

November 2018

JUSTIFICATION 10 a.m. Tuesday 4th December 2018

5.2 The site was allocated with complete disregard to the views and wishes of the local community and Brinsley Parish Council.

5.3 This allocation has a major negative impact on the landscape and surroundings. The location has ample recreational facilities with the football field bowls pitch, children's play area and outdoor gymnastic equipment. The Parish Hall houses further amenities such as table tennis, keep fit sessions, dance and exercise, plus art classes, writers' groups and others. The surrounding fields therefore provide an open countryside backdrop which is retained for nature conservation, walkers and bird watchers.

Development would destroy this.

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Matter 1 – Legal Compliance – Duty to Cooperate

Brinsley Parish Council believes that Broxtowe Borough Council has been seriously lacking in their responsibility to assist and support the views of Brinsley residents in the production of both the Local Plan and Neighbourhood Plan. Brinsley's responses to Broxtowe's consultations have been disregarded despite their having put forward more than any other settlement in the Borough.

Broxtowe gave no assistance to the production of Brinsley's Neighbourhood Plan. This Plan has been withheld by Broxtowe since April 2018.

A site-specific workshop in 2016 with only one landowner present was a promotion of Church Lane with the purpose of persuading Brinsley Parish Council to accept this site for inclusion in the Local Plan without consulting the residents. It was agreed by the Parish Councillors present that a smaller section of the Church Lane would be put forward for consultation.

A Parish Council meeting took place on 9th November 2016. Same agent present without notice. Further promotion of site given by the then Steering Group Chairman without approval of the Steering Group. A letter requested by Broxtowe composed by the then Steering Group Chairman approving Church Lane site without consulting residents, rejected by Parish Council. Amended copy stating Church Lane to be put to village with five other sites sent to Broxtowe (copies on request).

Broxtowe's alternative site consultation was based almost entirely on extensive coverage of alleged opposition by Ashfield District Council to Cordy Lane site. This proven to be misleading.

Responses from Brinsley residents show majority in favour of Cordy Lane. Broxtowe solicited responses from 45 other far flung settlements miles away in other Boroughs, Councils, and Counties which would not be affected by building on either site in Brinsley (**appendix one**). If not solicited purposely by Broxtowe to override the wishes of the people of Brinsley, why were they all in Broxtowe's favour? This is against the Government's Locality Bill which gives local communities the right to decide the location for development in their village.

Responses contain misleading, incorrect statements bordering on libellous to the Parish Council and Steering Group.

Permission was granted in December 2017 for a person in support of the Church Lane site, under the guise of asking a question to give a three-minute address to a full Broxtowe Borough Council meeting denigrating the members of Brinsley Neighbourhood Plan Steering Group and giving false, misleading information. The following evening the owner of Spring Bank Farm, home of young autistic people, was denied permission to give the Jobs & Economy Committee a three-minute address on how the development would affect their lives. That was clear bias by Broxtowe.

Requests under the 'Freedom of Information Act' for information concerning the Local Plan from Broxtowe made in July 2018 were ignored as was a reminder in August 2018. A formal complaint was made to Broxtowe and also to the Information Commissioner's Office on 17th September 2018.

A letter was sent to Broxtowe from the Information Commissioner's Office and following this a reply from Broxtowe has now been received by Brinsley Parish Council.

We believe that from the start of Broxtowe's production of the Local Plan, their decision had been made to enter Church Lane as the site for development in Brinsley. The planners had been working with this site's landowner and agent for more than five years to the exclusion of other interested landowners.

In our opinion, they did not fulfil the principles crucial to good community involvement. All consultation responses from Brinsley were disregarded and no attempt was made by Broxtowe to engage with the residents in shaping the place in which they live and supporting their decisions.

