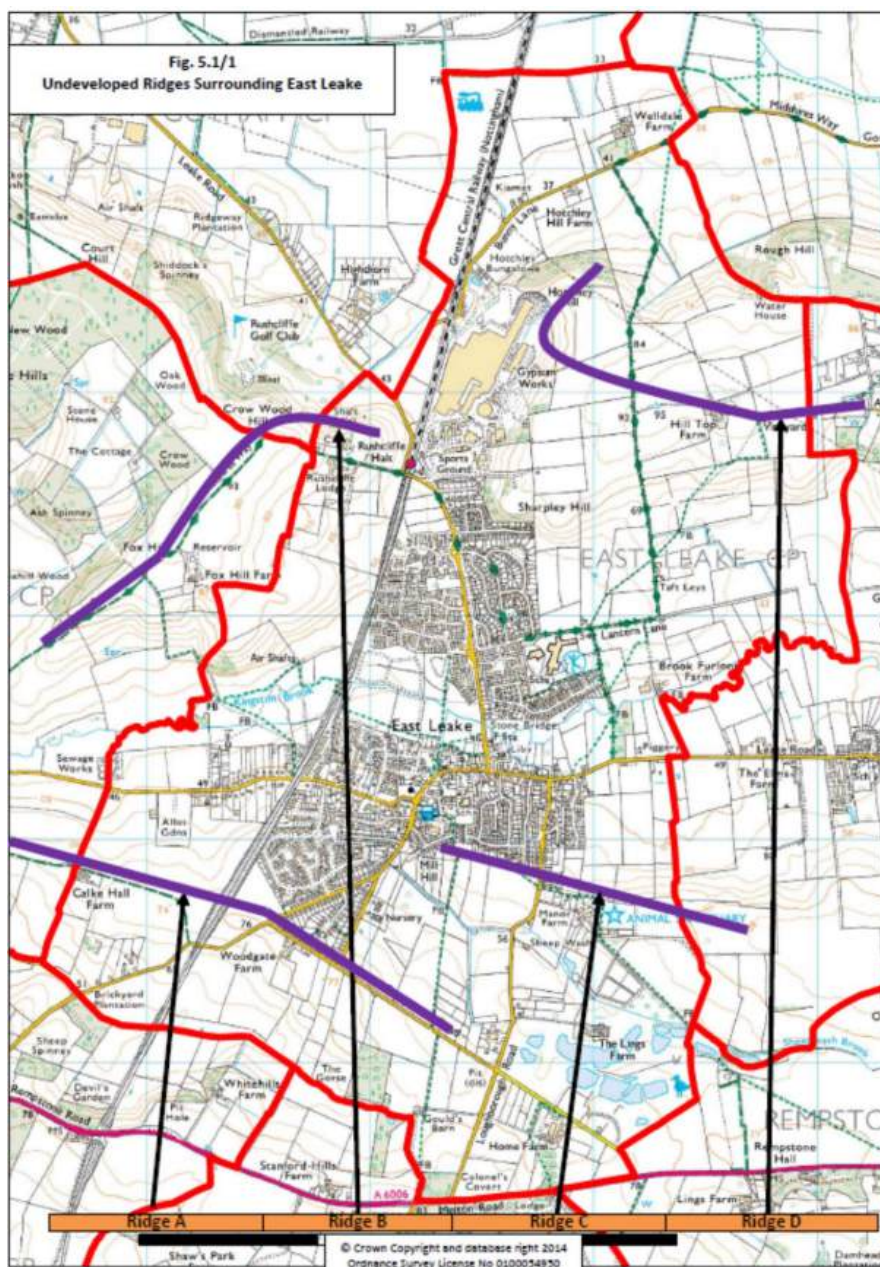
Rempstone Road Ridgeline

- 3.5.6. Pegasus have reviewed the ridgeline referred to within the SHLAA. Under the heading ‘Containment of the Built Environment’ in the East Leake Neighbourhood Plan, paragraph 5.1.3 states that “*...the undeveloped ridges surrounding the village to the south, west and north are important in providing views of countryside for many properties. Also, to a certain extent, the ridges screen sight of East Leake from outside the village. Containing the settlement within this bowl is critical to maintaining the rural aspect. The heights of any buildings within the Parish boundary on the slopes up to the ridges will be limited so as to leave a suitably sized green rim clearly visible from the village and to screen sight of the village from outside.*”
- 3.5.7. Figure 5.1/1 of the Neighbourhood Plan identifies four ‘Undeveloped Ridges Surrounding East Leake’, including Ridge A which extends southeast northwest along Rempstone Road and most of the northern boundary of the Site (see Extract 1 below). The table at paragraph 5.1.3 of the Neighbourhood Plan states that “*Ridge A runs along Rempstone Road in a WNW direction, and then swings in a more westerly direction past Calke Hall Farm. It is believed that this is the line of an old Roman Road. This ridge is the dominant southern view from the West Leake Road.*”
- 3.5.8. Policy E1 (a) of the East Leake Neighbourhood Plan states that “*The ridges within the Parish boundary marked on the map at Fig 5.1/1 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.*”

