

## Rushcliffe Local Plan – Part 1: Core Strategy

### Further proposals for housing development Response Form

Your Details		Agent details (where applicable)
East Leake Parish Council	<b>Name</b>	n/a
Parish Office 45 Main St East Leake LE23 6PF	<b>Address</b>	
parishclerk@east-leake.gov.uk	<b>E-mail</b>	

### Local housing needs

Question 1			
Do you think that we are right to increase the level of proposed housing by at least 3,550 homes, which in total will mean the delivery of a minimum of 13,150 new homes in Rushcliffe between 2011 and 2028? Please tick yes or no.			
<b>Yes</b>		<b>No</b>	
If possible, please give reasons for your answer.			
No comment.			
(please continue on a separate sheet if necessary)			

## Proposed development of land south of Clifton

### Question 2

Do you think that the identified shortfall in proposed new housing in Rushcliffe should be met in part by increasing the number planned at land south of Clifton by around 500 homes and that this should be achieved without increasing the amount of land already proposed for development? Please tick yes or no.

Yes

No

If possible, please give reasons for your answer.

We have no comment on the desirability of this site as opposed to others.

We have concerns in general about the urban area of Nottingham moving towards East Leake as our rural setting is much prized by residents. The green space between Gotham and Clifton at present serves to distance East Leake from Nottingham. The smaller site would be helpful in this regard.

We have the following concerns that this site, and increasing the number of homes on it, could have adverse effects on the quality of life in East Leake:

- Increase in traffic through the village
- Increase in traffic congestion for people travelling into Nottingham
- Adverse effects on the bus service
- The effect on East Leake Academy of building (or not building) a secondary school in the development should be carefully assessed.
- Likewise any impact on other facilities, such as the Leisure Centre, caused by the relative proximity of new facilities.
- East Leake desperately needs a new Health Centre and there is call for various health services to be provided locally. Again we would not wish to see an adjacent facility denying the opportunity for East Leake's health centre to develop in this way.
- The sewage system in the area is known to be seriously under capacity, at least around East Leake. Steps should be taken to ensure that the new development has the capacity it needs, and that there will be no worsening of the situation by placing any extra pressure on any adjacent facilities.

Research into housing needs in East Leake, and the results of the Community Plan questionnaire, reveal the need for a mixture of all types of homes. Housing for older people wishing to downsize has been frequently mentioned in consultations. Development in recent years has been biased towards large detached family houses. The housing ladder is not being improved, and local families have difficulty affording first homes in the area, then moving up the ladder. Assuming a similar problem in other areas of Rushcliffe, a mix of homes to match the pattern of households should therefore be encouraged. A higher density of housing could help with this.

(please continue on a separate sheet if necessary)



### Question 3

Do you have any views on how development of land south of Clifton should look, in terms of, for example, the mix and layout of different land uses on the site, the types and level of new services and facilities on the site and their location?

See comments for question 2.

We recommend rigorous application of the Building for Life standards.

We welcome the proposal to have land for employment purposes, and would not wish to see this removed to accommodate a greater number of homes.

(please continue on a separate sheet if necessary)

Questions 4 to 8 omitted - no comment.

<b>Signed:</b>		<b>Date:</b>	
----------------	--	--------------	--

The consultation period runs from Monday 17 June 2013 until **5pm on Friday 9 August 2013**. Responses to all eight questions can be made through the Borough Council's consultation portal (see [www.rushcliffe.gov.uk/planningpolicy](http://www.rushcliffe.gov.uk/planningpolicy)), or by completing this form in writing or by e-mail and submitting it to:

Planning Policy  
Rushcliffe Borough Council  
Civic Centre  
Pavilion Road  
West Bridgford  
Nottingham  
NG2 5FE

[localdevelopment@rushcliffe.gov.uk](mailto:localdevelopment@rushcliffe.gov.uk)

**If submitting your comments in writing, please print your name clearly together with your email and postal address. Please note that we may publish all names, addresses and comments received on our website but we will not publish signatures, personal telephone numbers or email addresses.**