

Greater Nottingham Strategic Plan
Regulation 19 Consultation

Land off West Leake Road, East Leake.

On behalf of Bloor Homes Ltd.

Date: 16 December 2024 | Pegasus Ref: P22-1013

Author: Richard Brown



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Appendix

Appendix 1 – Vision Document



1. Respondent Details

1.1. These representations to the Greater Nottingham Strategic Plan have been prepared by Pegasus Group on behalf Bloor Homes East Midlands in respect of their land interests off West Leake Road, East Leake. Attached at Appendix 1 is a Vision Document for the site.



Greater Nottingham Strategic Plan Publication Stage Representation Form	Ref: (For official use only)
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Please return by 5pm Monday 16th December 2024

[You are advised to read the associated Guidance Notes](#)

Part A – Your contact details (need only be completed once)

	Personal Details	Agent's Details (if applicable)
Title	<input type="text"/>	<input type="text" value="Mr"/>
First Name	<input type="text" value="Sally"/>	<input type="text" value="Richard"/>
Last Name	<input type="text" value="Smith"/>	<input type="text" value="Brown"/>
Job Title (where relevant)	<input type="text" value="Strategic Planning Director"/>	<input type="text" value="Principal Town Planner"/>
Organisation (where relevant)	<input type="text" value="Bloor Homes"/>	<input type="text" value="Pegasus Group"/>
Address	<input type="text" value="Bloor Homes East Midlands
First Floor, 1 Wheatfield Way,
Hinckley, Leicestershire,"/>	<input type="text" value="4 The Courtyard
Lockington
Derby"/>
Post Code	<input type="text" value="LE10 1YG"/>	<input type="text" value="DE74 2SL"/>
Telephone Number	<input type="text" value="01455 248488"/>	<input type="text" value="07788 393871"/>
E-mail Address	<input type="text" value="sally.smith@bloorhomes.com"/>	<input type="text" value="Richard.brown@pegasusgroup.co.uk"/>

Which council area(s) do you live in and/or have an interest in? Please tick.

- Broxtowe
- Gedling
- Nottingham City
- Rushcliffe

2. Policy 1: Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk

1) To which part of the Strategic Plan does this representation relate?

Policy	<input type="text" value="Policy 1"/>	Paragraph	<input type="text"/>	Other	<input type="text"/>
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2) Do you consider the Strategic Plan:

- | | | |
|---|---|--|
| a) is legally compliant | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| b) is sound | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c) complies with the Duty to Co-operate | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

3) Please give details of why you consider the Strategic Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Strategic Plan or its compliance with the duty to co-operate, please use this box to set out your comments.

2.1. It is noted that Policy 1 requires:

“All new residential development (Use Classes C3 and C4, except householder development) and purpose-built student accommodation should demonstrate a minimum 63% improvement on Part L 2021 Building Regulations Target Emissions Rate (or equivalent reduction on future Building Regulations) through energy efficiency measures”.

2.2. The justification for this requirement in terms of viability lies within the Greater Nottingham Strategic Plan Carbon Policy Support (GNSPCPS) A2iii evidence base Rev5. On page 75 it states that the uplift in construction costs is calculated to be 3% compared to 2021 Part L of The Building Regulations. The uplift figure of 3% has subsequently been confirmed as an assumption in the Greater Nottingham Strategic Plan Viability study (paragraphs 5.74 to 5.76).

2.3. Bloor Homes is an experienced and leading housebuilder and considers the cost 3% uplift identified in the Greater Nottingham Strategic Plan Carbon Policy Support A2iii evidence base Rev5 to be a gross underestimate and consider the cost rise to be significantly higher.

2.4. As the Council’s GNSPCPS evidence rightly acknowledges, the Written Ministerial Statement on Energy Efficiency 13th December 2023 states that energy efficiency policies should be rejected unless:

“Well reasoned and robustly costed rationale that ensure that development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework”.



“Compared to varied local standards, these nationally applied standards provide much-needed clarity and consistency for businesses, large and small, to invest and prepare to build net-zero ready home”.

“The improvement in standards already in force, alongside the ones which are due in 2025, demonstrates the Government’s commitment to ensuring new properties have a much lower impact on the environment in the future.”

“In this context, the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations”.

- 2.5. Based on our client’s detailed understanding of building costs, we do not consider the evidence in support of energy efficiency measures is robustly costed and, taking into account other policy and infrastructure requirements in the Plan, could affect site viability and deliverability of the Plan.
- 2.6. Policy 1 is unjustified as it is not based upon robust data about the costs of energy efficiency and the requirement for energy efficiency should be deleted from Policy 1.

4) What changes do you suggest to make the Strategic Plan legally compliant, sound or meet the duty to co-operate? Please be as precise as possible.

- 2.7. Policy 1 is unjustified as it is not based upon robust data about the costs of energy efficiency and, taking into account other policy and infrastructure requirements in the Plan, could affect site viability and deliverability of the Plan.
- 2.8. The requirement for energy efficiency should be deleted from Policy 1.

5) If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

No, I do not wish to participate in the hearing session(s)



Yes, I wish to participate in the hearing session(s)

6) If you have answered **Yes**, why do you feel it is necessary to participate in the examination hearing session(s)?

We have made significant comments on the Plan and wish to discuss these during the hearing sessions.

(Continue on a separate sheet /expand box if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

3. Policy 3 Housing Target

1) To which part of the Strategic Plan does this representation relate?

Policy	Policy 3	Paragraph		Other	
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2) Do you consider the Strategic Plan:

a) is legally compliant	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
b) is sound	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
c) complies with the Duty to Co-operate	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

3) Please give details of why you consider the Strategic Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.
 If you wish to support the legal compliance or soundness of the Strategic Plan or its compliance with the duty to co-operate, please use this box to set out your comments.

Whether Policy 3 Housing Targets is Positively Prepared

- 3.1. Policy 3 was prepared in the context of the NPPF published in December 2023, but also when the Government were consulting on changes to the NPPF in July 2024 and a revised Local Housing Need for each area based upon revised standard method. In July 2024, the consultation on the NPPF proposed a set of transitional arrangements for plans that were in preparation.
- 3.2. Policy 3 Housing Targets is not positively prepared as, by failing to respond in an appropriate way to the Government’s proposed standard method for calculating Local Housing Need (July 2024), it will fail to meet the housing needs of the people in the Plan area. The fact that Policy 3 Housing Targets will also fall significantly short of the standard method Local Housing Needs confirmed by the Government in December 2024, is also evidence that the housing needs within the Plan area will not be met.
- 3.3. Rather than taking a responsible, long-term view of housing need for Greater Nottingham, the proposed housing figures for each Council area in Policy 3 have been contrived to satisfy the Government’s transitional arrangements as set out in July 2024 consultation on NPPF.
- 3.4. Our calculations show that the Government’s proposed standard method for calculating local housing needs (July 2024) mean that the Greater Nottingham area should be planning for **3,606 homes per year**, whereas Policy 3 only sets a housing target of **3,037 per year** over the plan period. If the proposed standard method figures were applied in a responsible way, then Policy 3 should have a housing target of at least **64,908** homes rather than the currently proposed **54,750** homes. Over the plan period this represents a significant difference of **10,238** homes or an 18% difference over the plan area. The standard method for Local Housing Need figures confirmed by the Government in December 2024 show that Policy 3 should

have a requirement of at least **59,526** new homes which is still significantly above the figure proposed in Policy 3.

- 3.5. It is foreseeable now that the GNSP will be immediately out of date 5 years from adoption, and the approach that is being taken is clearly deferring decisions about growth which should be taken in this Plan. The GNSP is clearly not playing its part in addressing the Government’s priority and tackling the widely acknowledged housing crisis. This is very concerning.
- 3.6. We have set out calculations in more detail below.
- 3.7. Policy 3 states that a minimum of 54,670 new homes (2023 to 2041) will be provided for, distributed as follows:

Table 3.1 Housing Target by Authority Area

Authority	Housing Target (Rounded to the nearest 10)
Broxtowe Borough Council	8250
Gedling Borough Council	8,370
Nottingham City Council	26,690
Rushcliffe Borough Council	11,360
Greater Nottingham	54,670

- 3.8. It is important context to see how the housing figures for the GNSP have evolved from the Regulation 18 Draft of the Plan in 2022 and compare this with current and proposed Local Housing Need (LHN) figures arising from the standard methodology and the proposed housing figures in the Regulation 19 consultation draft. These housing numbers are all shown as annual figures to aid comparison.