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Extract 1: Figure 5.1/1 from the East Leake Neighbourhood Plan – Undeveloped Ridges Surrounding East Leake



- 3.5.9. The justification for Policy E1 refers to the 'Greater Nottingham Landscape Character Assessment' published in 2009 and the 'East Leake Ridges – Views Assessment' document (July 2015) which was produced by the Parish Council. Pegasus does not consider that these documents provide sufficient justification and evidence for the position of Ridge A shown on Extract 1.

- 3.5.10. A topographical survey has been undertaken for the Site which shows that the topography across Ridge A is gradual and the ridgeline follows the proposed developable areas on the Concept Masterplan Options (Appendix 3-5). DWH consider that the topographical survey for the Site offers more robust evidence than the work used to support the production of the Neighbourhood Plan.
- 3.5.11. In light of the above Ridge A analysis, Pegasus consider that the approach to the existing ridgeline should be reconsidered as part of the emerging Strategic Plan process. Pegasus does not consider that Neighbourhood Plan Policy E1 is sufficiently evidenced and the overall visual sensitivity is low (as agreed in the SHLAA assessment). DWH therefore propose that the presence of the physical ridgeline should not be treated as a reason to prevent any development to the south of Rempstone Road provided that the ridgeline can be appropriately addressed through landscaping treatment and an appropriate layout. There is therefore considered to be an opportunity through this Development Plan review process to create a new Development Plan policy position that permits development in sustainable locations on the southern edge of East Leake.
- 3.5.12. When developing the concept masterplans for the Site, Pegasus recommended that existing boundary hedgerows and trees are retained and enhanced where possible. An Arboricultural Survey has been undertaken. In total, there are 2 Category A trees and 1 Category A group, 4 Category B trees and 1 Category B group, 29 Category C trees and 20 Category C groups. All of the hedgerows assessed within the Site are Category C. All of the Category A and B individual trees and groups will be retained as part of any development proposal. However, the proposed development will require the removal of existing hedgerows within the Site and in parts of the Site boundary to accommodate the proposed access points (circa 900m based on the Concept Masterplan Appendix 4 and 5). As shown on the Concept Masterplans, there is significant public open space proposed which will enable significant replacement hedgerow and tree planting.
- 3.5.13. Pegasus also recommends that built development should be set back from the eastern and northern boundaries to reflect the design of the existing housing development to the north of Rempstone Road and to minimise the influence of new housing on Loughborough Road and surrounding countryside to the east. Landscape Buffers of at least 10m including structural planting should be created along the eastern, southern and western boundaries. Structural planting is also recommended through the centre of the western part of the site to soften development in views from the south and to extend the existing woodland. The existing PRoW will also be retained and enhanced as part of the proposals. These landscape recommendations have been taken into consideration when developing the Concept Masterplans (Appendix 3-5).

3.6. Highways / Access

- 3.6.1. The Site abuts Rempstone Road. Therefore, subject to highway consultant advice, it is considered that appropriate access points could be delivered off Rempstone Road into the Site. DWH is not aware of any significant highways issues which would impact on the delivery of the Site for housing. Any improvements required to support the Site can be agreed with the local highways authority at the planning application stage.

- 3.6.2. The Site is also accessible to sustainable modes of transport. As discussed in Section 2, a pedestrian / cycle link has been agreed between the adjacent Meadowcroft and The Skylarks sites, which will provide direct links between these sites and the village centre. Future residents on the Site will also be able to use these links as The Skylarks proposes a vehicular and pedestrian access off Rempstone Road, adjacent to the Site. There are also bus stops to the north west of the Site on Kirk Ley Road and east of the Site on Rempstone Road as well as new bus stops proposed as part of The Skylarks development which will be located adjacent to the permitted access off Rempstone Road. These bus stops are all well within the suggested maximum convenient walking distance of 400m from the Site to a bus stop². These bus stops serve buses that provide a frequent services (3 an hour) to Nottingham and Loughborough (Bus no. 1).
- 3.6.3. The Inspector's Report from The Skylarks appeal determines that development on this particular site would have a negligible effect on the local highway network and the access off Rempstone Road was appropriate. Although we acknowledge that any future proposals on the Site would be accompanied by a Transport Assessment that would assess the network at the time of submission, it is important to note that at the present time, the local highway network is operating within its capacity and there were no major highways issues identified at the appeal that would negatively effect on the Site coming forward for residential development.
- 3.6.4. There is a PRoW that runs in a north / south direction in the eastern part of the Site. The PRoW runs from the Site, through The Skylarks to the village centre. This PRoW will be retained as part of any development proposals on Site.