It has been Brinsley Parish Council and the Steering Group who have engaged with the residents by consulting them on what they wish to see in the Neighbourhood Plan. The chief concern of residents has been the location of the 110 houses that Broxtowe stipulated must be built here and it was made plain by the planners that if the village did not put a site forward, Broxtowe would enter Church Lane into the Local Plan anyway. Therefore, in May 2016 Brinsley Parish Council commenced work on a Neighbourhood Plan and appointed a Steering Group made up of village residents & Parish Council Members.

Following consultation with the village and despite pressure by Broxtowe for Brinsley Parish Council to agree to the Church Lane site being entered into the Local Plan without consultation with the village, the residents chose the Cordy Lane site as their preferred location and this was entered into the Neighbourhood Plan.

With the help of a Planning Consultant and at a cost of £9000 obtained with a grant from Locality, the Plan was completed in October 2017 and was subject to a six-week consultation with the village and statutory consultees. This resulted in 509 in favour to 40 against the Plan.

In December 2017, the draft plan was submitted to Broxtowe who requested a small number of amendments at a meeting in January 2018. Following compliance with these, the Plan was re-submitted to Broxtowe in April 2018.

Since this time, despite repeated requests for information on the progress of the Plan, Brinsley Parish Council had received no acknowledgement prior to our formal complaint to Broxtowe. This lack of action has resulted in the Plan not being subject to referendum and hopefully adopted rendering the village's choice of site valid for entry into the Local Plan in place of Church Lane.

The Local Government Ombudsman has been informed of the situation and of the reply from Steffan Saunders; we are awaiting their response.

Following a formal complaint to Broxtowe Borough Council on the lack of progress of our Neighbourhood Plan since April 2018, a reply has been received from Steffan Saunders. He states that the lack of completion of the Habitats Regulations Assessment is the reason for the Plan being withheld. As this has not prevented the Local Plan being submitted to the Inspector's Inquiry in December 2018, we do not accept this as a reason for the Neighbourhood Plan not having been progressed in line with the Local Plan, resulting in local people not having the chance to have their choice of site adopted. This invalidates the whole process of producing a Neighbourhood Plan at a cost of £9000 of public money, while allowing Broxtowe to impose their choice of site onto the village against the will of the local community.

We enclose a summary of responses to the Neighbourhood Plan and a summary of Brinsley residents' responses to Broxtowe's decision to approve the inclusion of Church Lane into the Local Plan. This includes one letter that the writer specifically wishes the Inspector to read. We are withholding the identity of the writer but it is available should the Inspector request it or wish to speak to the lady. **(appendix two)**

We have been informed by several groups and individuals who had previously submitted opposition to the Church Lane site that they had received no information of the Inspector's Hearings.

ASHFIELD RESPONSE TO ALTERNATIVE SITE CONSULTATION

In July 2017, Broxtowe rested their case for rejecting the Cordy Lane site on an extensive coverage of what they presented as opposition from Ashfield District Council to the Cordy Lane site as the alternative site, on grounds of coalescence with Underwood. On the Steering Group making enquiries on the ground for this, it transpires that the alternative site consultation was never put to a meeting of the Council and Councillors had raised no objection.

Certain Planning Officers also were not aware of it. It appears the objection was a 'statement of concern' by a Planning Officer in response to a request from Steffan Saunders, Broxtowe Borough Council Planning Officer.

An email was received by the Steering Group from the Chief Executive of Ashfield District Council, Robert Mitchell, which states that 'it is very much the case that Broxtowe can determine what is developed in their District based on their evidence and our position does not trump their sovereignty in this matter. If only our influence with neighbouring planning areas was so great'.

It appears from this that Broxtowe did consider this mild 'statement of concern' from a single Planning Officer from Ashfield of much more relevance to where a large housing development should be sited in Brinsley than the overwhelming views of the residents who have to live with the decision.