Table 3.2 Evolution of proposed Housing Requirements in Greater Nottingham Strategic Plan

	Regulation 18 Draft GNSP (2022-38)	Current Standard Method LHN	Proposed Standard Method LHN	Regulation 19 Draft GNSP (2023-41)	Confirmed Standard Method Figure December 2024
Broxtowe	390	384	658	458	621
Gedling	497	460	665	465	609
Nottingham	1,610	1,845	1,451	1,483	1,247
Rushcliffe	622	609	831	631	830
Greater Nottingham	3,119	3,299	3,606	3,037	3,307

- 3.9. The table below simply takes the annual housing figures shown above and shows the difference between current and proposed standard method LHN, Regulation 18 and 19 Drafts of the Plan and between the Government’s proposed LHN and Regulation 19 Draft of the GNSP.
- 3.10. In the context of the standard method figures for Local Housing Need published in July 2024, it can be seen that despite the proposed increase of 307 dwellings a year across the Housing Market Area, there were only very slight adjustments to the annual requirement figures for Broxtowe, Gedling and Rushcliffe so each is precisely 200 homes per year lower than the Government proposed standard method LHN figure. This was clearly calculated to ensure that the Council’s benefited from the transitional arrangements but is a cynical use of those arrangements which were clearly intended for those authorities already in the process of preparing a plan which met the current standard method figure, where this is no more than 200 lower than the new proposed numbers. This is not the case for the GNSP authorities and therefore the GNSP should be planning for those higher figures now. The shortsightedness of this approach has been further highlighted now that the Government has published the updated NPPF in December 2024, and now the authorities do not meet the new transitional arrangements, something that is considered in more detail later in this representation.
- 3.11. It is also worth noting that the proposed housing target in Policy 3 is actually significantly lower than the figure previously consulted upon at Regulation 18 stage. No justification is provided for why the annual housing figure for the Housing Market Area has been reduced by 82 a year, the consultation material only highlights that the overall figures have increased but this reflects the change in plan period. This unjustified reduction in the annual housing requirement, which fails to fully take account of the emerging local housing needs figures, cannot be argued to be positive planning.

Table 3.3 Differences Between Local Housing Need and Regulation 18, 19 Versions of the Greater Nottingham Strategic Plan

Authority	Difference Between		
	Current & Proposed LHN	Regulation 18 & 19 Draft GNSP	Proposed LHN & Reg 19 Draft GNSP
Broxtowe	+273	+68	-199
Gedling	+205	-32	-200
Nottingham	-394	-127	+31
Rushcliffe	+222	+9	-200
Greater Nottingham	307	-82	-569

- 3.12. In summary, the housing target set out in Policy 3 is not positively prepared, as it represents a lower annual housing requirement than previously consulted upon at Regulation 18 stage and lower than would be the case if the Government’s proposed or now confirmed standard method had been applied. Over the Plan period this would amount to a shortfall of between 4,856 – 10,238 dwellings. It is foreseeable now that the GNSP will be immediately out of date 5 years from adoption, and the approach that is being taken is clearly deferring decisions about growth which should be taken in this Plan.

Windfall Assumptions

- 3.13. Pages 276 to 279 Of the GNSP set out the housing trajectories for the respective Council areas and include assumptions around significant windfall:

Table 3.4 Windfall Assumptions

Local Authority	Windfall Rate Dwellings per Year / Plan Period
Broxtowe	219 / 3,285
Gedling	138 / 2,070

Nottingham City	108 / 650 / 10,074
Rushcliffe	210 / 3,150
Total	1,217 / 18,579

3.14. Windfall rates make up 34% of projected housing supply and so the GNSP is highly reliant on this to ensure delivery. The Councils have not published evidence which justifies this projection of windfall delivery and so these assumptions cannot be relied upon. The approach to windfall is therefore not consistent with paragraph 72 of the NPPF which states that:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply”.

3.15. Rather than rely on unproven levels of windfall development, the GNSP should instead allocate a supply of specific deliverable and developable sites that fully address Local Housing Needs of the authorities in the Plan.

Housing Targets and Transitional Arrangements December 2024 NPPF

3.16. Section 20 2(a) of 2004 Planning and Compulsory Purchase Act 2004 Act states that an authority must not submit a development plan document unless they think the document is ready for independent examination. For the reasons set out above, we consider the housing targets for Broxtowe, Gedling and Rushcliffe have been contrived to satisfy transitional arrangements set out under consultation draft of the NPPF (July 2024). Housing requirements have not been identified which plan positively for the Local Housing Needs of the plan area, and the Plan proposed to be submitted is obviously not ready for examination because of this fundamental shortcoming.

3.17. Furthermore, we do not consider the GNSP meets the transitional arrangements under the current (December 2024 NPPF). Paragraph 234 confirms that:

“For the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than where one or more of the following apply:

a. the plan has reached Regulation 1982 (pre-submission stage) on or before 12 March 2025, and its draft housing requirement meets at least 80% of local housing need.

b. the plan has been submitted for examination under Regulation 22 on or before 12 March 2025”.

3.18. Table 3.1 below demonstrates that Broxtowe Gedling and Rushcliffe fall below 80% of the Local Housing Need under the standard method announced in December 2024 (see column e). The GNSP does not therefore satisfy paragraph 234 (a) because it is not a “Joint Plan”, but

rather a jointly prepared Plan, where each individual Local Planning Authority adopts the Plan individually and so each individual authority does not satisfy the transitional arrangements.

Table 3.5 Comparison of Local Housing Need Figures Policy 3 Housing Targets

	(a) Standard Method Local Housing Need Figure 2024	(b) Proposed Standard Method Local Housing Need Figure July 2024	(c) Final Standard Method Figure December 2024	(d) GNSP Regulation 19 'Housing Target'	(e) GNSP Housing Target as a percentage of Local Housing Need December 2024 (column d divided by column c)
Broxtowe	384	658	621	458	73.8
Gedling	460	665	609	465	76.3
Nottingham City	1,845	1,451	1,247	1,483	118.9
Rushcliffe	609	831	830	631	76.0
Total	3,298	3,606	3,307	3,037	91.8

3.19. In the event that the authorities preparing GNSP consider that 234 (b) applies, then paragraph 236 of the December 2024 NPPF will be engaged:

"Where paragraph 234b applies, if the housing requirement in the plan to be adopted meets less than 80% of local housing need the local planning authority will be expected to begin work on a new plan, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025), in order to address the shortfall in housing need".

3.20. The December 2024 NPPF sets out a clear message that the GNSP authorities cannot avoid. If the authorities preparing the GNSP decide to proceed under paragraph 236 then they will be forced to plan for the Local Housing Needs of their area by preparing a new Plan, and it must plan positively for the Local Housing Needs. So rather than defer decisions about development, and delay the delivery of much needed housing, it makes sense to recast the development strategy in the GNSP in a way that addresses the housing crisis in a positive way.

Land off West Leake Road, East Leake.

- 3.21. Bloor Homes are promoting land at West Leake Road, East Leake for up to 600 homes.
- 3.22. East Leake is identified as Key Settlement within Policy 3 of the Rushcliffe Core Strategy and is therefore a sustainable location for growth. The amount of development proposed for this site is commensurate with East Leake's role and function within Greater Nottingham Strategic Plan area, and in addition, the site lies outside of Green Belt. This is significant given the tests set out in NPPF paragraphs 145–146.
- 3.23. Attached at Appendix 1 is a Vision Document for Land off West Leake Road, East Leake that is being promoted by Bloor Homes. This development would provide:
- Up to 600 high quality new homes, varied in size and setting.
 - Verdant tree-lined avenues connecting the site internally and creating sustainable streets;
 - A Healthcare Hub and Local Centre to provide doctors, dental, healthcare and proportionate retail space for East Leake.
 - A multi-use community facility that could be used by the Scouts & Guides and other community groups and organisations, including a community photovoltaic energy project where 100% of the provision and sale of energy powers the community facilities;
 - An outdoor Forest School;
 - Sports pitches and associated facilities;
 - A landscape led and new western development collar for East Leake, providing on-site Biodiversity Net Gain provision;
 - Public open space accessible by a variety of routes providing a widespread benefit to the locality including equipped play spaces, trim trails and a country park;
 - Frontages of new homes will overlook the proposed open space providing incidental surveillance and aligning positively with the existing and proposed landscape framework.