3.7. Ecology

- 3.7.1. FPCR has produced an Ecological Report describing the ecology within and around the Site, potential impacts on ecology from the development and biodiversity improvement opportunities.
- 3.7.2. The Site is not covered by any statutory designations and there are no statutory sites within 2km of the Site or internationally classified sites within 15km. There are three Local Wildlife Sites ('LWS') and one potential LWS ('pLWS') within 1km of the Site. The closest LWSs to the site are Stanford Park LWS (500m south), West Rushcliffe District Disused Railway LWS (500m west) and Manor Farm LWS (500m north east). FPCR consider that given the intervening distance and/or lack of public access it is considered unlikely the development would result in adverse impacts on the remaining non statutory sites.

² 'Bus Services and New Residential Developments – General Highways and Urban Design Advice to Applicants and Highways Authorities', Stagecoach 2017

- 3.7.3. The Site predominately comprises arable fields bound by narrow grassland margins and hedgerows. From the site walkover and desktop review, the site is deemed to potentially support foraging and commuting bats, breeding birds, amphibians & reptiles in the field margins, badgers, invertebrates, brown hare and hedgehogs. Protected species surveys will be undertaken at a later date and any required mitigation confirmed at application stage. However, it is proposed that the development will incorporate measures to mitigate any impacts and provide habitat improvements such as bat / bird boxes, a sensitive lighting strategy, fruit / seed-bearing tree planting, attenuation features, shrub planting and log piles. There is scope to retain as many hedgerows and mature trees across the Site as possible. Where possible, these assets will be incorporated into areas of green space. Retain hedgerows / linear features could be enhanced through additional native species planting. Where their loss is required, then this will be mitigated through additional tree and / or hedgerow planting across the Site. Development at the Site has the potential to provide and enhance biodiversity within the green infrastructure by creating additional habitat types of local importance such as native mixed scrub and woodland areas with adjoining high diversity grasslands, especially in the south of the Site.
- 3.7.4. Given the significant amount of public open space shown on the Concept Masterplan (Appendix 3-5), FPCR consider that the site should be capable of achieving at least 10% biodiversity net gain. Further calculations will be undertaken once a detailed masterplan is produced at the application stage.
- 3.7.5. In summary, FPCR have not identified any ecological issues at this stage which would hinder the development potential of the Site.

3.8. Utilities

- 3.8.1. M-EC has undertaken a Utilities Assessment for the Site and proposed development. Their findings are set out below.
- Flood Water – Severn Trent Water (STW) has confirmed that the nearest sewer connection is on Woodgate Road. In order to understand the impact downstream on the network, additional flows modelling will be required.
 - Clean Water – STW has confirmed that there is sufficient capacity to supply the proposed development with clean water. The connection for the proposed development can be taken from the existing main in Rempstone Road. There is an existing main which crosses the site. An easement of 2m either side of the main (6m total) should be applied.
 - Gas – Cadent has confirmed that there is sufficient capacity in the local medium pressure gas network to supply the proposed development. Connections are to be made to the existing gas main located within Woodgate Road. Either a gas governor at the site boundary or medium pressure gas meters will be required to supply gas connections to the development. A typical plot of land for a gas governor is 5x5m. Medium pressure gas meters should be housed within individual enclosures and must be at least 3m from buildings and public areas. Each individual metering enclosure has an approximate footprint of 0.5x1m. The required gas governor or meter will be able to be accommodated within the Site.

- Electricity – National Grid Electricity Distribution has confirmed that the proposed development can connect into their existing High Voltage (11kV) network. Reinforcement of the East Leake Primary Substation will be required. An electricity substation will be required on Site. A typical plot of land required for a substation is 5x5m with 24/7 vehicle and pedestrian access. A minimum of 9m clearance should be maintained between the substation and nearest dwelling to mitigate the risk of noise disturbance. There is an overhead HV cable that cuts across the south eastern corner of the Site.
- Telecommunications – Openreach will deploy Fibre to the Premises to all new housing developments of 20 or more homes.

3.8.2. In light of the findings above, MEC do not consider that there are any utility reasons to hinder the Site's development potential.

