

East Leake Neighbourhood Plan

East Leake Housing Growth – Tenure and Mix

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1. Introduction

This document considers various data sources to draw together a housing strategy to help rebalance East Leake's housing stock going forward to meet need.

The [Greater Nottingham Strategic Plan](#)ⁱ is under examination 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. Rushcliffe commenced the next local plan process in June 2026, and any further site allocations needed in key settlements could be addressed in that plan. Therefore it is considered neither necessary nor appropriate to allocate additional larger sites for general housing in the updated East Leake Neighbourhood Plan.

However the evidence below indicates that the housing mix of the homes delivered during the current plan period has not fully met all the needs of all households - there is a need to increase the availability of various specialised, targeted housing types. Furthermore the NPPF encourages Neighbourhood Plans to allocate sites of 1 hectare or less.

Going forward the evidence base for the GNSP includes the [Greater Nottingham and Ashfield Housing Needs Update 2024](#)ⁱⁱ giving guidance on what housing mix and tenures are required in the future across the Nottingham housing market area, including specialised types of housing.

2. Summary of Conclusions

- (a) 1327 homes have been built in the plan period to date, increasing the housing stock in East Leake by around 50%.
- (b) 34% of these were “affordable” and 66% for sale on the open market.
- (c) The housing mix of the “affordable” element was broadly in line with the Rushcliffe Local Plan requirement.

- (d) The housing mix of the open market element overall did not comply with the evidenced need in policy H3 of the Neighbourhood Plan, being significantly biased towards larger homes at the expense of smaller.
- (e) No open market bungalows were delivered.
- (f) No one-bedroom open market homes were delivered.
- (g) No accommodation for older people (care homes, assisted living, sheltered housing) was delivered.
- (h) Tenure of the affordable element was broadly delivered in line with the targets in the Core Strategy.
- (i) In any future housing developments in East Leake, targets in the [Greater Nottingham and Ashfield Housing Needs Assessment Update 2024](#) ⁱⁱⁱ for one and two bedroom homes, rental properties, and homes for older people should be fully met as a minimum, and exceeded if possible to help rebalance the housing stock.
- (j) National and local plan policy targets for wheelchair adapted/adaptable homes in all tenures should be met as a minimum and exceeded if possible.

3. Analysis of East Leake Housing Delivery in Current Plan Period (2013-28)

3.1. Housing Growth

In 2012 individually numbered copies of the [Community Plan Group Questionnaire](#) were systematically delivered to every home in East Leake. The number of homes at that time is therefore accurately known to be 2748^{iv}. At that time there was little growth under way, two major estates on Gotham Road having completed earlier. [Rushcliffe Core Strategy](#)^v allocated a minimum of 400 homes to East Leake as a “key settlement”.

Nine large housing developments were approved during 2012-2017, totalling 1327 homes (see analysis in Appendix 1), and at the current time, June 2026, the last of these is nearing completion. Data has been collated from the final housing layouts on the Rushcliffe planning portal for each of the 9 sites and is included at Appendix 1. Smaller windfall sites delivered during the same period have not been analysed in detail and are estimated at 15-20 additional homes.

In terms of number of homes, the overall growth of the village during the plan period to date is thus established as around 49%.

3.2. Open Market and Affordable Homes

Planning policy at the start of the period required 30% affordable homes, and this was reduced on adoption of the [Rushcliffe Core Strategy](#)^{vi} to 20%. Of the 9 sites analysed:

- One site (190 homes) came forward as all affordable housing.
- One site (28 homes) was able to waive its affordable obligation on viability grounds with payment of a commuted sum.
- One site (14 homes) fell below the threshold at the time of 15 homes for affordable housing.
- The other sites delivered 20% or 30% affordable.

The overall affordable and market split is as follows:

	Number	%
Affordable	451	34%
Market	876	66%

3.3. Housing Mix

Analysis of the planning layouts of the nine developments gives the following breakdown of house types:

AFFORDABLE - MIX							
	1 bed flats etc	1 bed bung	2 bed bung	2 bed house/apt	3 bed house	4 bed house	5 bed house
Number of homes	39	1	32	174	177	28	0
% of affordable homes	8.6	0.2	7.1	38.6	39.2	6.2	0
% of total homes	2.9	0.1	2.4	13.1	13.3	2.1	0.0

FOR SALE ON OPEN MARKET - MIX						
	1 bed	1 or 2 bed bung	2 bed house	3 bed house	4 bed house	>4 bed house
Total number	0	0	109	301	417	49
% of open market homes	0.0	0.0	12.4	34.4	47.6	5.6
% of total homes	0.0	0.0	8.2	22.7	31.4	3.7

Rushcliffe specifies the required mix of house types for the affordable homes during the planning application process, but the mix for the open market homes is decided by the developer. On the nine sites studied developers have tended to favour larger detached homes as they presumably assess these to be more profitable and/or saleable.