4) What changes do you suggest to make the Strategic Plan legally compliant, sound or meet the duty to co-operate? Please be as precise as possible.

- 3.24. Policy 3 Housing Targets should be based upon the Government's proposed standard method for calculating Local Housing Need, as without doing so, the GNSP will be immediately out of date 5 years from adoption and will not provide for the acknowledged need for new homes.

- 3.25. Rather than rely on unproven levels of windfall development, the GNSP should instead allocate a supply of specific deliverable and developable sites that fully address Local Housing Needs of the authorities in the Plan.
- 3.26. Land off West Leake Road, East Leake should be allocated for development as it is in a sustainable location, offers the potential for high quality development, lies outside of Green Belt and will make contribution to much needed homes in the Greater Nottingham area.

5) If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

No, I do not wish to participate in the hearing session(s)



Yes, I wish to participate in the hearing session(s)

6) If you have answered **Yes**, why do you feel it is necessary to participate in the examination hearing session(s)?

We have made significant comments on the Plan and wish to discuss these during the hearing sessions.

(Continue on a separate sheet /expand box if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

4. Sustainability Appraisal

1) To which part of the Strategic Plan does this representation relate?

Policy	Policy 2 and Policy 3	Paragraph		Other	
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2) Do you consider the Strategic Plan:

- | | | |
|---|---|--|
| a) is legally compliant | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| b) is sound | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| c) complies with the Duty to Co-operate | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

3) Please give details of why you consider the Strategic Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Strategic Plan or its compliance with the duty to co-operate, please use this box to set out your comments.

- 4.1. Policies 2 and 3 are not sound or legally compliant because the SA which informed the scale and distribution of new homes in the spatial strategy has not been informed clearly defined reasonable alternatives , and the conclusions of the SA conclusions are partial and imbalanced.
- 4.2. Page 32 of the [Greater Nottingham Strategic Plan Sustainability Appraisal Report September 2024](#) (GNSA) sets out the key issues for the Plan area and states that:
- “The house prices are high and there is a significant need for affordable housing provision”*
- 4.3. The GNSA states that the role of the Greater Nottingham Strategic Plan is to:
- “ensure that new affordable dwellings are provided in appropriate locations”.*
- 4.4. The appraisal of options for the scale of growth is set out in [Publication Draft: Sustainability Appraisal Appendix D: Appraisal of Objectives and Policies September 2024 \(GNSA Appendix D\)](#). page 66 sets out the options tested for housing requirements as:
- A – Nottingham City to meet their own housing need (as determined by the Government’s standard method) including the 35% uplift(applied for those urban local authorities in the top 20 cities and urban centres list).
- B – Nottingham City’s unmet need split and included within Broxtowe, Gedling and Rushcliffe’s housing targets.
- C – Nottingham City to meet as much of the 35% uplift as possible and any unmet need is not redistributed to Broxtowe, Gedling and Rushcliffe housing targets

- 4.5. The scale of growth is a very significant part of the Plan, with the amount of housing to be provided having far reaching implications for the people living the plan area, and it therefore requires serious consideration through the SA. The options listed on page 66 of GNSA Appendix D are not backed up by numerical description of how many houses would be delivered in each option and in which locations. It is also not clear that option A is a reasonable alternative as it has not been demonstrated that Nottingham City has the capacity to accommodate its need including the 35% uplift.
- 4.6. In terms of the SA objective related to housing provision, the commentary is set out on page 67 of GNSA Appendix D, however this commentary is not expressly linked to any evidence about affordability in the Plan area.
- 4.7. It is difficult to see whether the assessment in the SA is meaningful as the options are insufficiently described, and the conclusions are not based upon evidence.
- 4.8. The conclusions are set out on pages 98–99 GNSA Appendix D, under the heading of “*delivering the identified housing need*”, and there is no mention of the effects upon the affordability of new homes for option B which is the option that would likely deliver the most homes. This is a critical shortfall in the SA process as, having identified affordable housing provision for the Plan area as a key issue, the SA has failed to properly consider it as an issue.
- 4.9. Page 33 of the GNSA Appendix D sets out options for the:
- A – Retain existing policy approach as set out in the Core Strategy of urban concentration. Most development located within or adjoining the main built-up area (including adjacent to Hucknall) and Key Settlements identified for growth.*
- B – Disperse development broadly beyond the principal urban area, within existing or new settlements that are within or beyond the Green Belt.*
- C – Prioritise new development that can protect and enhance the strategic river corridors, canal corridors, the Greenwood Community Forest and urban fringe areas, and/or prioritise other blue–green Infrastructure assets.*
- D – Focus on location of new development with regard to existing and proposed transport infrastructure.*
- E – Alongside the strategic location of development, include strategic policy criteria that should be applied to proposals to ensure sustainable development, such as maximising blue and green infrastructure, meeting identified housing needs, promoting public transport and active travel, delivering compact and connected neighbourhoods, creating attractive places, and delivering economic growth.*
- 4.10. The options listed on page 33 of GNSA Appendix D are not backed up by numerical description of how many houses would be delivered in each option and in which locations. The testing of the amount and distribution of development is a key part of the justification, and the outputs of the work will only be as meaningful as the inputs of the work. The spatial expression of each option is far from clear – for instance option D states, “Focus on location of new development with regard to existing and proposed transport infrastructure”. What is being appraised here in terms of the amount of different types of development and where? Without a clear description of each option, the appraisal has negligible value in terms of understanding the sustainability effects of different spatial options.

- 4.11. This shortcomings in the SA also feeds through into decision making by the Councils approving the Plan for consultation as decision makers were not adequately informed of the sustainability implications of planning for different scales of growth.
- 4.12. The Greater Nottingham Strategic Plan is not justified as the SA has not carried out a meaningful assessment of different scales and distributions of growth for the Plan area, and which has not been linked to evidence, and with conclusions that are partial and imbalanced.

4) What changes do you suggest to make the Strategic Plan legally compliant, sound or meet the duty to co-operate? Please be as precise as possible.

- 4.13. The Sustainability Appraisal should consider spatial options for the scale and distribution of new development which test specific amounts of development in clearly defined spatial areas. The appraisals should be informed by evidence, ensure that the effects against acknowledged issues such as affordability are robustly understood, and conclusions are sufficiently comprehensive and balanced.
- 4.14. Following this work to the SA, the spatial strategy should be reviewed, and amended as necessary to ensure it is the most appropriate strategy in light of the reasonable alternatives.

5) If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

No, I do not wish to participate in the hearing session(s)



Yes, I wish to participate in the hearing session(s)

6) If you have answered **Yes**, why do you feel it is necessary to participate in the examination hearing session(s)?

We have made significant comments on the Plan and wish to discuss these during the hearing sessions.

(Continue on a separate sheet /expand box if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

5. Policy 4 The Green Belt

1) To which part of the Strategic Plan does this representation relate?

Policy Paragraph → → Other

2) Do you consider the Strategic Plan:

a) is legally compliant Yes No

b) is sound Yes No

c) complies with the Yes No

Duty to Co-operate

3) Please give details of why you consider the Strategic Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Strategic Plan or its compliance with the duty to co-operate, please use this box to set out your comments.

- 5.1. The GNSP proposes the release of significant area of Green Belt but has not clearly set out 'exceptional circumstances' as required by paragraphs 145 and 146 of the NPPF. Paragraph 146 states that:
- "the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development" (author's emphasis)*
- 5.2. In order to address the requirement in the NPPF, it would be expected that there should be a clear assessment of the land that is available for development that is not located in Green Belt and the number of homes / area of employment land that this could deliver. This information would then form the basis for examining reasonable options as required by national policy.
- 5.3. This information does not appear to be in the evidence: Preferred Approach: Green Belt Background Paper December 2022. Paragraph 7.5 of this document recognizes the NPPF requirement and identifies this as 'Stage 1' of the process. The document does not appear to have carried out Stage 1 and in any case, its date means that it would have to be brought up to date to test reasonable options in light of up-to-date Local Housing Need.
- 5.4. Without this evidence, the approach taken to Green Belt is not consistent with the NPPF and is not justified.
- 5.5. Land off West Leake Road, East Leake does not lie within Green Belt and is available, deliverable, and developable.