3.9. Environmental and Heritage Designations

3.9.1. We have undertaken a high level desktop appraisal of the Site and have identified no environmental or heritage constraints on or adjacent to the Site that would impact on the Site's ability to be developed for residential use:

- Flood Zone 1 and very low risk of surface water flooding (Environment Agency Flood Map).
- No environmental designations within or adjacent to the Site (magic.defra search).
- The SHLAA identified no TPOs within the Site.
- No listed buildings or Scheduled Monuments within or adjacent to the Site (magic.defra search).
- There is a woodland located to the south of the Site – this will be retained as part of any proposed development on the Site.

3.10. Drainage

3.10.1. The site is located within Flood Zone 1 and is at very low risk from surface water flooding. Therefore, we do not foresee any issues with drainage on this site (this will be subject to further technical work).

3.11. Contamination

3.11.1. The site is a greenfield site and there are no known contamination or land stability issues (this will be subject to further technical work).

3.12. Ownership

3.12.1. The Site is under a single option by a single developer, DWH. This should result in the Site being able to be delivered quickly following allocation.

4. Potential Development Opportunity

4.1.1. The Savills Urban Design team has provided three landscape-led Concept Masterplan Options which demonstrate the proposed landscape buffers and potential development zones within the Site with and without potential community facility land (Appendix 3-5). The proposed residential zones and landscape buffers have been developed to limit the development's encroachment to the south, west, east and north east. The high level plans maintain a strong rural aspect from the east and include a robust landscape buffer along the southern edge in order to minimise views and reduce the prominence of the proposed development in any views.

4.1.2. All of the Masterplan Options show the location of Meadowcroft and The Skylark developments that have been recently constructed / under construction to the north of the Site. The proposed access points will be taken off Rempstone Road to the north with an additional access point off Loughborough road to access the eastern parcel and community facility if required.

4.2. Concept Masterplan Option 1 – Phase 1

4.2.1. The potential development area for Concept Masterplan Option 1 totals circa 9.76ha and is shown in Appendix 3. Option 1 could deliver circa 340 dwellings based on 35 dwellings per hectare ('dph').

4.2.2. This option shows significant woodland / buffer planting to the south and east of the potential development area as well as potential open space / amenity areas (13.2ha).

4.3. Concept Masterplan Option 2 – Phase 2 without a potential community facility

4.3.1. The potential development area for Concept Masterplan Option 2 totals circa 14.2ha and is shown in Appendix 4. Option 2 could deliver circa 500 units based on 35 dph.

4.3.2. Like Option 1, Option 2 also shows significant woodland / buffer planting as well as potential open space / amenity areas (15.79ha).

4.4. Concept Masterplan Option 3 – Phase 2 with a potential community facility

4.4.1. The potential development area for Concept Masterplan Option 2 totals circa 14.2ha and is split between circa 12.03ha for residential development and circa 2.17ha for a potential community facility. The Masterplan is shown in Appendix 5. Option 2 could deliver circa 420 dwellings based on 35 dph. The proposed use of the community facility can be confirmed with the Council and local community at a later stage.

4.4.2. Like Options 1 and 2, Option 3 also shows significant woodland / buffer planting as well as potential open space / amenity areas (15.79ha).

4.5. Deliverability

- 4.5.1. If allocated and depending on which option is pursued, the Site could start delivering development within the next 5 years with an approximate 10 year construction period. Subject to mitigation and design, there are currently no identified landscape, ecological, heritage, flood risk, highways / access, contamination or ownership constraints which would affect the delivery of the Site.

4.6. Community Benefits

- 4.6.1. We have reviewed East Leake Parish Council minutes for East Leake to identify whether any specific reference has been made to issues that have been raised with existing (community) facilities and/or discussions relating to potential additional community facility requirements. As well as providing homes and potentially non-C3 uses on site, the development of the Site could also potentially contribute to and / or provide the following facilities to assist the community in addressing their concerns.

- The need to alleviate pressure on school places. From our research, once the new primary school is built as part of The Skylark development there will be primary school capacity and there is existing capacity in the East Leake Academy. Should a new primary school be required to support the development of the Site, then this could be provided on site. This will be subject to further conversations with the Local Education Authority;
- Multipurpose community hub with health centre to replace the current health centre in East Leake; and,
- New Children's play area.

- 4.6.2. As part of the Concept Masterplan Option 3 (Appendix 5), potential community facility land has been identified. The specific community use can be discussed and agreed with RBC and the local community at a later date.