The previous proposal by Ashfield District Council to allocate land at Winter Closes in the 2013 Ashfield Local Plan was opposed firstly because at this time, Brinsley Parish Council was opposed to all building on green belt in and around the village, including the Cordy Lane site. Secondly, a google earth map shows that Winter Closes is an arrow shaped piece of wasteland situated well away from the housing area of Underwood that intrudes deep into Brinsley, close to Broad Lane and could be said to cause coalescence, while the Cordy Lane site, Brinsley we are proposing is in the existing residential area and a mile away from the built-up area of Underwood, from where it would not be seen.

At a Site-Specific meeting with Broxtowe, on 31st October 2016, Ashfield representatives stated that merger of the settlements would not be an issue.

TUESDAY 11TH DECEMBER 2018 2 P.M.

Matter 9 Other Site Allocations

Policy 5 Land east of Church Lane

The Members of Brinsley Parish Council

We are here to represent the views of the majority of Brinsley residents who are opposed to Broxtowe's entering of the Church Lane site into the Local Plan for housing development. As arguably the last true village in Broxtowe, Brinsley is a rural settlement, surrounded by open countryside whose character is defined by the beautiful open landscape of Church Lane.

With its Headstocks Country Park Nature Reserve and Wildlife Corridor, the area attracts many visitors both local and from overseas who appreciate the D.H. Lawrence Heritage. Walking groups from the whole of Broxtowe also are frequent visitors. With its fields, hedgerows and trees stretching back to Moorgreen, Church Lane is an oasis of peace and tranquillity, a place for relaxation and contemplation which is invaluable to the physical and mental wellbeing of the community.

Unspoilt areas such as this are getting harder to find and it is vitally important that they are preserved for this and future generations.

A major reason for the opposition to the Church Lane site is that we believe it does not comply with numerous Government policies and that a much more suitable site on Cordy Lane is available and deliverable. Therefore, as this is a major part of our evidence against Church Lane, we are therefore enclosing details of the Cordy Lane site. **(appendix three)**

No plans on the layout of the Church Lane site or type of housing has been provided to the Parish Council or shown to the village.

Q1 We are enclosing evidence to show that the Church Lane site is unsuitable and unsustainable by its not complying with the following policies of the NPPF, the Core Strategy and also The Sustainability Appraisal Objectives. **(appendix four)**

We have also listed the remarks applicable to Brinsley from the Inspector's Inquiry into the Core Strategy.

Q4 Site Constraints

Site constraints to the Church Lane site involve that: -

- That it is adjacent to the nature reserve wildlife corridor
- That it has a serious impact on nature conservation area and wildlife habitat

- That it is adjacent to setting of Headstocks Heritage asset
- That the open setting of site would be damaged for tourism
- That the valued historic landscape destroyed
- That it would involve a dangerous route to school for children
- That the site is set back from A608 needing walk which would need lighting in winter before crossing road which is subject to constant stream of cars and heavy lorries to Junction 27 of M.1.
- That little regard is paid to 30 mph limit

Villagers prefer site on Cordy Lane which does not present these problems and dangers

DANGER TO NATURAL ENVIRONMENT & WILDLIFE BY DEVELOPMENT ON CHURCH LANE

The site chosen by Broxtowe Borough Council (BBC) will have a negative effect on the nature reserve, the immediate surrounding countryside and the wildlife which exists within the area.

The boundary of the site to be developed consists mainly of uncut hedgerows and which contain a significant number of mature and semi-mature trees, including Oak, Ash and Willow. The eastern boundary is the Brinsley Brook which contains a larger number of trees and shrubs on its banks. Across the brook is the Headstocks Heritage site and Nature Reserve and directly opposite the development site is a SINC site for woodland flowers.

Beyond the SINC site is the old mineral line, which, along with Brinsley Brook, form an important wildlife corridor. This corridor links the important wildlife site of Moorgreen Reservoir, Erewash Valley and Felley. To build on fields alongside this corridor would have a major detrimental effect on the birds and mammals within the corridor.

