



## East Leake Neighbourhood Plan

# Summary of Policies

## For Public Consultation September 2014

### What is the Neighbourhood Plan?

A set of about 20 planning policies specific to East Leake that will be used to make decisions when future planning applications within East Leake Parish are submitted to Rushcliffe Borough Council. The policies will shape development of East Leake in the future and will have the weight of law.

### What area does it cover?

The parish of East Leake, including the built up area of the village and surrounding countryside. It extends beyond Bunny Lane in the North, to Melton Road in the South, past the burial ground on West Leake Road, North East to Bunny Hill Top and past Costock Road playing fields. There is a map in the Plan.

### Who has produced the Plan?

A team of parish councillors and residents set up by the Parish Council and supported by Rushcliffe Borough Council, Nottinghamshire County Council, Rural Community Action Nottingham, CABA (Design Council), and Planning Aid England, using government grants and direct support.

### Who decided what is in it?

It is based on the views residents expressed about planning in the Community Plan's drop-in days and questionnaire. The project team then developed a draft vision, in a leaflet distributed to residents in March 2013 for further comment.

### What does it say about building new houses?

The Neighbourhood Plan must help to meet defined housing needs for the Nottingham area. It therefore supports Rushcliffe Borough Council's proposal for a minimum of 400 new homes in East Leake in the period 2013 to 2028. It cannot oppose this, nor set a maximum number. But it will give the village more say about the location of any new homes, provision of infrastructure to support them, phasing of building, the types of homes built, provision of affordable homes, and building standards and design.

### What about developments that have already had planning permission?

The recently approved large developments are classed as part of Rushcliffe's "minimum 400" homes, but this minimum target has already been hugely exceeded. The Neighbourhood Plan will not affect these sites but once the Plan is adopted it will affect any more planning applications, giving the village more control over any further building.

### What else is in the Plan?

There are sections on:

- Business and Employment
- Transport, Communications and Traffic
- Environment
- Leisure and Play
- Conservation, History and Heritage
- The Village Centre

## HOUSING (Policies H1 to H7)



**H1** seeks adequate infrastructure to support housing growth, focussing initially on the Health Centre building, the number of available primary school places, and sewage processing capacity.

**H2** is to encourage evenly phased development of East Leake over the plan period 2013 to 2028 (recognising that this can't now be influenced in the earlier years of the period).

**H3** specifies that new homes built for sale should be of the size and type needed by households. It maintains a mixture of property types to ensure social diversity and enable families to remain in the village as they move up the housing ladder. It provides for an adequate supply of new homes for older people wishing to downsize.

**H4** helps people with an East Leake connection obtain the so called “affordable housing” element of new housing developments, i.e. the homes that are provided for social rent and part ownership schemes. (The details of this policy are under discussion with Rushcliffe Borough Council.)

**H5** reduces the impact of aircraft noise in new homes.

**H6** promotes best practice and use of national standards in the design and quality of new housing developments to help deliver East Leake's vision to remain an attractive, functional, and sustainable place to live.

**H7** is about the suitability of future sites for new housing development. It doesn't specify particular sites,

but looks at the following factors that are desirable, or to be avoided, when deciding where to build homes.

- Being in walking distance of the village centre
- Only building next to the current built up area
- Maintaining green space separation between East Leake and neighbouring villages
- Avoiding building over gypsum workings, or areas where gypsum will be mined in future
- Avoiding building on areas at risk of flooding

## BUSINESS AND EMPLOYMENT (Policies B1 to B3)



**B1** encourages a range and choice of shops, offices, and services clustered together in the village centre, within walking distance of each other, bus stops, and the car parks. Outside the village centre new proposals for retail and other services and businesses with a “shop front” will be supported where there is a good reason for them to be at that location.

**B2** provides support for small and start-up businesses and those working from home by encouraging developers to provide employment opportunities within housing schemes. Applications to provide offices, shared business facilities, and non intrusive businesses within the village are encouraged. Diversification of activities on farms is supported if it doesn't have an adverse effect on neighbours.

**B3** supports, as the only large employment site in the village, the British Gypsum site on Gotham Road, encouraging economic development here if the interests of residents nearby are protected. It controls development of new heavy industry elsewhere, discouraging movement of heavy traffic through the village centre.



## TRANSPORT, COMMUNICATIONS AND TRAFFIC (Policies T1 to T3)



**T1** expects any new development to connect well into the village by providing safe, convenient footpaths and cycle paths within the development and out towards the village centre, schools, British Gypsum site, playing fields, bus stops etc.

**T2** asks developers to contribute to improving the village's strategic network of footpaths and cycle paths. It also prevents the creation of future "ransom strips" to help join new developments to each other for pedestrians and cyclists to get between them easily.

**T3** is about developers contributing to improvements in public transport to improve access to work, health and other public services, shopping and leisure facilities.

## ENVIRONMENT (Policies E1 to E4)



**E1** helps maintain the rural aspect of the village by preserving views of the ring of undeveloped ridges surrounding East Leake. It also promotes continuing separation from West Leake, Gotham (the Ridgeway) and Costock by open green space, highlighting the areas that are important for this.

It emphasises the importance of the railway line as a village boundary.