5. Conclusions

- 5.1.1. DWH is promoting land to the south of Rempstone Road, East Leake, for a residential allocation within the Nottinghamshire Strategic Plan. The Site is located within RBC Local Planning Authority Area.
- 5.1.2. The Site is located immediately adjacent to East Leake which is identified within the adopted Rushcliffe Core Strategy as a key settlement for growth. The Site is immediately adjacent to two residential developments which are recently constructed and under construction and therefore DWH consider that this location is suitable for residential use. The technical work and Concept Masterplans show that the Site could deliver between 340 - 500 dwellings, a potential community facility and significant public open space.
- 5.1.3. The Site is outside of the Green Belt and is considered to be in a sustainable location due to its close proximity to the range of existing and proposed shops, services and facilities provided within East Leake as well as public transport links. Therefore, it is considered that the development of this Site would accord with national requirements that a Plan should be prepared with the objective of contributing to the achievement of sustainable development.
- 5.1.4. In light of the above, we consider that the Site offers an opportunity to deliver a sustainable development opportunity and should be allocated in order to assist the Greater Nottingham Authorities with meeting their identified housing needs.



Appendices

Land to the South of Rempstone Road, East Leake

Promotion Document



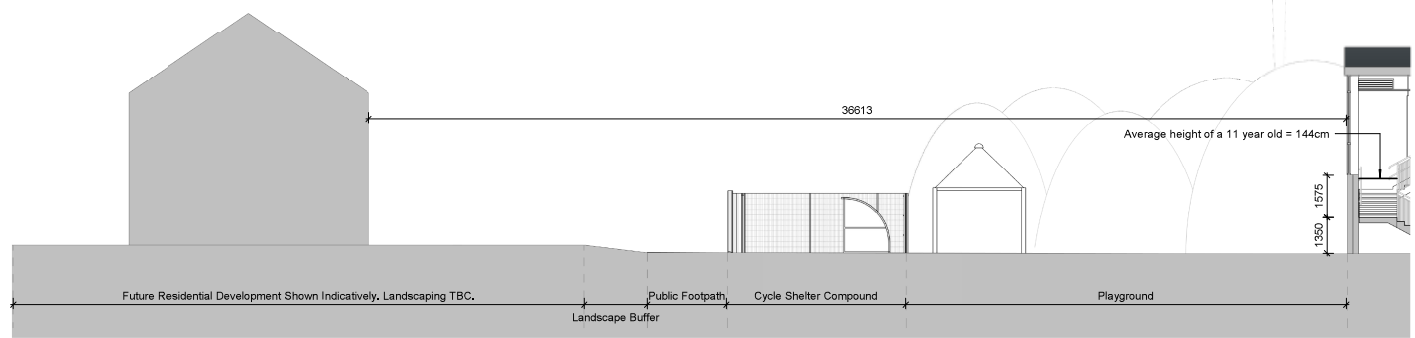
Appendix 1 – Millside Academy Site Plan



Note:
Drawing Shown for indicative context is David Wilson Homes H8112/100/02
Revision L Planning Layout Phase 2 - redline shown is part of David Wilson
Homes Application and is not applicable to this application

1 Proposed Site Plan Context Planning

1 : 1000



2 Section to Western Boundary

1 : 100

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Client
Nottinghamshire County Council

Project Name
Millside Spencer Academy

Site Address
Evans Road, Off Rempstone Road, East Leake

Project No
P230008

Drawing Title
Proposed Site Context Overall Development

Prop Ref
SC02663

Project - Originator - Functional - Spatial - Form - Discipline - Number
30008-ARC-PL-XX-D-A-101007

Status
Initial Status

Revision
P03

Status Code
S0

Sheet Size
A1

Scale
As indicated

Rev.	Date	Description	By	CHK
P03	19.04.22	Storage shed added and fencing adjusted to northern site.	KA	AW
P02	12.04.22	Section Added	KA	AW
P01	03.03.22	Planning Comments Incorporated	KA	AW