The area around the horse fields, stable, nature reserve and ancient Oak wood is rich in wildlife and the polluting effect and disturbance of the housing development would be considerable.

The negative effects include: -

- Noise Pollution – voices, lawn mowers, trimmers, car doors banging, music, dogs barking etc.
- Light Pollution – affecting bats and owls
- Flooding – this has happened on a number of occasions already and can only get worse when tarmac and concrete are laid. This damages pond life, life in the brook and brook side flora.
- Cats – will kill birdlife and small mammals and drive visiting birdlife away.
- Children – may cause damage to the nature reserve.

Species which will be affected by the development include: -

- Birds
- During winter, Redwing and Fieldfare can be found feeding in the fields and uncut hedgerows. In addition, along the mineral line and brook course, Siskin, Bullfinch, Gold crest and occasionally Brambling, Reed Bunting and Willow Tit are recorded.
- In summer the following species can be found, many of which breed in the hedgerows and trees.
- Little Owl, Tawny Owl, Blackcap, Chiff Chaff, Greater Spotted Woodpecker, Green Woodpecker, Nuthatch and Tree Creeper.
- These are in addition to the more common species found daily.
- A number of the species listed are becoming increasingly rare in Nottinghamshire – 85 species have been recorded on the Nature Reserve in the last ten years.
- Animals – Hares breed nearby and are occasionally found on the Headstocks and surrounding fields.

- The grass snake is also recorded most years. Since the introduction of more ponds, dragonflies, frogs etc are increasing. Three species of bat have been found recently by a Nottingham Bat Group, around the brook side i.e. Pipistrelle, Long-eared and Noctule.
- Flora
- 292 species of wild flower have been recorded and verified by the Nottinghamshire Botanical Recorder on the Headstocks Nature Reserve.
- Alternative site for housing
Brinsley Parish Council has identified an alternative site for housing, which will have very few negative effects for wildlife. The site is old arable land, currently bounded with short cut hedgerows and nearby housing. The site, although greenbelt, has little interest for nature lovers.

Q5.

We expect Broxtowe are intending to implement the Open Design Review.

No matter how well designed these 'pockets of houses' and new cycle paths are, this plan would destroy the landscape of Church Lane and its peace and tranquillity which would be lost to future generations. The rural character of Brinsley would be destroyed for which Broxtowe will never be forgiven by the people of Brinsley.

Q6.

As the most valued Green Belt site in Brinsley, no exceptional circumstances exist for releasing the zone 4 east of Church Lane site. The release of this site would conflict with three purposes of the Green Belt.

- a) To check the unrestricted sprawl of large built-up areas.
The Church Lane site is situated away from the residential area of the village, in open countryside on the eastern side of the A608 in green belt land. It would create a separate settlement causing an extensive sprawl of the village.
- b) To assist in safeguarding the countryside from encroachment. Church Lane is an open unspoilt area of beautiful landscape previously undeveloped. The Church Lane site would cause an encroachment into this countryside as agreed by English Heritage in the Green Belt Review.
- c) To preserve the setting and special character of historic towns.

The landscape of Church Lane defines the historic character of Brinsley as a rural village, set in open countryside. It is the setting of the historic tandem Headstocks which are an important Heritage Asset. The Inspector's Inquiry on the Core Strategic acknowledges this landscape as important to the D.H. Lawrence Heritage. The Church Lane site would damage the setting and special character of the village.

Matter 11 Greenbelt

Brinsley Parish Council do not believe that the Greenbelt Review gives a correct or fair assessment of the value of the Church Lane site. You have only to walk or drive through Brinsley to appreciate how this open landscape, which stretches the length of the village, defines its character.

The Green Belt here protects the Headstocks Heritage site which relies on the open aspect of the surrounding countryside to maintain its value as a tourist asset. Also, the land here is environmentally valued as it contains a nature reserve with many important species and it protects the habitat of a large variety of birdlife, which would disappear should development take place in the vicinity.