4) What changes do you suggest to make the Strategic Plan legally compliant, sound or meet the duty to co-operate? Please be as precise as possible.

5.6.

The Plan making authority should prepare a clear assessment of the land that is available for development that is not located in Green Belt and the number of homes / area of employment land that this could deliver. This information should then form the basis for examining reasonable options as required by NPPF paragraph 146. Following this work, the spatial strategy should be reviewed, and amended as necessary to ensure it is the most appropriate strategy in light of the reasonable options.

5) If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

No, I do not wish to participate in the hearing session(s)



Yes, I wish to participate in the hearing session(s)

6) If you have answered **Yes**, why do you feel it is necessary to participate in the examination hearing session(s)?

We have made significant comments on the Plan and wish to discuss these during the hearing sessions.

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6. Policy 17 Biodiversity

1) To which part of the Strategic Plan does this representation relate?

Policy	Policy 17	Paragraph		Other	
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2) Do you consider the Strategic Plan:

- | | | |
|---|---|--|
| a) is legally compliant | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| b) is sound | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
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If you wish to support the legal compliance or soundness of the Strategic Plan or its compliance with the duty to co-operate, please use this box to set out your comments.

- 6.1. Policy 17 states that biodiversity and ecosystem services will be protected and improved by [amongst other things]:

“requiring developments, unless exempt, to achieve a minimum net gain in biodiversity of 10% in Broxtowe, Gedling and Nottingham and 20% in Rushcliffe”. [Author’s emphasis]

- 6.2. The Greater Nottingham Strategic Plan Viability Study (September 2024) at paragraph 5.80 set out the additional development costs of achieving 20% Biodiversity Net Gain which is £200 per unit for green field locations and £100 per unit in brownfield locations. These cost assumptions are based upon [DEFRA Study](#), “Biodiversity net gain and local nature recovery Impact Assessment” (2018). These cost assumptions precede the roll out of the Biodiversity Net Gain and do not reflect the detailed understanding of BNG delivery. Indeed, the impact and costs of BNG are still evolving and so these costs are even now difficult to quantify. Evidence from the neighbouring Borough of Charnwood indicate costs of Biodiversity Net Gain units for typical grassland of £30,000, clearly showing assumptions used in the GNSP are a gross under estimate. Therefore, the costs for delivering 20% Biodiversity Net Gain that have been assumed for Rushcliffe within the Plan making authorities’ Greater Nottingham Strategic Plan Viability Study are not reliable and are not justified.

4) What changes do you suggest to make the Strategic Plan legally compliant, sound or meet the duty to co-operate? Please be as precise as possible.

- 6.3. The requirement within Policy 17 for 20% Biodiversity Net Gain for Rushcliffe is not based upon up-to-date, robust data on costs of delivery and is not justified. The requirement for 20% Biodiversity Net Gain should be removed and be replaced with the national requirement for 10% Biodiversity Net Gain.

5) If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

No, I do not wish to participate in the hearing session(s)



Yes, I wish to participate in the hearing session(s)

6) If you have answered **Yes**, why do you feel it is necessary to participate in the examination hearing session(s)?

We have made significant comments on the Plan and wish to discuss these during the hearing sessions.

(Continue on a separate sheet /expand box if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.



Appendix 1 Vision Document

Land off West Leake Road

East Leake

Vision Document

BLOOR HOMES

December 2024

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Prepared by Pegasus Group on behalf of **Bloor Homes**
Date: **DECEMBER 2024** | Contact: **AW / JF**
Document reference: **P22-1013_DE_G001E**

**PEGASUS
GROUP**

Pegasus Group
4 The Courtyard
Church Street
Lockington
Derbyshire
DE74 2SL

www.pegasusgroup.co.uk
01509 670806

BLOOR HOMES

Bloor Homes East Midlands
1st Floor Outersole House
1 Wheatfield Way
Hinckley
Leicestershire
LE10 1YG

www.bloorhomes.com
01455 248488

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED

Overview

ABOUT PEGASUS DESIGN

Pegasus Group's experience embraces all types of projects within the development industry from large scale urban extensions and strategies for area regeneration to renewable energy and residential schemes.

Our work supports planning applications, and we have an exceptional understanding of the development control process and planning policy requirements in relation to design.



ABOUT BLOOR HOMES

Bloor Homes was founded in 1962 by John Bloor. We have 58 years' of continuous experience in promoting and developing major housing scheme and associated community infrastructure across the UK.

The Company has built an enviable reputation for the identification, promotion and delivery of major strategic sites across England, and these sites provide the lifeblood of our business.

The local planning authorities with whom we work to bring forward these sites can take comfort in the fact that they are dealing with a housebuilder who will design a scheme that accounts for the practical issues associated with development, ensuring reliable delivery of new homes, community facilities and associated infrastructure.



Planning and The Need for Development

The National Planning Policy Framework (The Framework) sets out the Government's planning policies and how these should be applied.

It states that a presumption in favour of sustainable development is at the heart of the Framework so that sustainable development is pursued in a positive way.

The Framework sets out over-arching economic, social and objectives in support of this.

"to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being".

For plan-making this means promoting a sustainable pattern of development that seeks to meet the development needs of their area, align growth and infrastructure, improve the environment, mitigate climate change and adapt to its effects.

The Framework sets out the key objective for local planning authorities to deliver a sufficient supply of housing to significantly boosting the supply of homes, and that it is important that a sufficient amount and variety of land can come forward where it is needed.

Rushcliffe Local Plan Part 1: Core Strategy (adopted December 2014)

The Spatial Vision for Rushcliffe states:

"In 2028, Rushcliffe is known regionally and nationally as an area with an exceptional quality of life. It has a buoyant economy and continues to be a key sporting centre in the region with an excellent range of sporting facilities."

Policy 3 Spatial Strategy sets out the settlement hierarchy for Rushcliffe to accommodate this sustainable development. East Leake is categorised as a Key Settlement and in the 2nd most sustainable tier of hierarchy in Rushcliffe, after the main built up area of Nottingham.

East Leake lies outside of Green Belt.

Policy 10: Design And Enhancing Local Identity states that all new development should be designed to make a positive contribution to the public realm and sense of place, create an attractive, safe, inclusive and healthy environment, reinforce valued local characteristics, be adaptable to meet evolving demands and the effects of climate, change; and reflect the need to reduce the dominance of motor vehicles.

Emerging Greater Nottingham Strategic Plan

Nottingham City Council, Rushcliffe Borough Council, Gedling Borough Council and Broxtowe Borough Council are working together on a joint Greater Nottingham Strategic Plan (GNSP) and consulted on the 'Preferred Approach' for the Strategic Plan in February 2023 and carried out 'Regulation 19' Consultation in December 2024. The Councils aim to submit the GNSP to the Secretary of state in 2025 for independent examination.

It is within this planning policy context that the site is being promoted as an available, suitable and sustainable development opportunity.

Design Overview

The Land off West Leake Road, East Leake, located to the west of the village of East Leake is approximately 38.19 hectares with the potential to deliver:

- Up to 600 high quality new homes, varied in size and setting.*
- Verdant tree-lined avenues connecting the site internally and creating sustainable streets;*
- A Healthcare Hub and Local Centre to provide doctors, dental, healthcare and proportionate retail space for East Leake.*
- A multi-use community facility that could be used by the Scouts & Guides and other community groups and organisations, including a community photovoltaic energy project where 100% of the provision and sale of energy powers the community facilities;*
- An outdoor Forest School;*
- Sports pitches and associated facilities;*
- A landscape led and new western development collar for East Leake, providing on-site Biodiversity Net Gain provision*
- Public open space accessible by a variety of routes providing a widespread benefit to the locality including equipped play spaces, trim trails and a country park;*
- Frontages of new homes will overlook the proposed open space providing incidental surveillance and aligning positively with the existing and proposed landscape framework.*

1

Introduction

1.1 INTRODUCTION

This vision document has been prepared by Pegasus Group on behalf of Bloor Homes and the wider consultant team to explain the rationale behind the delivery of the site at West Leake Road, East Leake.