**E2** preserves continuous green corridors for movement of wildlife, particularly along the Kingston and Sheepwash Brooks. It protects agricultural heritage features such as semi-improved pasture, ridge and furrow fields, mature trees, and ancient hedgerows. It encourages planting of additional mixed woodland and provision of roosting for bats and birds in new housing developments.

**E3** protects existing green spaces in the village and requires that new developments include green spaces, ensuring they are maintained over time. It brings the countryside into the built environment wherever possible via pedestrian routes and mini green corridors. It aims to soften the village centre and the conservation area by planting trees and shrubs.

**E4** uses a new power to define "local green spaces" which have additional protection against building. The following areas are suggested:

- Meadow Park
- Village Green and Memorial Gardens
- The Townlands Trust ridge and furrow field from the railway to Gotham road
- The ridge and furrow fields at the back of Potters Lane
- The Rest Garden opposite the Post Office
- The Glebe on Station Road

## LEISURE AND PLAY (Policies L1 and L2)

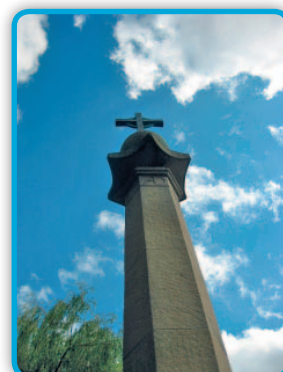
**L1** asks developers to contribute to developing the Gotham Road play area into a large, modern, challenging provision for all ages and abilities. In new developments it requests open play space and small amounts of play equipment for younger children. It protects our playing fields.



**L2** – protects existing allotments and encourages provision of more.

## CONSERVATION, HISTORY AND HERITAGE

The vision is to maintain the character of East Leake as a place with a strong sense of community and history. There is a short section on this in the Plan, but it does not contain any actual policies. The Project Team feels that the existing Conservation Area and listed building provision caters for this, provided these are reviewed at regular intervals by the Parish Council. Some of the other policies in the Plan have relevance too.



## VILLAGE CENTRE (Policies V1 and V2)



**V1** includes a map that defines an area of the village centre where different planning rules apply. Space close to the village centre for a variety of purposes is at a premium, and

if sites come up for development, only certain uses will be permitted in this area. These uses include community and health services, shops, restaurants and cafes, businesses that need a “shop front” such as solicitors and estate agents, car and bicycle parks, and homes for older people and those with limited mobility. Other, and larger, homes are better located outside the immediate village centre.

V1 also requires developments in the village centre to be sympathetic to their surroundings and complement the

unique historic character of East Leake, and of an appropriately high quality design, using materials sensitive to the local context.

**V2** seeks to improve the area of the Gotham Road/Main Street T-junction, for both pedestrians and traffic. It provides a set of objectives for a future scheme to improve the area, to be funded in part by developer contributions. The objectives of the scheme are to:

- Create a pedestrian-friendly environment and make the junction less of a barrier and hazard for pedestrians;
- Improve the arrangements for pedestrians to cross roads;
- Create uncluttered spaces surfaced with high quality materials and appropriate planting;
- Reduce traffic speeds on Main Street, and the number of vehicles on Gotham Road waiting to turn;
- Adjust the traffic priority at the T-junction to favour the dominant traffic flow;
- Increase the open pedestrian area on the east side of the shopping area to create space for community events.

## PLEASE GIVE US YOUR VIEWS

The consultation period runs from 15 Sept to 31 Oct 2014. This leaflet summarises the policies. The Plan itself contains much more explanation and refers to other documents, all to be found online at:

[www.east-leake.gov.uk/east-leake-neighbourhood-plan](http://www.east-leake.gov.uk/east-leake-neighbourhood-plan)

Printed copies are available to read at the Parish Office and Library.

Give your views on the insert sheet and return it to the Parish Office at 45 Main Street, East Leake, LE12 6PF.

If you prefer, send your comments by email to:

[plan@eastleake.net](mailto:plan@eastleake.net) or you can contact the Parish Clerk on 01509 852217 to arrange to speak to a member of the project team.

If requested, we will attend meetings of local organisations to give a presentation or to answer your questions.

### What happens after this consultation?

The Plan will be amended in light of the responses and submitted to Rushcliffe Borough Council for checking. They will publicise it for a period of at least 6 weeks for comments, and appoint an independent examiner who

will examine the Plan to ensure it satisfies all the relevant legal requirements. The examiner will also consider any representations that have been made, may hold a public enquiry, and hopefully will then recommend that the Plan can proceed to referendum with or without modifications.

### When will the Referendum happen?

The target date for the referendum is 7 May 2015, but this will depend on several factors. At the referendum, as residents of East Leake, you will have the chance to vote for or against the Plan. If more than 50% of those who vote are in favour, the Plan is then “made” and becomes law.

The project team will be in the Parish Office to explain the Plan, answer questions, and listen to and record your views.

**Friday 26 Sept 2pm to 8pm**  
**Saturday 27 Sept 9am to 2pm**

*Refreshments will be available*

*Published by the East Leake Neighbourhood Plan Project Team,  
a working group of East Leake Parish Council.*

*The Parish Office, 45 Main Street, East Leake, Loughborough, Leics LE12 6PF*

*E-mail: [parishclerk@east-leake.gov.uk](mailto:parishclerk@east-leake.gov.uk)*

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