

East Leake evidence review

General

Evidence can be found on the Borough Councils website at:

<http://www.rushcliffe.gov.uk/planningpolicy/localplan/supportingstudies/>

In addition, a number of documents have been produced in support of the proposed modifications to the Rushcliffe Core Strategy. These documents can be found under the examination documents tab at:

<http://corestrategy.rushcliffe.gov.uk/Backgrounddocuments/>

Policy 2 Spatial Strategy

In or adjoining East Leake (a minimum of 400 homes);

Housing

Strategic Housing Land Availability Assessment

The Strategic Housing Land Availability Assessment (SHLAA) for Rushcliffe is an assessment of a number of sites to consider whether they could be suitable for housing development. Please note that these are sites that could be suitable for development rather than sites that should be developed. The assessment is updated on an annual basis. The latest version of the assessment was published in December 2013. It can be found at:

<http://corestrategy.rushcliffe.gov.uk/media/CoreStrategy/Documents/Examinationdocuments/EX29a%20SHLAA%20Report.pdf> (Main Report)

<http://corestrategy.rushcliffe.gov.uk/media/CoreStrategy/Documents/Examinationdocuments/EX29b%20SHLAA%20maps.pdf> (Site Location Plans)

<http://corestrategy.rushcliffe.gov.uk/media/CoreStrategy/Documents/Examinationdocuments/EX29c%20SHLAA%20site%20reports%20Appendix%204.pdf> (Site Assessments)

Affordable Housing Viability Assessment: update 2013

http://corestrategy.rushcliffe.gov.uk/media/CoreStrategy/Documents/Examinationdocuments/EX21_Rushcliffe%20Viability%20Update%20Study%20-%20August%2030th%202013_final.pdf

The purpose of the assessment is to provide the Borough Council with an understanding of local housing markets in respect of affordable housing delivery.

Targets

To put itself into a sounder policy position on affordable housing, it would seem helpful to adopt a differentiated target approach, reflecting the very wide range of residual values across the district. Such an approach was set out in the 2009 report which stated that a [refined] set of targets [would] provide the following individual percentages for each market value area:

West Bridgford 40%
'Rural' 40%
Radcliffe and Gamston 35%
Ruddington and Compton Acres 30%
'Leakes' and Keyworth 25%
Bingham 20%
Cotgrave 10%

Given that viability is no weaker, and in fact significantly stronger in most scenarios, I think it appropriate that such a general approach is adopted. Taking on board the fact that there would be a large 'jump' from a single target to a (6 way) target, it may be however more appropriate to blend some areas under the same general target. Then, the following policy would seem to be appropriate:

West Bridgford and Rushcliffe Rural 40%
Radcliffe, Gamston, Ruddington & Comp Acres 30%
'Leake', Keyworth and Bingham 20%
Cotgrave 10%

POPULATION AND HOUSEHOLDS:

Sustainable Locations for Growth Study

<http://corestrategy.rushcliffe.gov.uk/media/CoreStrategy/Documents/EvidenceDocuments/ED07%20Greater%20Nottingham%20Sustainable%20Locations%20for%20Growth.pdf>

Examines the level of accessibility of existing settlements, particularly in terms of their residents access to jobs, shopping, education and other services by walking, cycling and public transport.

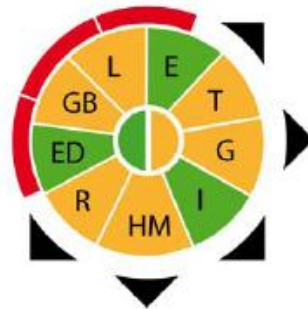
The aims of the study are to:

- Identify which settlements in Rushcliffe have higher levels of accessibility assisting the creation of a hierarchy of settlements if required
- Contribute to setting out spatial policies to apply to different settlements including to help the identification of locations for growth

- Identify where settlements fall short, for example, access to clinic facilities which can assist infrastructure planning (although it should be noted that the usage and capacity of existing facilities has not been accounted for)
- Identify if there is particular mismatch in accessibility to different types of facility.
- The purpose of this study is to identify those settlements that can provide for most of the everyday needs of local residents

RW03: East Leake (Population 6,108)

E	Environment
T	Transport and Accessibility
G	Geo-environmental
I	Infrastructure Capacity & Potential
HM	Housing Market Factors
R	Regeneration Potential
ED	Economic Development
GB	Green Belt / Strategic Policy
L	Landscape / settlement character



Potential direction of growth

South, with consideration of impact on conservation area; southwest, east, southeast and northeast. Avoid northwest due to potential for coalescence with Gotham, north due to extensive Gypsum mine and west because of the Great Central Railway barrier.