This Vision Document sets out the design and planning ambitions at this early stage, with flexibility to adapt and learn from the local authority's extensive knowledge to ensure proposals are positive for the local area.

The following document covers the appraisal work undertaken on the site and the conclusions that have been reached to inform an early-stage Concept Masterplan.

The document demonstrates the huge potential that the site has, to provide mixed-use growth in the area with the aim to get the site allocated in the Local Plan so this potential can be realised.

1.2 OUR APPROACH

The first step is to fully understand the site and its context. We then identify what deliverable opportunities exist to create a new community for residents. Ultimately our goal is to create beautiful, aspiring new places for people to live work and play whilst minimising carbon emissions. The West Leake Road proposals will create a new community, with facilities on their doorstep to facilitate community cohesion.

We design and deliver our schemes in close consultation with all stakeholders, local authorities, residents, business partners and local groups, and pride ourselves in maintaining clear communication and professionalism through all stages of the development process.

1. View of the site from the southern boundary



1.3 VISION

The vision for the Land off West Leake Road is to deliver a residential development, set within an enhanced landscape setting, creating and improving the public rights of way, delivering a new flexible community use area, Local Centre, Healthcare Hub and Country Park, which is a culmination of the design principles identified within this Vision Document.

It will be a truly landscape-led development, creating a new western development collar for East Leake. Retaining and enhancing the existing landscape structure and incorporating new landscape interventions that create enjoyable public open spaces, leisure and community uses for the new residents.

This document outlines how the vision for the site can be created based on the principles identified throughout the development of the Concept Masterplan and responds to the latest urban design guidance contained within the National Design Guide.

2

Understanding The Site.

2.1 EXISTING CONTEXT

The site is located on the western edge of the village of East Leake, accessed via West Leake Road, which is the main arterial road linking the village with West Leake to the west and Costock to the east.

East Leake is a large village located in the Rushcliffe district of Nottinghamshire. Situated about 15 km south of Nottingham, it serves as a commuter village with good road and transport links. The village has a mix of rural and suburban characteristics, surrounded by picturesque countryside, with easy access to urban amenities.

East Leake has a population of around 7,500 people. It offers a range of local amenities, including schools, shops, pubs, and recreational facilities. Notable landmarks include St. Mary's Church, a prominent historical building, and various green spaces like the East Leake Leisure Centre and nearby Meadow Park.

The surrounding area is largely a mix of agricultural and rural landscapes, and the village benefits from its proximity to the larger town of Loughborough and the city of Nottingham.

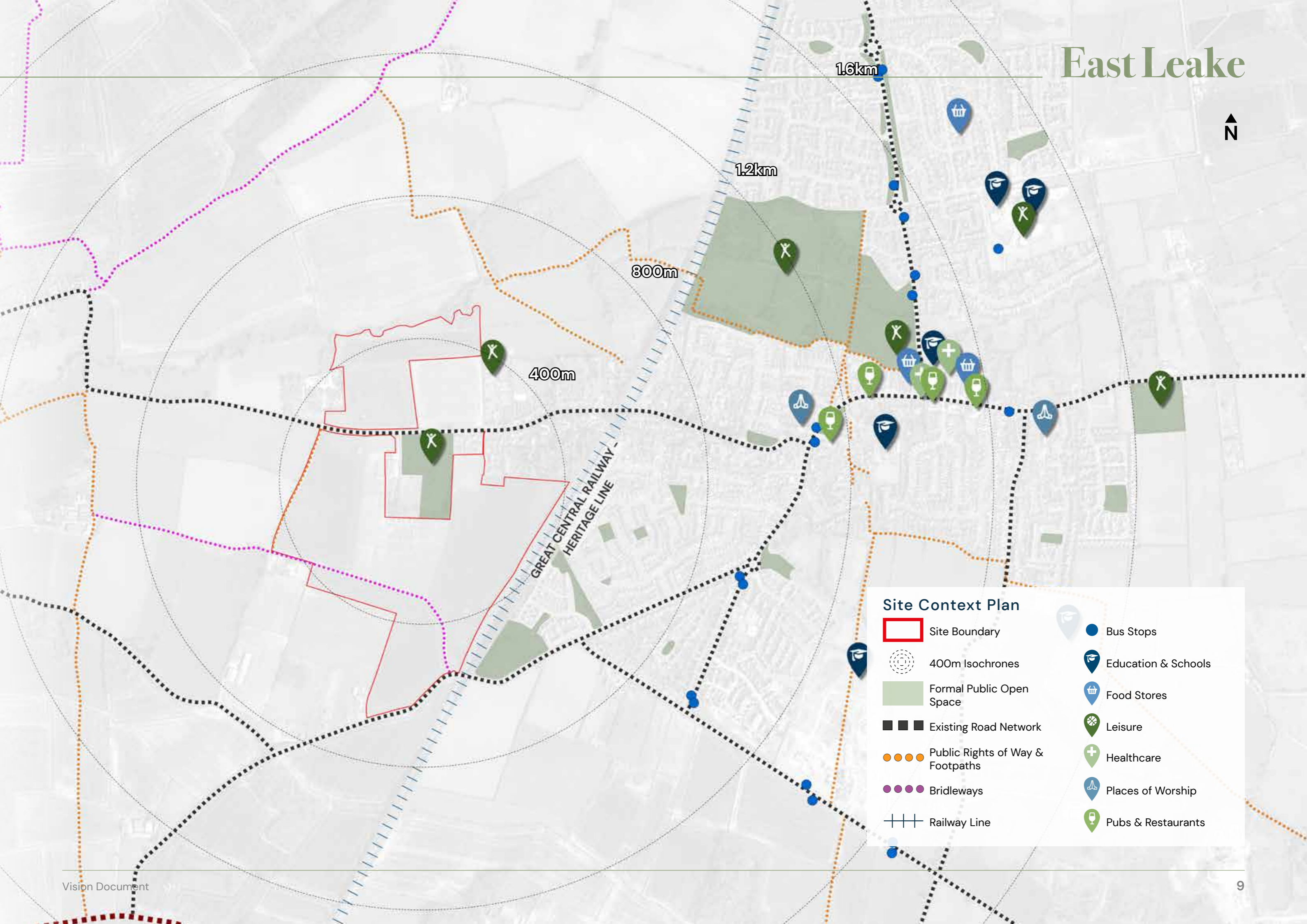
The village is well-connected by road, located close to the A60, which provides easy access to nearby towns like Loughborough (to the south) and Nottingham (to the north-east). The A46 to the east connects East Leake to other parts of the region including Newark-on-Trent to the north and Leicester to the south. The M1 is located approximately 8.5km to the west, providing direct connections to London and Leeds.

The village is served by local bus routes, providing links to nearby towns and cities. The closest train station is in Loughborough, around 7 miles away, offering regular services to Nottingham, Leicester, and London.

There are a number of pedestrian-friendly areas, and cycling is popular, with access to local trails and rural routes, enhancing its connectivity for non-vehicular travel.