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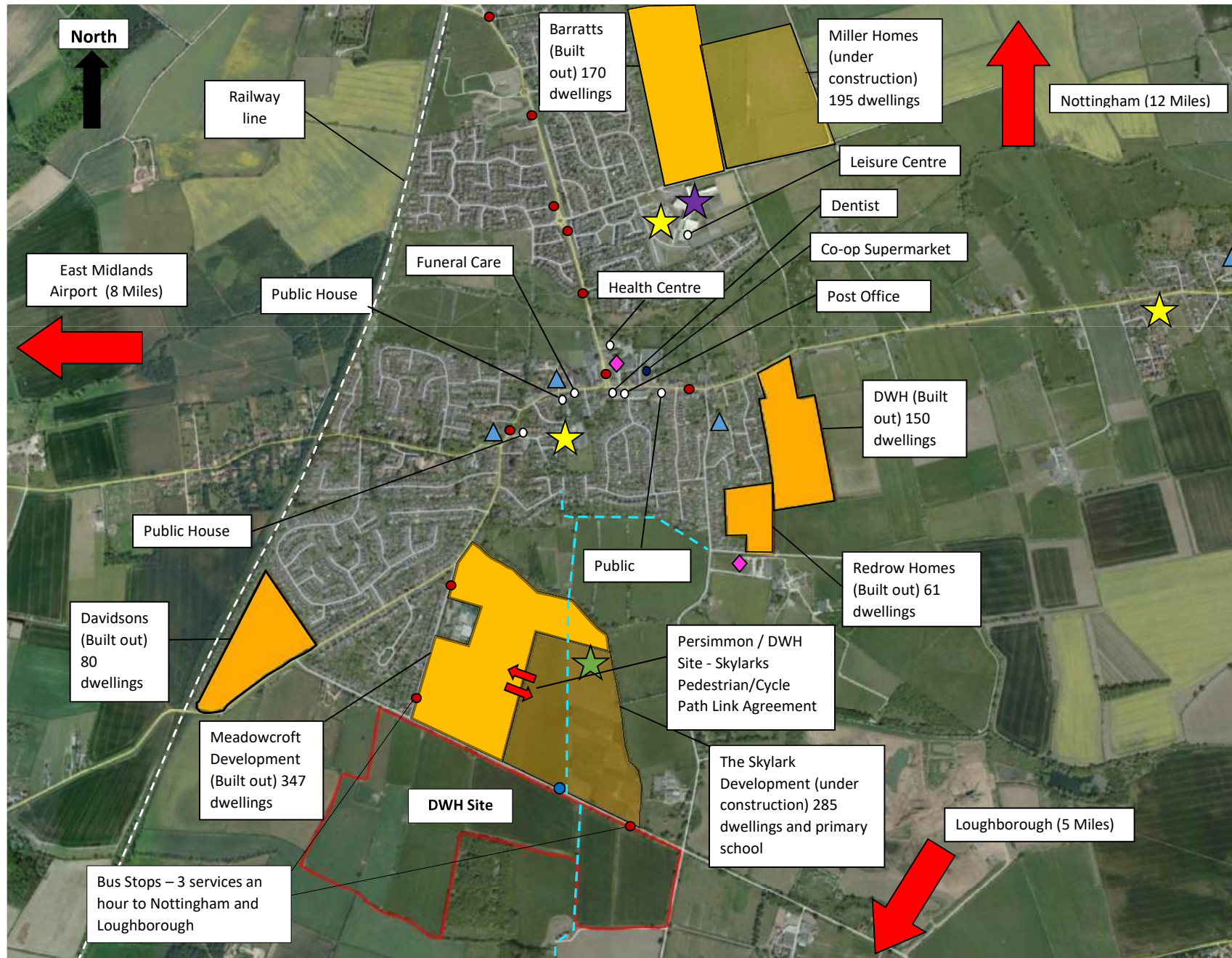
Land to the South of Rempstone Road, East Leake

Promotion Document



Appendix 2 – Shops, Services and Facilities Map, East Leake

Shops, Services and Facilities Map, East Leake



Legend

- Primary School
- Secondary School
- New Primary School (under construction)
- Nursery
- Supermarket
- Bus Stop
- Proposed Bus
- Services and Facilities
- Place of Worship
- Recently 'Built Out' Housing Development
- Proposed Housing Development (Approved / Under Construction)
- Site Boundary
- Public Right of Way from the Site to the Village Centre

Land to the South of Rempstone Road, East Leake

Promotion Document



Appendix 3 – Concept Masterplan Option 1



-  Site Boundary
29.99 ha
-  Potential Developable Area & Indicative Frontages
9.76 ha
-  Indicative Public Open Space
-  Potential Primary Vehicular Access Points
-  Retained Existing Vegetation
-  Potential Primary Road Alignment
-  Potential Secondary Road Alignment
-  Existing Public Rights of Way (PROW)
-  Retained PROW Access Points
-  Illustrative Recreational Footpath Network & Cycleway
-  Potential Pedestrian / Cycle Connections
-  Potential Location of Children's Play Space (NEAP)
-  Proposed Attenuation Basins

Rempstone Road, East Leake,

on behalf of David Wilson Homes

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drawing no.	SK01	drawing	Illustrative Framework Masterplan_Phase 1
revision	-	scale	NTS
drawn by	CJM	checked by	CM
date	Jan 2023	job no.	626860