Benefits of growth

Some potential for sustainable transport

Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services.

Some local employment opportunities

Constraints to growth

Grade 2 Agricultural land

Floodplain to east and west

Coalescence with Gotham to be avoided

Gypsum mine to north

Great Central Railway acts as barrier to west.

Significant landscape constraints to east

Summary

Overall high – medium suitability for growth. Medium scores on most criteria, including transport where current accessibility is good but not on a particularly strong corridor. However, access to services score is above average and there is some forecast future capacity in education infrastructure. No overwhelming environmental constraints apart from limited east-west flood zone.

Scale: The assessment has shown that there is potential for a medium to high level of growth compared with other settlements in the Greater Nottingham sub region.

The constraints to growth, particularly the gypsum works to the north, the defensible boundary of the railway line to the west, flood risk, landscape constraints to the east and risk of coalescence with Gotham would need to be taken into consideration and any growth would need to preserve and enhance the conservation area at the core of the settlement. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework

Accessible Settlements Study for Greater Nottingham

http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/gn_accessible_settlements_feb_2010_-_final_report.pdf

The purpose of the work is to establish common means of measuring and assessing in general terms the level of accessibility of existing settlements, particularly in terms of their residents access to jobs, shopping, education and other services by walking, cycling and public transport. This study focuses purely on accessibility and not the capacities of such provision.

The work evaluates on a consistent basis across the whole study area the ease of accessibility to a range of facilities and services. These are those which would contribute to a high quality of life for people and which, if more accessible in low-carbon means for a greater number of people, would contribute to sustainable development and the objectives of the (soon to be abolished) Regional Plan and emerging Local Development Framework Core Strategy. This is one aspect of identifying more sustainable settlements.

When compared to other settlements across Greater Nottingham that are outside the main built up area, East Leake is ranked 13th out of 98 in terms of accessibility to education, Retail, Health, access to employment and access to community facilities.

ECONOMY:

INFRASTRUCTURE:

Greater Nottingham Infrastructure Delivery Plan, Rushcliffe update February 2014

<http://corestrategy.rushcliffe.gov.uk/media/CoreStrategy/Documents/Examinationdocuments/EX35%20Infrastructure%20Delivery%20Plan.pdf>

The Interim Infrastructure Delivery Plan (Interim IDP) has been produced to show the likely infrastructure requirements for those areas identified in the Rushcliffe Core Strategy, as areas for future housing growth. It has been updated as a result of the proposed modifications to the Rushcliffe Core Strategy. It provides detail on the likely infrastructure requirements for those settlements identified in the Core Strategy as areas of growth including East Leake. Work on the IDP ongoing and will be updated as more information is provided. The Interim IDP will develop into a final IDP for the whole of Greater Nottingham. Summary below of situation in relation to East Leake.

East Leake

Site Summary : ACS Designation Strategic Location

Timescale for Delivery: 6 + years

Housing Units: 400

Other Uses: tbc

IDP Constraints/Requirements

Infrastructure Category	Summary Assessment	Further Work
Transport	<p>Transport modelling underway. Integrated transport/walking and cycling package required and further review of cumulative impact on local road networks from settlement growth and SUE at land South of Clifton. Existing high frequency bus service.</p>	<p>Transport (highway/public transport and walking and cycling) requirements to be developed.</p>
Utilities	<p>Electricity - cumulative impacts of strategic locations may require additional 33kV Circuits and new 33kV primary substation in Gamston area. Waste water – no abnormal requirements subject to phasing. Water supply - no abnormal requirements subject to phasing. Gas – no abnormal requirements IT – no abnormal requirements.</p>	<p>Reserved substation site available in Gamston. Further dialogue with Western Power re cumulative impacts. Further ongoing dialogue with Severn Trent.</p>
Flooding and Flood	There are two sources of	Should development

Risk	flooding in East Leake - Kingston Brook (runs from east to west through the centre of the village) and Sheepwash Brook (runs from south to the confluence with Kingston Brook in the playing fields at the centre of the village). A number of properties fall within the flood zones in particular along Brookside.	proposals come forward within the flood zones a comprehensive flood risk assessment will be required and surface water controlled at source using sustainable urban drainage techniques. New development must not cause or exacerbate flooding problems up or downstream.
Health Facilities	Existing services recently expanded but further growth likely to require additional services. Contributions based on Principa cost calculator estimated to be £380k.	Dialogue with PCT underway. Capacity to be reviewed as detailed proposals emerge.
Education Provision	Contributions likely to be required to support additional primary and secondary places at existing local schools. Costs based on the Nottinghamshire County Council education multiplier are estimated to be £962k for primary places and £1.1m for secondary places. Capacity of school places closely linked with Land to South of Clifton – further increases in housing numbers would require full review of education provision.	Education Contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on

		opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements.	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements.	Further dialogue required on layout and mix of units.
Waste Management	No abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	Existing community services within settlement including leisure centre, library and open space.	No abnormal requirements but there may be opportunities to support local facilities as detailed proposals emerge.
Green Infrastructure	Close to Rushcliffe Golf Course SSSI. Opportunities for enhancement of green infrastructure along water courses.	Opportunities for GI and POS to be explored as detailed proposals emerge.
Contamination	No abnormal requirements	
Other	Underlain by deposits of gypsum, Till and Made Ground, and underground workings present relating to gypsum.	Desk/site investigations required as appropriate.

Indicative Assessment

No major constraints to development. Education requirements of settlement are linked with other sites and will require further review. Development proposals should avoid areas of flood risk - further dialogue with Environment Agency required as development proposals emerge. Highway and public transport proposals to be developed.

RUSHCLIFFE BOROUGH COUNCIL PUBLICATIONS:

Housing Strategy

http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/housing/rushcliffe_housing_strategy%202.pdf

Nothing specific to East Leake within Housing Strategy – it is not very helpful as it refers to the RSS targets and when we were working with the other authorities to meet this target. It does have useful information about general trends within Rushcliffe but I think these are probably in our Profile for East Leake and/or the Ward Profile

Open Space Audit

http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuildi ng/open_space_audit_2007.pdf

The aim of the Rushcliffe Open Space Audit is to provide a clear picture of current open space, sport and recreation provision across the Borough. It will be used to draw conclusions regarding the adequacy of existing provision and to form the basis for planning policies to protect and enhance existing provision and to provide new open spaces in the future. The part of the audit that relates to natural and semi natural greenspaces and green corridors will also provide the backbone for any green infrastructure development strategy that may be undertaken in the future.

Allotments	2.2ha
Amenity Green Space	3.9ha
Churchyards and cemeteries	1.8ha
Natural and semi-natural greenspace	28.8ha
Public outdoor sports facilities	11.0ha
Provision for Children and Young People	0.6ha
TOTAL	48.2ha

BOROUGH PROFILES

East Leake

http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/planningandbuildi ng/East_Leake_parish_profile.pdf

The profile contains information on:

- Local transportation
- Facilities and the economy
- The environment
- Population trends
- Housing issues
- Recent development
- Housing opportunities

East Leake is situated approximately 5 miles north of Loughborough and 10 miles south of Nottingham City Centre, in the Nottinghamshire Wolds. East Leake is divided into two parts (north/south), physically separated by a green gap set around the floodplain of Kingston Brook. Recent new housing developments have been focussed in the northern part of the village.

British Gypsum is an important local employer and is located to the north of the village.

WARD PROFILES

Produced by the housing team and provide a snapshot of information in relation to:

- age
- ethnicity
- average property prices
- household compositions
- household incomes
- the supply and demand for affordable housing both for rent and to part buy along with a range of other statistics and analysis.

The range of information available is supplementary evidence to the larger Housing Market Assessments, focusing on very localised needs at ward levels. The information dates from May 2009 soonly provides a snapshot in time at that date.

http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/housing/wardprofiles/Leake_Ward.pdf

The Greater Nottingham Landscape Character Assessment 2009

This can be found at the bottom of the following page:

<http://corestrategy.rushcliffe.gov.uk/Backgrounddocuments/Additionaldocuments/#d.en.22297>

The landscape varies considerably throughout Nottinghamshire and includes land which has been influenced greatly by coal mining operations in the north which are largely characterised by restored spoil mounding and smaller areas of more rural character, to the west of Nottingham the land is influenced more by urban developments, both large settlements and smaller villages, to the east distinctive rolling hills and to the south is a distinctive arable farmland region with few trees or woodland.

This study provides a way of assessing the varied landscapes within Greater Nottingham and contains information about the character and condition of the landscape to provide a greater understanding of what makes the landscape within Greater Nottingham special. The relevant assessments for the East Leake area are appended.

Greater Nottingham and Ashfield Water Cycle Study

<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=36680&p=0>

The report considers in more detail, the likely water related constraints and impacts of the development levels set out in the Regional Spatial Strategy for Greater Nottingham and Ashfield. The study considers a number of development scenarios and assesses the impact on clean water, wastewater, water resources, water quality and flood risk with a 'traffic light' approach. Potential mitigation/intervention measures to facilitate sustainable development are identified at a strategic level.