

**13/02228/OUT, Land off Costock Road, East Leake.**

**Response from East Leake Neighbourhood Plan Project Team**

The Rushcliffe Core Strategy allocates a minimum of 400 houses to East Leake for the period up to 2028, and the housing trajectory shows these being delivered from 2017/8 onwards, at the rate of 50 homes each year. Yet planning permission has already been granted for 471 homes, way in excess of the minimum, and building could start on these sites within the year.

The core strategy supporting studies, notably the Interim Infrastructure Delivery Plan, have been undertaken on the basis of just 400 extra homes. The groundwork has simply not been done to assess viability of any large developments at East Leake over and above this number. The Interim Infrastructure Delivery Plan describes several items of further work that are required, and to our knowledge these have not been completed to date.

- Transport modelling is urgently needed, to consider holistically the impact of the additional homes in East Leake alongside the Stanford Hall development and the huge new areas of housing planned South of Clifton and at Cotes.
- The Health Centre is a source of major concern to residents. The building is end-of-life and undersized for the existing population and certainly incapable of handling the extra patients from new developments or the extended services required in a modern local Health Centre. There are no firm plans for a new Health Centre yet, so it is at least 5 years away.
- The sewage/drainage problems in the village are another source of major concern to residents. At certain times raw sewage is allowed to overflow into the brooks, and thence when the brooks flood onto Meadow Park and the children's playground. Heavy rain has seen this happen a number of times recently. Volunteers have had to remove toilet paper from trees. The strain on the existing pumping station in the centre of the village will only increase with the proposed new housing and the development at Stanford Hall which will have its sewerage system routed to East Leake. The pumping capacity needs to be dealt with before any more homes are added.
- There are insufficient primary school places to meet demand of existing housing. The proposed Lantern Lane development will include a primary school annexe but this will cater only for the additional children from the latest Gotham Road estate plus the new Lantern Lane development. There are, as yet, no plans for primary places for children from the other three new developments at Kirk Ley, Woodgate, and Meeting House Close.

The strength of feeling in the village on these and other infrastructure issues should not be underestimated. Evidence can be seen in the report of the Community Plan Questionnaire, at <http://www.east-leake.co.uk/questionnaire.html>

We have a number of other concerns about this particular development, but request that the application be refused at this time, until the infrastructure concerns are dealt with. A planned step change in infrastructure provision is needed – the demands of so many new homes at once can no longer be dealt with by small, ad hoc, incremental improvements.

*Note that this response is from the Neighbourhood Plan Project Team, and is offered in addition to the formal response of the Parish Council via its Planning Committee.*

December 2013