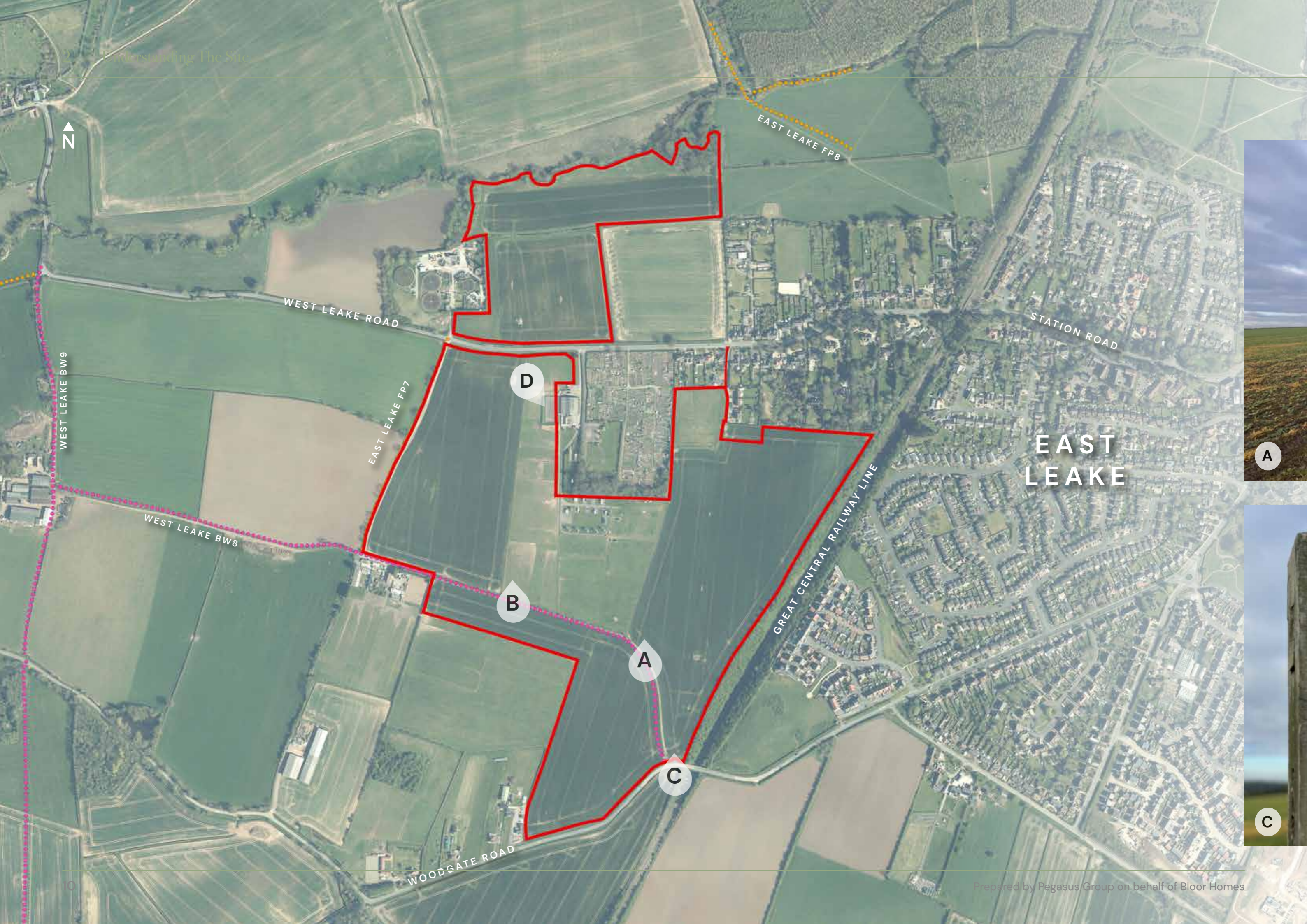
1. St Mary's Church
2. Sheepwash Brook





Site Context Plan

- Site Boundary
- 400m Isochrones
- Formal Public Open Space
- Existing Road Network
- Public Rights of Way & Footpaths
- Bridleways
- Railway Line
- Bus Stops
- Education & Schools
- Food Stores
- Leisure
- Healthcare
- Places of Worship
- Pubs & Restaurants



EAST
LEAKE



2.2 THE SITE

The overall site area is circa 38.5 hectares and mainly consists of irregular shaped agricultural fields and grassland, subdivided by existing hedgerows, forming the field boundaries. The topography gently undulates for the majority of the site, with an overall downward gradient from centre to the north and east. The land plateaus on the south-west edge of the site and falls at a steeper gradient to the south-east corner.

The site is bound/divided by West Leake Road to the north, the Great Central Railway Line to the east and Woodgate Road to the south. Agricultural fields surround the wider context of the site to the north, south and west, with the village of East Leake to the east. The site boundary in the centre of the site wraps around the existing village allotments and burial ground, which are accessed from West Leake Road.

There is an existing bridleway (East Leake BW6) that runs east to west across the site along an existing hedgerow. It connects Woodgate Road to the south-east with Manor Farm to the west, where it connects to the extensive wider network of public rights of way linking to surrounding villages including West Leake, Sutton Bonington, Gotham and Kegworth. There is a short length of public footpath (East Leake FP7) which runs along the western boundary of the site connecting into the bridleway.

There are existing residential properties adjacent to the site boundary along West Leake Road and Field End Close which sit close to the red line boundary, with the properties further to the east along West Leake Road having substantial rear gardens, setting the properties away from the site boundary.





Opportunities & Influences

- Site Boundary
- Site Contours (approximate)
- Flood Area (EA)
- Existing Trees & Hedgerows
- Allotments
- Existing Railway Line
- Built Form Offset
- Existing Public Right of Way
- Existing Bridleway
- Edge to Existing Development
- Rural Edge
- Overhead Power Lines
- Potential Vehicular Access
- West Leake Greenway
- Site Low Points
- Site High Point
- Burial Ground

2.3 OPPORTUNITIES & INFLUENCES

Site visits and assessment work by the consultant team has established a comprehensive knowledge of the site which develops into informed design principles and ultimately a Concept Masterplan. These have been summarised and shown on the plan opposite.

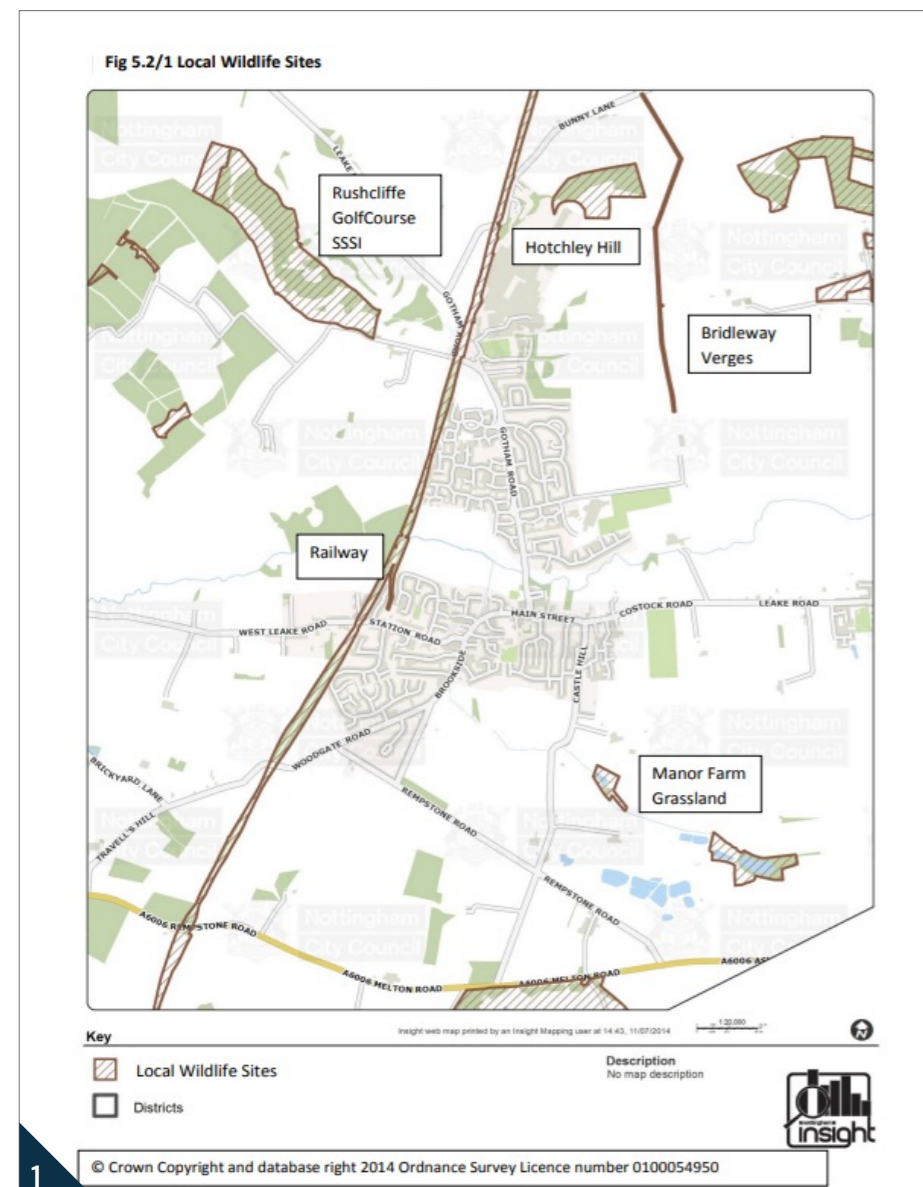
The opportunities and influences have played a critical role in informing the design proposals to ensure they are robust and deliverable whilst maximising the existing characteristics of the site.