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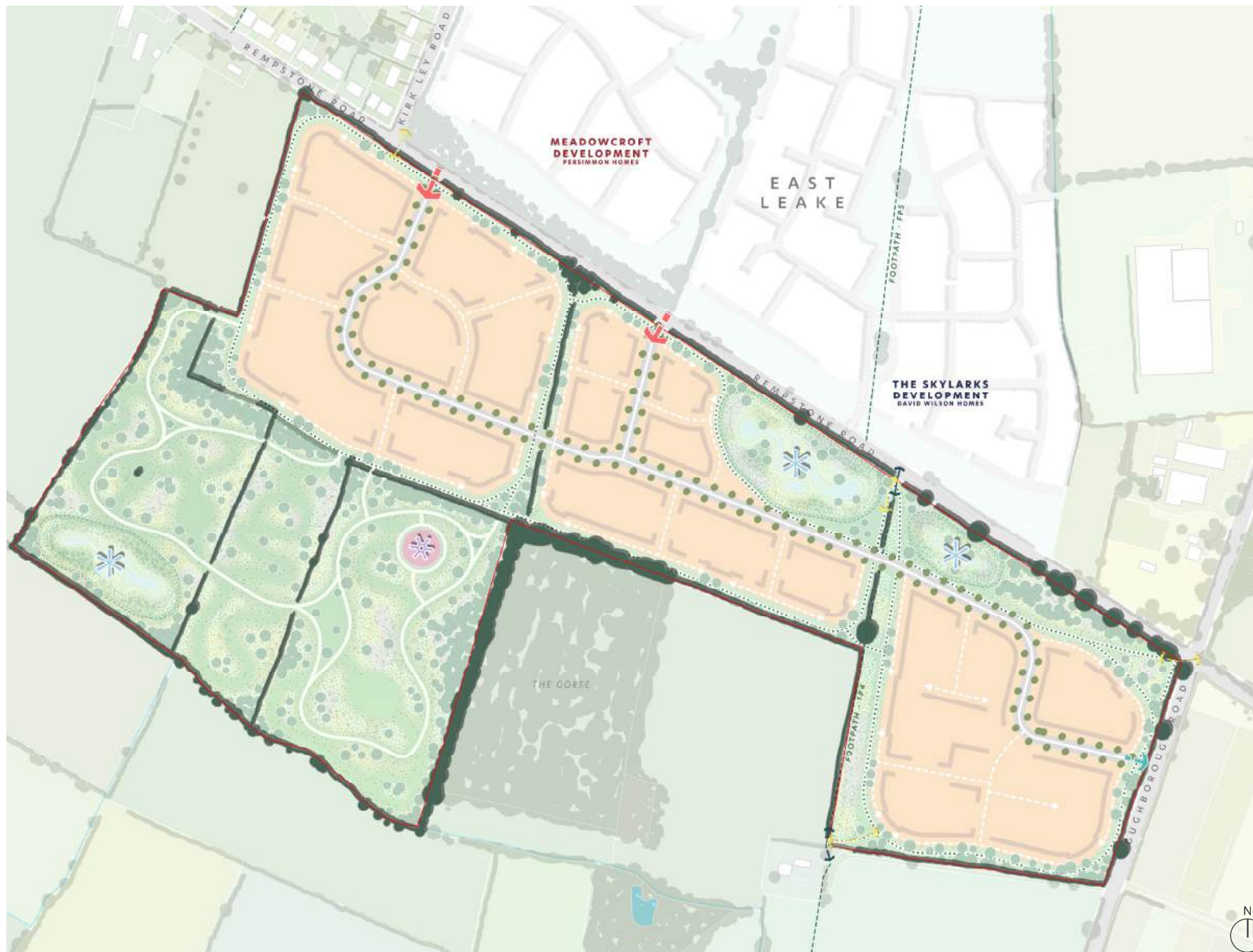
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Land to the South of Rempstone Road, East Leake

Promotion Document



Appendix 4 – Concept Masterplan Option 2



-  Site Boundary
29.99 ha
-  Potential Developable Area & Indicative Frontages **14.20 ha**
-  Indicative Public Open Space
-  Potential Primary Vehicular Access Points
-  Potential Secondary Vehicular Access Points
-  Retained Existing Vegetation
-  Potential Primary Road Alignment
-  Potential Secondary Road Alignment
-  Existing Public Rights of Way (PROW)
-  Retained PROW Access Points
-  Illustrative Recreational Footpath Network & Cycleway
-  Potential Pedestrian / Cycle Connections
-  Potential Location of Children's Play Space (NEAP)
-  Proposed Attenuation Basins

