

## APPENDIX FOUR

### **ALIGNED CORE STRATEGIES**

**Policies relevant to the Church Lane site in Brinsley. Page No. in Core Strategy**

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## CORE STRATEGY POLICIES AND SITES

1. 2.4.1 (ii) New housing will be developed to make the best use of accessibility to services and infrastructure capacity.

Church Lane site on opposite side of the A608 to amenities Dangerous route for children to reach school.

2. 2.4.1 (vi) – to preserve and enhance distinctive natural and built heritage by protecting and enhancing historic environment – ensuring landscape character is maintained and enhanced.

Church Lane contains Headstocks historic asset and landscape valued for beauty and character.

3. 2.7.7 Strong links to D. H. Lawrence influenced by coal mining heritage and landscape in north of borough referred to as “The country of my heart”.

Church Lane contains D. H. Lawrence heritage and is gateway to “The country of my heart”.

4. Policy 10 (1) New development should (a) contribute to sense of place (c) reinforce local characteristics.

Landscape of Church Lane defines character of Brinsley and contributes to rural identity which would be lost by development here.

5. Policy 10 (2) Development will be assessed in terms of the treatment of (h) the potential impact on important views and vistas, landscape and other individual landmarks (i) setting of heritage assets.

Church Lane is the most prized landscape in Brinsley and is the setting of the Headstocks Heritage Country Park.

6. Policy 10 (4) Development must have regard to valued landscapes and preserve important heritage assets.

Once again, this applies to Church Lane needing protection.

7. Policy 11.2 Elements of historic environment which contribute to unique identity of areas will be conserved.  
Elements of particular importance  
b) literary heritage associated with D. H. Lawrence  
a) industrial heritage of coal mining

All apply to Church Lane

8. Policy 14 Travel (2) Priority for new development in selecting sites accessible by walking, cycling and public transport.

Church Lane on opposite side of busy A608 which is dangerous road for children to reach school

9. Policy 17 : BIODIVERSITY

1.

(a – e) protecting areas of biodiversity, habitat, species etc.

Church Lane of higher environmental value (Nottinghamshire Wildlife Trust) Adjacent nature reserve wildlife corridor. Alternative site of Cordy Lane. No special species. Low grade agricultural land

2. Designated \_\_\_ local sites of biological or geological importance for nature conservation will be protected\_

3. Development only be permitted where it can be demonstrated that there is an overriding need.

The alternative site of Cordy Lane is available to prevent the need to develop Church Lane.

## INSPECTOR'S INQUIRY ON CORE STRATEGY

### Remarks concerning Brinsley

- 78. The Inspector accepts that the D. H. Lawrence connection is a feature of local distinctiveness. Policy II which refers specifically to the conservation of that literary heritage would be applied to any development proposals for Brinsley.
- 80. There is strong support for protection of the landscape around Brinsley because of the links with D. H. Lawrence.
- 95. The Core Strategy recognises that new housing in the key settlements would require loss of green belt land. Limits will be imposed on the amounts of new housing development here. Hence **UP TO** 110 houses.
- 138. Refers to policies 2 and 14 and the need for development to be sustainably located in order to reduce the need to travel.
- 141. The historic environment associated with D. H. Lawrence at Brinsley will be considered in detail at Part 2 of the Local Plan.
- 143. Policy 17 will protect designated biological or geological sites of importance for nature conservation.
- 144. there is concern that development of many of the sites will lead to harm to wildlife habitats and designated sites. Section 11 of the NPPF provides framework to inform Part 2 Local Plans.
- 146. Policy 14. Managing Travel Demand states that the need to travel, especially by car will be reduced by securing new developments in the most accessible locations.

The result of the Inspector's Inquiry regarding Brinsley states clearly that the land associated with D. H. Lawrence should be protected in the Part 2 Local Plan by adhering to the policies of the NPPF. It also states the importance of protecting the natural environment and wildlife habitats.

This all points to protecting the land of church Lane and developing the village's preferred site of Cordy Lane which is also the most accessible location for the school and other amenities.

By recognising that a limit to numbers of housing will be applied to key settlements, it confirms that for Brinsley up to 110 houses is the maximum number the village can accept.

## **SUMMARY OF POLICIES OF NPPF APPLICABLE TO CHURCH LANE SITE**

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## POLICIES OF NPPF AND RELEVANCE TO THE CHURCH LANE SITE IN BRINSLEY

### 1 **RURAL HOUSING**

78. Housing should be located where it will enhance or maintain vitality of rural communities

This site would create a separate settlement that would not integrate with the residential area of the village.

### 2 **Supporting a prosperous rural economy – policies should enable (c) sustainable rural tourism which respects the character of the countryside.**

Growing number of tourists visit the Headstocks Heritage site on Church Lane, many coming from overseas. This site needs the open countryside around to maintain its value as a tourist asset.