Development here would contravene three purposes of the Green Belt:-

- Encroachment into unspoilt countryside
- Sprawl of the village onto an area away from the residential location which would create a separate settlement
- The historic character of Brinsley would be irrevocably damaged by the destruction of this landscape.

The Parish Council, along with the village, has chosen an alternative site which is of much lesser value and that does not contravene these purposes, we fail to understand why Broxtowe Borough Council is so determined to impose building on Church Lane onto the village in contravention of the Locality Bill and also the Government's Statement that this would never happen again.

- d) **Broxtowe Green Belt Review** which uses a points system to assess the value of site, is, we believe, inaccurate, misleading and undervalues the eligibility for Zone 4 east of Church Lane to have Green Belt protection. We enclose our own assessment of this site with an accurate description of the features present, and its importance to the character of the village. This review was used by Planners to recommend the Church Lane site for development over Broad Lane/Cordy Lane which we believe renders this choice invalid.
- e) **Development in the Green Belt** We believe the land on Church Lane should not be released from the Green Belt as:-
- The Green Belt Review gave an inaccurate assessment and we rate Church Lane as the most valuable location, both environmentally and culturally/
 - Development here would not comply with NPPF on sustainability, e.g. distance from amenities and school.
 - Protection of landscape
 - Damage to nature conservation and habitats
 - Damage to Heritage
 - Difficulty in integrating with residential area
 - Increase in use of private cars leading to road congestion and increase of carbon emissions.
 - Light pollution in intrinsically dark landscape
 - Noise pollution which would have traumatic effect on nearby autistic residents of Spring Bank Farm.


GREEN BELT REVIEW

- Brinsley Parish Council oppose the findings of the Green Belt Review as we believe it gives a false and misleading description of Zone 4 South East of Brinsley. We give below our reasons for disagreeing with Broxtowe's description of the site which we believe leads to it's being seriously undervalued. We give our own assessment of the site using Broxtowe's points system.
- **Purpose/Impact**
- **To check the unrestricted sprawl of settlements.**
- **Score/Assessment**
- The site lies on the eastern side of the A608, an area that has remained undeveloped ensuring that the residential area of the village has been contained to the west of Church Lane. To allow development here would lead to an extensive sprawl, difficult to integrate with the existing settlement. What is described as the soil tip is now an attractive wooded area and a feature of the Heritage Country Park.
 - **We believe this should have 5 points.**
- **Prevent Neighbouring settlements from merging into one another.**
- **Score/Assessment**
- Development would result in a limited reduction in the gap between Brinsley and other settlements.
 - **We agree this should have 1 point.**
- **Assist in safeguarding the countryside from encroachment.**
- **Score/Assessment**
- Broxtowe's description here is very misleading: -
- The Care Home is on the opposite side of the A608 among the residential properties, and NOT as Broxtowe describe as being on the site.
- There are NO telegraph poles on the site only on the kerbside as through the rest of the village.
- The Review fails to mention the Nature Reserve and Wildlife Corridor which run along the east of the site.
- This site is the most valued landscape of unspoilt countryside in the village.
- It is highly prominent through the centre of the village and is enjoyed by both residents and all who pass through.
- Development here would be an encroachment into the countryside as expressed by English Heritage in their response to the review.
 - **We believe this should have 5 points.**
- **To preserve the setting and special character of historic settlements.**
- **Score/Assessment**



- As arguably the last true village in Broxtowe, the rural character of the settlement is defined by the open landscape of Church Lane.
- The setting of the wooden tandem headstocks which are an important Heritage Asset relating to both the village's mining history and their links to D.H.Lawrence are set in a Country Park and attract a large number of visitors, many of whom are from overseas.
- The open countryside around the headstocks is integral to maintaining the assets value as a tourist attraction.
- As acknowledged by the Inspector in the Core Strategy Inquiry, this landscape itself is important to the D.H.Lawrence Heritage and should be protected.
- The Grade 2 listed Church of St James the Great is adjacent to the site and development here would have an impact on its setting.