Opportunities

- Create a landscape led development, which retains and enhances much of the existing landscape;
- Design an attractive and legible scheme which further enhances the surrounding area;
- Take advantage of views over the rural landscape;
- Provide the opportunity for good quality housing within a locally distinctive development;
- Enhance pedestrian and cycle connectivity within the site and the wider network;
- Incorporate community uses such as a new scout hut and forest school;
- A new Local Centre, with retail and Healthcare Hub;
- On site delivery of BNG; and
- Deliver a variety of play opportunities including equipped play spaces and playing fields.

Influences

- Consider The Site's existing topography;
- Existing network of Public Rights of Way;
- Proximity to the existing residential dwellings, burial ground and allotments;
- Proximity to East Leake water treatment plant;
- Take into consideration that the site is located within the area designated as countryside in the Local Plan, adjacent to the existing built-up area of the settlement
- The existing overhead power lines on the eastern edge of the site;
- The railway line and its designation as a Local Wildlife Site;
- The existing train line along the western boundary; and
- The northern most boundary of the site, north of West Leake Road falls within the EA Flood Zone 2 and 3, but the majority of the sites falls within Flood Zone 1.



3

Design Proposals



This chapter explains the principles that have been applied to aspects of the design, in accordance with the National Design Guide. This includes:

The site provides a series of unique offers that make it an attractive and deliverable option as a housing opportunity. These include:

- ① Policy compliant Affordable Housing provision, and the delivery of a high provision of single storey dwellings to meet local needs.
- ② An on-site Biodiversity Net Gain provision.
- ③ A landscape led and new western development collar for East Leake.
- ④ Country Park area.
- ⑤ A 'western round' public footpath and recreation area providing countryside walks and connections to the wider public right of way network.
- ⑥ Community Area including Scout/Guide HQ, Forest School and a community photovoltaic energy project.
- ⑦ Healthcare Hub and Local Centre to provide doctors, dental, healthcare and proportionate retail space for East Leake.



The ten characteristics of well-designed places (NDG, January 2021)



USES
Mixed and integrated



MOVEMENT
Accessible and easy to move around



BUILT FORM
A coherent pattern of development



HOMES & BUILDINGS
Functional, healthy and sustainable



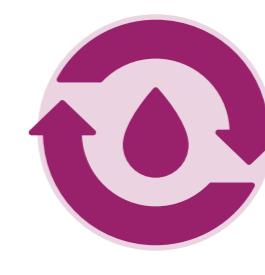
IDENTITY
Attractive and distinctive



PUBLIC SPACES
Safe, social and inclusive



NATURE
Enhanced and optimised



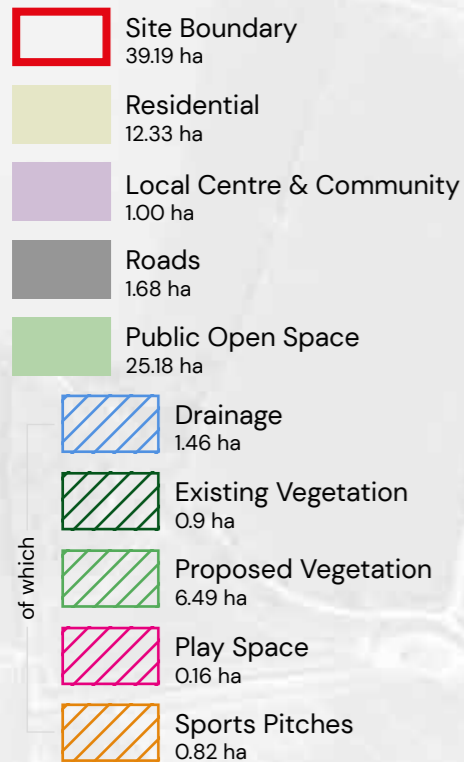
RESOURCES
Efficient and resilient



LIFESPAN
Made to last



Land Uses



3.1 USES

Residential Development

The concept masterplan currently includes approximately 12.33 ha of residential land, delivering up to 600 dwellings. This has the potential to achieve an average density of 40dph across the site.

This housing density allows for a range of dwellings across the site with varying sizes and tenures in order to accommodate a variety of household types. This will provide a hierarchy of dwellings from large detached properties with larger plots through to smaller single storey dwellings to meet the local needs and create variety in the proposed street-scape.

Public Open Space

The public open space strategy around the site seeks to retain the existing trees and hedgerows, where possible, using these existing features as the framework for the Masterplan, and the future character of the development, providing circa 25.18 ha of public open space overall. The new public spaces will provide a variety of uses from natural areas integrating leisure routes, pocket parks, natural play areas, woodland areas, community orchards, formal play spaces, and a new country park.

It is intended that Sustainable Urban Drainage (SUDs) features are integrated within the development to provide additional benefits such as visual amenity and enhanced biodiversity, whilst ensuring the surface water drainage is managed in a considered and sustainable manner.

Local Centre & Community Uses

The northern parcel of land will include a new local centre, community uses and sports pitches. This area will provide a flexible community use area including new and purpose designed Scout/Guide HQ and Forest School, including a community photovoltaic energy project where 100% of the provision and sale of energy powers the community facilities.

The Local Centre will provide a Healthcare Hub and Local Centre to provide doctors, dental, healthcare and proportionate retail space for East Leake.

922_X018_DE_004_05 - Land Use Plan	
Site Boundary	
Residential	
Local Centre & Community	
Roads & Public Open	
Drainage	
Existing Vegetation	
Proposed Vegetation	
Play Space	
Sports Pitches	



3.2 CONNECTIVITY

Pedestrian & Cycle Movement

The public rights of way network in East Leake consists of various footpaths, bridleways, and byways that provide access to the surrounding countryside and connect different parts of the village. This principle of pedestrian and cycle connectivity is incorporated into the movement strategy within the site, creating a legible and extensive network of footpaths and cycleways.







These routes are an integral part of the overall movement strategy, encouraging use of the public open space and providing opportunities for users of all ages and abilities to move safely and conveniently around The Site.