Rempstone Road, East Leake,

on behalf of David Wilson Homes

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drawing no. SK02
revision -
drawn by CJM
date Jan 2023

drawing scale NTS
checked by CM
job no. 626860

Illustrative Framework Masterplan_Phase 2

Urban
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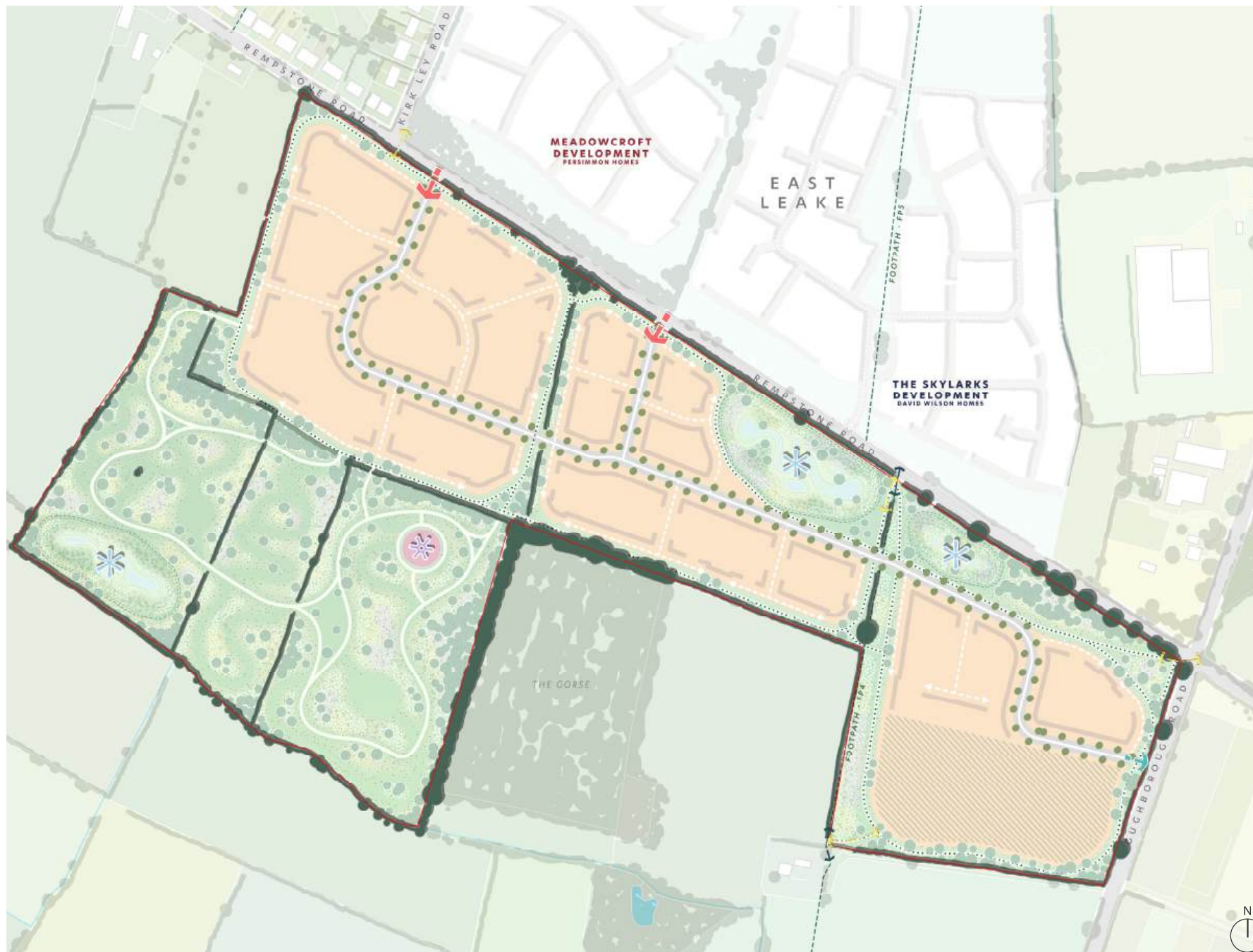
savills

Land to the South of Rempstone Road, East Leake

Promotion Document



Appendix 5 – Concept Masterplan Option 3



- Site Boundary **29.99 ha**
- Potential Developable Area & Indicative Frontages **12.03 ha**
- Potential Community Facility Land **2.17 ha**
- Indicative Public Open Space
- Potential Primary Vehicular Access Points
- Potential Secondary Vehicular Access Points
- Retained Existing Vegetation
- Potential Primary Road Alignment
- Potential Secondary Road Alignment
- Existing Public Rights of Way (PRoW)
- Retained PRoW Access Points
- Illustrative Recreational Footpath Network & Cycleway
- Potential Pedestrian / Cycle Connections
- Potential Location of Children's Play Space (NEAP)
- Proposed Attenuation Basins

Rempstone Road, East Leake,

on behalf of David Wilson Homes

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drawing no. SK03
 revision -
 drawn by CJM
 date Jan 2023

drawing scale NTS
 checked by CM
 job no. 626860

Illustrative Framework Masterplan_Phase 2 with Facility Land

Urban
Design
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