- **We believe this should have 4 points.**
- This gives what we believe is a true valuation for the site of **15 points**

Zone 4: South East of Brinsley

| Purpose / Impact | Score / Assessment | Photos |
|--|--|---|
| <p>Check the unrestricted sprawl of settlements</p> | <p>★ ★ The site adjoins the existing built up area of Brinsley to the North (Cordy Lane), West (Church Lane) and residential development to the South (Mansfield Road).</p> <p>The site is contained by roads on three sides and by Brinsley Brook to the East.</p> <p>From Church Lane the site slopes gently down to the brook sloping back up again to the hillside backdrop beyond. The old spoil tip is prominent in the landscape and the headstocks also have clear views back over the site.</p> |  <p>View from Church Lane looking Northeast.</p> <p>View from Church Lane looking Southeast towards the spoil tip.</p> |
| <p>Prevent neighbouring settlements from merging into one another</p> | <p>★ Development would result in a very limited reduction in the gap between Brinsley and other settlements.</p> | |

Broxtowe Borough Council Green Belt Review 2015

| | | |
|--|---|--|
| <p>Assist in safeguarding the countryside from encroachment</p> | <p>☆☆☆ The site contains a small number of residential properties, a care home and resource centre, a few telegraph poles and the Headstocks.</p> |  <p>View of the Headstocks looking towards the North West showing the housing on Church Lane in the distance.</p> |
| <p>Preserve the setting and special character of historic settlements</p> | <p>☆☆☆ The Grade II Listed Church of St. James the Great sits adjacent to the site (albeit the entrance door does not face onto Church Lane) and so there will be some impact on the setting of this building. However, the Church itself is contained within its own defined curtilage and there are numerous trees within the curtilage of the Church that would shield the view of the site from the church itself.</p> <p>Development of the site will also have an impact upon the setting of the Headstocks which whilst not Listed does act as an indicator of the historic industrial heritage of the settlement.</p> |  <p>View from footpath on Church Lane looking West towards the Church (shown between the trees in the church yard).</p> |
| <p>Assist in urban regeneration</p> | <p>It is considered that all sites in the Green Belt assist in urban regeneration. This is not considered to be a matter of difference between Green Belt sites and therefore this Green Belt purpose is not scored as part of the Framework.</p> | |

Matter 12

Development Management Policies

Policy 17 Place making, design and amenity

The development of the Church Lane site would not comply with the following statements: -

- a) It integrates into its surroundings.
Set well away from the residential area on the opposite side of the A608 the new settlement would not integrate with the existing houses. Also, it would destroy the landscape and open aspect around the playing field.
- b) Provides, or is close to community facilities.
The site is on the opposite side of the busy A608 to amenities and primary school. This road is very busy with a continuous stream of cars and heavy lorries heading for junction 27 of the M.1.
- c) Has good access to public transport.
It is set back in open countryside behind the playing field and would need a well-lit footpath to be provided to the bus stop on the A608.
- d) Creates a place of locally inspired or otherwise distinctive character.
The location is a valued rural landscape in keeping with the distinctive character of the village. This would be destroyed by the proposed development.
- m) Enables convenient use by people with limited mobility.
Set back from the road and amenities it would be difficult for disabled people to reach shops and public transport.

Policy 19 Pollution

19.4 Noise from this development would have a very serious adverse effect on the lives of the young autistic residents and day care users of Spring Bank Farm. As the Management has informed Broxtowe they need a peaceful, tranquil environment and the young people would be highly traumatised by 110 houses and resultant traffic next to their home. With a more appropriate site available for development, why does Broxtowe find it necessary to destroy the quality of life of these unfortunate young people who the borough has a duty to support as vulnerable members of our community?