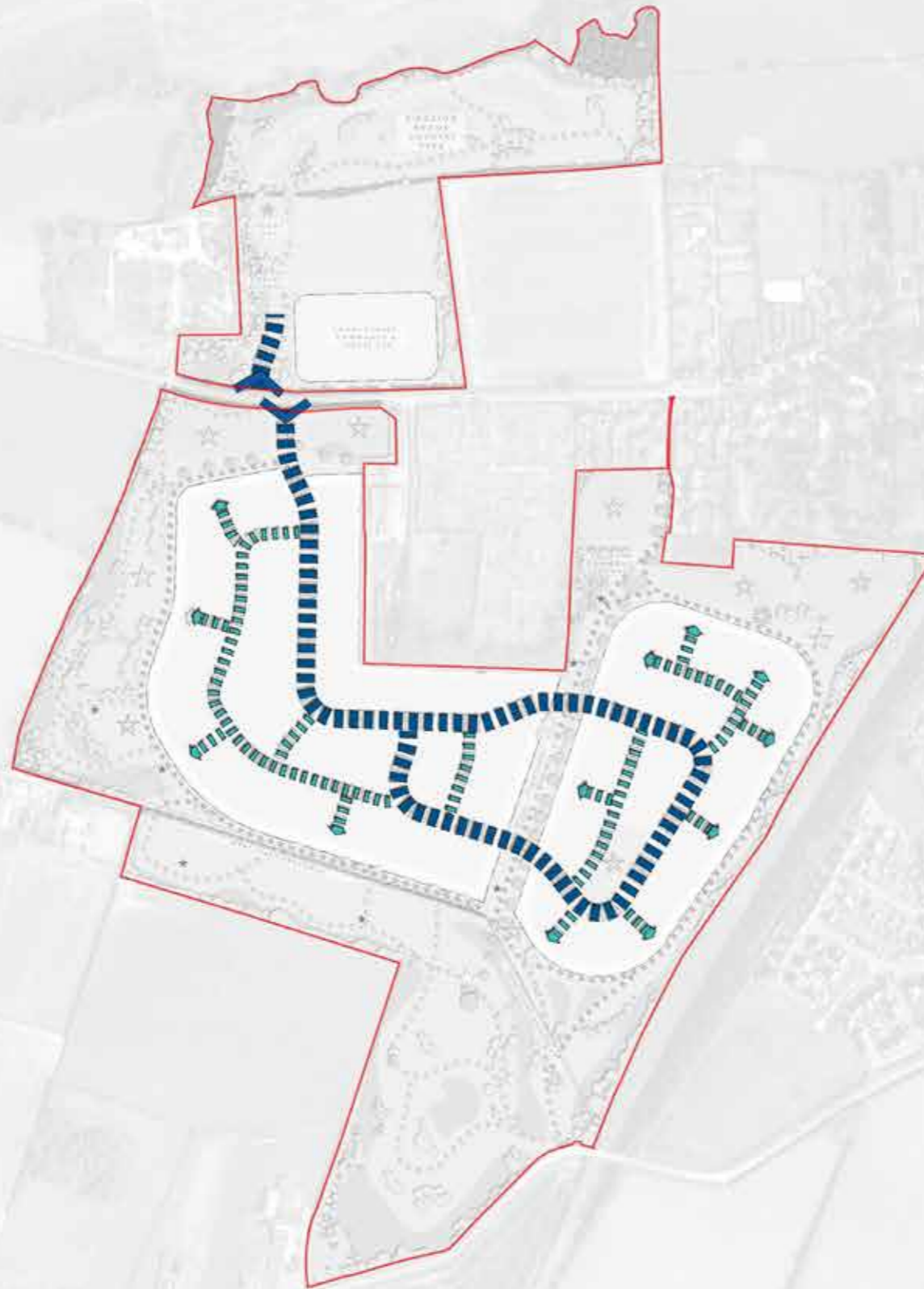
As part of integrating the site with the existing pedestrian network, the scheme will create a new 'western round' public footpath and recreation area providing countryside walks and connections to the wider public right of way network.

A network of streets and spaces has been proposed as part of a permeable movement network, providing a choice of routes for all users whilst promoting sustainable movement by foot, bicycle and public transport.




The NDG explains the importance of incorporating trees into the street scene and this will be a key component of the development.

Connectivity

-  Streets with pedestrian connectivity
-  Public Right of Way
-  Bridleway
-  Shared Footpath / Cycleway
-  Footpath
-  Aspirational Connection*
(if landowner agreement can be reached)



Movement

-  Vehicular Access
-  Primary Street
-  Streets & Lanes

3.3 MOVEMENT

Vehicular Movement

The concept masterplan incorporates a primary loop road via a single point of access from West Leake Road, with a mix of lower-category streets, lanes and shared private drives. This results in a clear hierarchy of streets, ensuring the development will be easily navigable, safe and secure with events along the street scene, resulting in a distinct place.

The street network is framed by built structures, with buildings taking precedence over roads in defining the layout. This approach is reinforced by the creation of development parcels that promote active frontages facing streets and public open spaces.



3.4 GREEN LINKS



Landscape design is a key component for creating a successful development at the land off West Leake Road. The proposed multi-functional green infrastructure is an integral part of the scheme and creates a strong landscape structure across the site, focussed around the retention and enhancement of existing landscape assets wherever possible.

The delivery of the new green infrastructure and accessible public open space has been a driving factor in the creation of new routes and spaces. Including a proposed Country Park area and sports pitches within the northern parcel of the site, enhancing the existing landscape features and promoting healthy living and connectivity. The landscape helps to further define the public and private space whilst adding colour, water and seasonal interest to the residential environment.

Key to this delivery of green infrastructure is working with the existing topography of the site, utilising the land to its potential, whilst enhancing these features with well thought out design principles, responding to local features and extending the green links both within the site boundary and the wider context beyond.

This creates a fantastic opportunity to integrate the landscape within the masterplan and the existing pedestrian network beyond. By introducing new woodland areas along the southern and western boundaries of the site, it creates an extension to the East Leake Greenway designed to promote active travel and improve local infrastructure, encouraging people to walk or cycle instead of using cars.

Green Links

-  Green Infrastructure
-  Green Links





3.5 MASTERPLAN

As part of the vision for the Land off West Leake Road, a concept masterplan was created, based on the culmination of the work undertaken to understand the site. The masterplan looks to create a framework for the development of the site which would include:

- A landscape led and new western development collar for East Leake, with a full public open space offer and on-site Biodiversity Net Gain provision;
- A 'western round' public footpath and recreation area providing countryside walks and connections to the wider public right of way network;
- A flexible community use area including new and purpose designed Scout/Guide HQ and Forest School, including a community photovoltaic energy project;
- Provision for a Healthcare Hub and Local Centre to provide doctors, dental, healthcare and proportionate retail space for East Leake;
- The creation of pedestrian routes through the development and into the wider context;
- A development that is well connected and easily navigated;
- A range of dwelling sizes, types and tenures, and;
- Promoting the objectives of sustainable development through layout and design.

The masterplan proposes a network of streets and pedestrian routes to ensure edge to edge connectivity, which respond to pedestrian desire lines and the existing pedestrian and cycling network, including the public rights of way within and adjacent to the site, and the proposed East Leake Greenway.

Pedestrian routes are proposed around the entirety of the development including along the edges ensuring private drives do not frustrate pedestrian and cycle movement.

The principles identified within the concept masterplan have been followed to ensure the development maximises the

site's location. This includes:

- Taking advantage of the favourable topography by proposing a sustainable drainage scheme that utilises the landform,
- Creating favourable views throughout the site, and outwards to the rural landscape, and;
- Responding to the existing features of the site when designing the layout and green infrastructure for the scheme.

The proposed layout looks to maximise these features alongside a comprehensive landscape strategy, including structural landscaping, sports pitches and distinct areas of woodland and the East Leake Greenway along the southern edge of the site with a variety of play spaces along the route.

The design of the development proposals are broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of proposed dwellings. This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment

All areas of public open space will have natural surveillance from adjacent dwellings, with a network of connected and accessible pedestrian and cycle routes.

A sustainable drainage system is proposed, which maximises the existing topography. Ponds have been located accordingly and will play a crucial role in the overall character of the new development. Each of these will need designing to maximise their location within the layout – for example, the pond in the north adjacent to West Leake Road corner will be the entrance to the site, whereas the two on the north eastern boundary will provide a landscape buffer to the existing.

All of these design principles have informed the masterplan for the site at East Leake, creating a coherent and considered vision.

Concept Masterplan

Primary Vehicular Access	Forest School
Vehicular Access to Country Park	Scout Hut
Primary Street	Trim Trail
Streets and Lanes	Viewpoint (Site High Point)
Existing Rights of Way	Existing Vegetation
Shared Pedestrian / Cycle Path	Proposed Landscape Buffer
Footpath	Proposed Planting
Attenuation Basin	East Leake Greenway
Pumping Station	Forest School Edge
Area of Play - LEAP	Local Centre & Community Hub
Area of Play - LAP	Country Park



Indicative view from internal play space.

East Leake



Indicative view along primary street.



Indicative view from site entrance.

4

Summary.

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This ‘story’ will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application.”

(Para. 16, NDG 2021)



For more information on the services we offer, see our latest Expertise brochures:




Office Location

4 The Courtyard
Church Street
Lockington
Derbyshire
DE74 2SL
T 01509 670806
E eastmidlands@pegasusgroup.co.uk

Offices throughout the UK and Ireland.

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Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ
We are ISO certified 9001, 14001, 45001

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

East Midlands

4 The Courtyard, Church Street, Lockington,
Derbyshire, DE74 2SL
T 01509 670806
E EastMidlands@pegasusgroup.co.uk
Offices throughout the UK.

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