### 3 **Natural Environment**

171. Plans should allocate land of the least environmental value.

Church Lane is of high environmental value as reported by Nottinghamshire Wildlife Trust. The least valuable is the Cordy Lane site.

170. Planning policies should contribute to and enhance the natural local environment by (a) protecting valued landscapes – site of geological value (b) recognising the .....value beauty of countryside.

The landscape of Church Lane is the most valued area of Brinsley and is high in geological value. The beauty of the countryside of Church Lane is intrinsic to the character of Brinsley, which would be destroyed by the encroachment of development in this location.

### 4 **174. To protect, enhance biodiversity plans should (a) safeguard local wildlife, rich habitats and areas identified by local partnerships for habitat management enhancement, restoration and (b) promote conservation of priority habitats.**

The development site of Church Lane is adjacent to a nature reserve which is managed and enhanced by the local Headstocks group who work hard to protect the natural environment of the area.

Planning authorities should apply following principles (a) if significant harm to biodiversity cannot be avoided adequately mitigated planning permission should be refused. (c) development in loss or deterioration of irreplaceable habitats (such as ancient woodland) should be refused.

An alternative site with less harmful impact has been put forward by the residents through the Neighbourhood Plan Steering Group. Why is this rejected by Broxtowe Borough Council. An ancient woodland lies very close to the Church Lane site and would be damaged by the encroachment of development.

### 5 **178. Planning decisions should ensure that (a) a site is suitable taking account of risks from former mining.**

Church Lane was subject to opencast mining and shows evidence of former deep mining including a mine shaft present on the site. The whole of Church Lane is designated a 'high risk area'. Has Broxtowe Borough Council undertaken any investigation on this?

6.

180. Planning policies – decisions should take account of likely effects of

(a) noise from development giving rise to significant adverse impact on health and quality of life

(b) identify and protect tranquil areas which have remained undisturbed by noise and are prized for this reason.

The impact of noise from a large development on the Church Lane site would destroy the tranquillity of this area and damage its quality as a place of relaxation for the community. In particular it is opposed by the carers of the young autistic residents of Spring Bank Farm who live adjacent to the site. They have stressed the traumatic effect of this development on people who are extremely hyposensitive to noise and were so happy to find this place of peace and tranquillity for their home. It seems Broxtowe Borough Council are happy to see the quality of life destroyed for these young people, although an alternative site for the housing development has been offered to Broxtowe and is ready for development.

(c) Limit the impact of light pollution on intrinsically dark landscapes and nature conservation.

Light pollution from the Church Lane site would change the dark night time landscapes of the area to a new settlement away from the residential area with street lighting in what was undisturbed countryside. The habitat of many species would be destroyed, especially bats which are present and need darkness to survive there.

7. Planning policies should ensure that new development can be integrated with existing facilities.

The Church Lane site is away from existing settlement and facilities and would form a new settlement on opposite side of A608 and would be difficult to integrate.

8. 184. Historic assets are an irreplaceable resource – should be conserved so that they can be enjoyed for their contribution to quality of life of existing future generations.

The Heritage asset of the Headstocks Country Park would be irreparably damaged by the encroachment of housing development nearby on Church Lane.

9. 108. In assessing sites for development, it should be ensured that b) safe and suitable access to the site can be achieved for all uses.

110. Applications for development should (a) give priority to pedestrian and cycle movements (c) create places that are safe – minimise the scope for conflicts between pedestrians, cyclists and vehicles.

Church Lane is on the opposite side of the road to amenities. Set back from A608 which children would need to cross to reach school twice a day. A608 is subject to many minor accidents and is not a safe route for school, being used by heavy lorries as a cut through route to M1 Junction 27.

## THE SUSTAINABILITY APPRAISAL OBJECTIVES

We believe that the Church Lane site does not meet the following:-

### **4. To Improve Community Safety.**

The safety of residents of the site especially children would be compromised by the risk from having to cross the busy A608 to reach school twice a day.

The new settlement would be set back from the road surrounded by unlit countryside in a potentially dangerous location at risk of crime.

### **3. Heritage.**

Development close to the Heritage site would decrease its attraction to D.H.Lawrence followers and nature lovers.

### **5. Social.**

It would not increase social interaction, being set well away from village amenities and other residents making it difficult to integrate.

### **6. To Increase Biodiversity Levels.**

- It would greatly damage biodiversity levels and harm protected species.
- Damage habitats.
- Damage sites of nature conservation.
- Risk damage to adjacent ancient woodland of Saints Coppice.
- Will damage much valued existing open space.

### **7. Environment and Landscape.**

- It does not respect valued landscape character.
- Will destroy woodland and open countryside.

### **10. Energy and Climate Change.**

Energy would be used to light dark countryside location.

### **11. Transport.**

It will increase use of private cars to chauffeur children to school to avoid crossing dangerous A608. This will increase Carbon emissions and traffic congestion on Moor road.