19.6 Light pollution would cause a visual disturbance into the intrinsically dark landscape of this countryside location, which enjoys the unspoilt quality of the night sky. Set back from the A608 it would also need well-lit footpaths to reach amenities, adding more pollution. The alternative site, being located in the vicinity of existing housing, would not cause this amount of light pollution. The Church Lane site is only several yards from ancient oakwood, where nesting and roosting sites would be destroyed.

Policy 20 Air Quality

The Church Lane site is not the most sustainable location for travel. Use of the private car will be need to be increased to take children to school to avoid crossing the A608. This will lead to reduced air quality from car

emissions. To avoid this, the village's preferred site of Cordy Lane is sustainable with well-lit footpaths to shops and school reducing need for private car.

Policy 21 Unstable Land

The whole of Church Lane is a 'High Risk Area' as identified by the Coal Authority. It was subject to opencast mining and maps show the workings beneath of 'Parkers Pit' and a mine shaft is visible beneath the site. In the Draft Local Plan consultation, the Coal Authority state "We would expect all relevant constraints and consideration in respect of coal mining legacy and surface coal resource issues to have been identified at the initial stage when the sites were being considered for allocation, in order to ensure that potential risks have been identified". (**appendix 5**)

We enclose maps showing Church Lane as a 'High Risk Area' and former pit workings. Following repeated requests to Broxtowe for any reports obtained showing constraints to housing development, Broxtowe has informed us that they have not obtained any reports.

Policy 23 designated non-designated Heritage Assets

For several years, the Headstocks Heritage Site has been awarded the prestigious Green Flag Award.

The proposal to develop on the Church Lane site would not be sympathetic to the character and appearance of the asset or its setting. The open countryside surrounding the Headstocks site is crucial to the character and attraction to visitors. Housing development adjacent and cycle paths would damage the character and the landscape which the Core Strategy Inspector reported is important to the Lawrence Heritage and should be protected.

Policy 24 the Health Impacts of Development

As explained in policy 19, the health of the residents of neighbouring Spring Bank Farm would be compromised by development on the Church Lane site. The safety of people crossing the A608 from the site to reach amenities, particularly the children crossing twice a day to reach school is a serious concern.

Policy 25 Tourism

Several walking groups visit the village to walk the 30 footpaths in the parish including Beeston Ramblers and a walking group from Stapleford. Tourism to the Headstocks on account of their links to D. H. Lawrence is increasing with visitors arriving from as far afield as America and Japan. This historical attraction would be greatly damaged by destroying its setting of open countryside which is vital to its character.

Policy 26 – Travel

As a travel plan is needed for development of over 10 dwellings, has this been produced. Brinsley would become merely a commuter village as no work is available here. There are frequent queues of traffic into Eastwood, backing down to Eastwood Hall. This can only get worse with 110 houses producing up to 200 more cars in the village.

Policy 27 Local Green Space

We believe that Church Lane should be designated Green Space in line with the ones named in Policy 27 being in close proximity to the centre of the village and demonstrably special to the local community. It is a place of special significance which it is important to protect, contributing as it does to the physical and mental well-being of the community. It acts as the green lung of Broxtowe.

Policy 28 Green Infrastructure Assets

- a) Green Infrastructure corridor
- b) Playing pitches
- c) Informal open spaces
- d) Recreational routes
- e) Nature reserves

We believe that no consideration would outweigh the harm to these assets from development on the Church Lane site, in particular the nature reserve, informal open space and recreational routes.

Policy 31 Biodiversity Assets

A veteran tree and a tree scarce to Nottinghamshire (small leafed lime) are present on the nature reserve close to the brook and need protection.

In addition, the other trees and hedgerows are important to the local environment and would be at risk from development here.

Policy 30 Landscape

The plan does not provide appropriate protection for the landscape of Church Lane which is one of the most beautiful vistas in Broxtowe and is valued by the local community and visitors alike. It should be valued by Broxtowe as an important asset and not be subject to development.