The average number of bedrooms for the affordable homes delivered in East Leake is 2.4 as opposed to 3.5 for houses for sale on the open market. No one-bedroom open market homes have been delivered, and no open market bungalows of any size. No accommodation for older people (care homes, assisted living, sheltered housing etc) has been delivered during the period in either the affordable or open market side.

This issue of larger homes dominating the market mix was recognised during the drafting of the Neighbourhood plan and policy H3 was included to influence the mix. This policy was underpinned by [work commissioned externally](#) which concluded that 71% of the projected requirement was for one and two bed properties and 29% for 3 bed and larger homes.^{vii}

Policy H3 - market housing mix	
1 and 2 bedrooms, 30-40%	<i>achieved 12.4%</i>
3 bedroom, 40-60%	<i>achieved 34.4%</i>
4 bedroom, 10-20%	<i>achieved 47.6%</i>
5+ bedroom, 0-5%	<i>achieved 5.6%</i>

Policy H3 has only been partially successful in influencing the mix, largely because most of the applications were approved before the Neighbourhood Plan was adopted. After adoption policy H3 was better observed, for instance with one of the developers replanning its initial proposal to comply with the policy and providing smaller homes, increasing the density and overall number of homes. A earlier site also replanned

and increased the number of homes for its final phase – due to the larger homes not selling (one of the reasons possibly being over-supply from the other sites delivering at the same time).

It is not known how many homes have been built to wheelchair adapted or adaptable standards, but from plans approved we are aware of only one affordable bungalow and one larger market home (on a windfall site) built for wheelchair use.

3.4. Tenure Types

The required tenure for affordable homes is specified in the [Rushcliffe Core Strategy](#)^{viii} and the [Rushcliffe Affordable Housing Supplementary Planning Document](#)^{ix} as:

42% intermediate housing
39% affordable rent
19% social rent.

The delivery in East Leake during the period is broadly in line with this target.

	Number	%
Intermediate	195	43.2%
Affordable Rent	170	37.7%
Social Rent	86	19.1%

The tenure of homes sold on the open market is not known - most will be owner-occupier; it is known that some were purchased for private rental at market rents but we have no data.

4. Greater Nottingham Strategic Plan Evidence Base

Going forward, if the [Greater Nottingham Strategic Plan](#)^x is adopted its Policy 8.14 will require a different mix of affordable tenure for the wider area based on more recent evidence of housing need:

25% affordable home ownership
37.5% affordable rent
37.5% social rent

The [Greater Nottingham and Ashfield Housing Needs Assessment Update 2024](#) para 3.8.10^{xi}, recommends the following housing mix across the study area (including Rushcliffe):

	Market	Affordable Home Ownership	Affordable Housing (rented)	
			General Needs	Older persons
1-bedroom	8%	18%	24%	46%
2-bedroom	34%	42%	39%	54%
3-bedroom	41%	30%	30%	
4-bedroom	16%	10%	8%	

It is to be expected then that any housing coming forward in the area of the GNSP will be expected to meet these targets. Given the under-delivery in East Leake over the current plan period, it is particularly important that targets for 1 and 2 bedroom market homes, rental properties, and housing for older people are met (and if possible improved upon) in any future development in East Leake in order to redress the balance.

Paragraph 9.31 (and table 9.17) of the same 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).

Paragraph 1.38 of the same document states: *“Given the evidence of an ageing population and the scale of growth in those with a disability, the Councils could consider (as a starting point) requiring all dwellings (in all tenures) to meet the M4(2) standards and seek a proportion (maybe up to 5%) of all new market homes to be M4(3)(A) compliant and potentially a higher figure in the affordable sector (say 10%) to be M4(3)(B).”* Again we highlight the under-delivery in the current plan period of this type of housing.

5. East Leake Demographic Data and Market Signals

A separate document prepared for this ELNP review, entitled “Housing Needs Assessment” analyses the demographic data and housing need. It also covers market signals – this includes interviews with the 3 estate agents with offices in East Leake who give their views on the housing stock and market in the village.

Planning application references	Description	Number of homes	Date REM or FUL Approved	AFFORDABLE - TENURE				AFFORDABLE - MIX							FOR SALE ON OPEN MARKET - MIX							Total Market	% affordable
				Social rent	Shared Ownership	Affordable Rent	Total affordable	1 bed flats etc	1 bed bung	2 bed bung	2 bed house/apt	3 bed house	4 bed house	5 bed house	1-bed	2 bed bung	2 bed house	3 bed house	4 bed house	5 bed house			
12/01821/OUT 14/00815/REM	Land Off Lantern Lane Residential development of up to 170 dwellings and new primary school annexe building	170	21/08/2014	10	21	20	51	8	0	4	21	18	0	0	0	0	9	11	93	6	119	30	
13/01263/FUL	Land To South Of Meeting House Close Residential development for 61 dwellings	61	08/11/2013	3	8	7	18	2	1	1	7	7	0	0	0	0	0	8	30	5	43	29.5	
14/02313/FUL 15/01854/FUL	Woodgate Road East Leake; Erection of 80 dwellings	80	24/04/2015	0	6	10	16	4	0	2	8	2	0	0	0	0	3	23	34	4	64	20	
14/00357/FUL	Former Rabbit Farm, Gotham Road, Development of 28 Dwellings	28	31/07/2014	0	0	0	0	0	0	0	0	0	0	0	0	0	6	9	13	0	28	0	
12/01840/OUT 14/01927/VAR	Land East Off Kirk Ley Road; Residential development (150 then 300 homes) in 3 phases see below:																						
16/01341/REM	Phase 1 Reserved Matters for the construction of 78 no. dwellings and associated infrastructure	78	19/10/2016	5	5	6	16	0	0	0	11	5	0	0	0	0	7	31	24	0	62	20.5	
16/02842/REM	Phase 2 Reserved matters approval for 104 dwellings in connection with 14/01927/VAR and 12/01840/OUT	104	17/11/2016	4	9	8	21	0	0	0	10	11	0	0	0	0	11	36	33	3	83	20.2	
17/02105/REM 19/00323/FUL	Phase 3 Reserved Matters initially 118 homes, with area of 36 x 4-bed market homes replanned for 83 homes	165	02/10/2019	10	7	16	33	0	0	0	15	18	0	0	0	0	23	46	60	3	132	20	
13/02228/OUT 15/00790/NMA	(Costock Road) East off Meeting House Close; Residential Development upto 150 Dwellings ...	150	11/06/2015	10	19	16	45	7	0	4	20	12	2	0	0	0	0	31	63	11	105	30	
14/00707/OUT 15/00704/REM	Heavens - Demolition of house and outbuildings and subsequent re-development of site for up to 14 new houses ...	14	18/03/2016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	4	0	14	0	
16/01881/OUT 20/02300/REM	Land North of Rempstone Road Outline application for up to 235 dwellings...	235	31/01/2020	9	20	18	47	10	0	7	13	15	2	0	0	0	50	90	39	9	188	20	
21/03223/FUL	(Same site as 16/01881/OUT) The erection of 47 dwellings ...	47	16/06/2022	5	0	4	9	0	0	0	7	2	0	0	0	0	0	6	24	8	38	19.1	
17/02292/OUT 20/02632/REM	Lantern Lane 2 - Outline planning application for the erection of up to 195 dwellings, ...	195	12/03/2021	30	100	65	195	8	0	14	62	87	24	0	0	0	0	0	0	0		100	
	Total	1327		86	195	170	451	39	1	32	174	177	28	0	0	0	109	301	417	49	876		
	% of total homes			6.5	14.7	12.8	34.0	2.9	0.1	2.4	13.1	13.3	2.1	0.0	0.0	0.0	8.2	22.7	31.4	3.7	66.0		
	Affordable tenures as % of affordable total			19.1	43.2	37.7																	
	Affordable housing types as % of affordable total							8.6	0.2	7.1	38.6	39.2	6.2	0.0									
	Market housing type as % of market total														0.0	0.0	12.4	34.4	47.6	5.6			

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- ⁱ Greater Nottingham Strategic Plan - <https://www.gnplan.org.uk/media/dsrndti2/gnsp-publication-draft-march-2025.pdf>
- ⁱⁱ 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>
- ⁱⁱⁱ Greater Nottingham and Ashfield Housing Needs Update 2024, para 3.8.10
<https://www.gnplan.org.uk/media/5xqcj1bw/iceni-greater-nottingham-and-ashfield-housing-needs-update-2024.pdf>
- ^{iv} East Leake Community led plan - <https://east-leake.co.uk/community-led-plan/>, minutes of meeting Oct 2012
- ^v Rushcliffe Core Strategy <https://www.rushcliffe.gov.uk/media/y1pbquqz/local-plan-part-1-rushcliffe-core-strategy.pdf>
- ^{vi} Rushcliffe Core Strategy <https://www.rushcliffe.gov.uk/media/y1pbquqz/local-plan-part-1-rushcliffe-core-strategy.pdf>
- ^{vii} The Implications of Household Projections for the Mix of Housing in East Leake: 2013-2028, <https://east-leake.gov.uk/wp-content/uploads/2017/05/018-East-Leake-Housing-Mix-1.pdf>
- ^{viii} supporting paragraph 3.8.9 for Policy 8 of Local Plan Part 1 Core Strategy at
<https://www.rushcliffe.gov.uk/media/y1pbquqz/local-plan-part-1-rushcliffe-core-strategy.pdf>
- ^{ix} Rushcliffe Affordable Housing Supplementary Planning Document, adopted Feb 2022
<https://www.rushcliffe.gov.uk/media/iw2guuea/affordable-housing-spd-final.pdf>
- ^x Greater Nottingham Strategic Plan: <https://www.gnplan.org.uk/media/dsrndti2/gnsp-publication-draft-march-2025.pdf>
- ^{xi} Greater Nottingham and Ashfield Housing Needs Update 2024, para 3.8.10
<https://www.gnplan.org.uk/media/5xqcj1bw/iceni-greater-nottingham-and-ashfield-housing-needs-update-2024.pdf>