

Spring Bank Farm [6943] Representation

FAO Helen Hockenhull, Inspector and Lisa Snow Programme Officer

Matter 9 - Other Site Allocations

Policy 5.1 - Land East of Church Lane Brinsley

The Council is in receipt of the representations from people with learning disabilities and their carers from Spring Bank Farm. I do not know who has seen these.

Some people who live at and visit Spring Bank Farm cannot speak or sign to communicate. They live every day with multiple, complex needs. They, by verbal, written or non-verbal means, would like me to tell you their views.

So today I am speaking on behalf of all these people who have learning disabilities, some of whom are also on the autistic spectrum, or have additional sensory or mobility needs, who live in the care home or visit the activity and resource centre at Spring Bank Farm.

These comments apply to questions 1,2,3 and 5 under Policy 5.1.

They say four things;

(1) that they do not want 110 houses built on the Church Lane site

(2) that they want to be safe – building a road down the side of the care home in such a restricted area, where there is so little space for lorries and pedestrians, is dangerous for them and their carers or support staff.

It would be equally unsafe to have it enter by the recreation ground, but it would be safe if the Cordy Lane Option was adopted – there is lots of space for highways to develop a safe road system, and Cordy Lane is the non-heritage area.

(3) that it will be too noisy for them – the building work will cause people distress. Many people who are on the autistic spectrum are easily overloaded by sounds or touch or odours or sights – things that would not have any significant effect on others.

There is a sensory processing disorder called ‘auditory defensiveness’.

It is considered to be an,

‘extreme sensitivity to sound. This includes sounds which are not particularly disturbing or distressing to most people. These may be specifically high frequency sounds, low frequency sounds, or both high and low frequency sounds. When children (or adults) are oversensitive to sound, it results in fear, anxiety, and at times avoidance of the activities that most other children enjoy participating in. A child who (or adult) has auditory defensiveness, when faced with the sound, might typically cover their ears and show signs of distress - or might begin to cry.’ (quote from Oxford Health NHS Foundation Trust, Children’s Community Occupational Therapy ‘Auditory Sensory Strategies’.)

A number of people who visit the centre or live at Spring Bank Farm are over-sensitive to sound. Building a road and estate on this side with the ongoing noise both would generate, represents an unnecessary suffering for them. The Cordy Lane option would be significantly less intrusive.

(4) that they like the Woodland (Saints Coppice) at Spring Bank Farm. (It is a Site of Importance for Nature Conservation.) They say it would not be good for the animals, birds and trees to have lots of houses built on the (Green Belt) land next to the woodland.

Nottinghamshire Wildlife Trust agree, saying that they support Option 2 Cordy Lane not Option 1 Church Lane. The Wildlife Trust also say in their submission to this process;
"...the first step in the planning process should be to locate new housing developments at least 100 m from reserves, and ideally more than 500 m away."

This development would be less than 500m away from Saints Coppice and the associated field, on which there are, for example, grass snakes and brown hares.

Church Lane falls within the 500m 'damaging' distance, Cordy Lane does not.

People at Spring Bank farm want me to say that they do not want the animals, birds and trees to be hurt by lots of houses being built on the Church Lane site.

Specific advice from Nottinghamshire Wildlife Trust regarding Saints Coppice in 2014 was;

"This area has been identified as a Local Wildlife Site (SINC) due to its ancient woodland flora. We agree with the findings of the Management Plan (Robinson, 2013) that low level use should not adversely affect the vegetation, provided that access is limited to established paths. We would not wish to see additional paths created and would expect that any works to upgrade current paths would be carried out with minimal disturbance to surrounding vegetation and at a suitable time of year."

The Church Lane housing estate would represent serious, long lasting disturbance, including a strong likelihood of trespassing and damage.

Nottinghamshire Biological and Geological Records Centre (NBGRC) Surveyed Saints Coppice.

They found 8 species indicative of ancient woodland, agreeing its SINC designation.

They also wrote "The site supports a good variety of woodland birds including Nuthatch (*Sitta europaea*), Bullfinch (*Pyrrhula pyrrhula*) and Chiffchaff (*Phylloscopus collybita*) and dead decaying wood left lying on the ground provides habitat for invertebrates. The site is relatively undisturbed with limited public access."

These are some of the valuable plants and animals which would be negatively affected by building at the Church lane site.

This oak woodland is mentioned in one of D.H.Lawrence's books, ("*Odour of Chrysanthemums*") so has heritage significance.

There is an alternative, where no harm will be done to this SINC or the associated field and hedgerows (the animals and plants that people like) or the heritage of this area - Option 2.

The Framework advocates that the Plan should be:

Justified: the most appropriate strategy when considered against the reasonable alternatives, and based on proportionate evidence;

The people who live at and visit Spring Bank Farm, and the people who support them, think the choice of Church lane site is not an appropriate strategy when considered against the alternatives i.e. Cordy Lane.

We understand that Option 2 will enable the development of a care farm. This will offer the community, and in particular people who live at and visit Spring Bank Farm an additional opportunity for richer lives.

In an age when care is severely restricted in terms of funding, it would create in Brinsley, a rich resource for the wonderful people we meet, who live with such complex needs.

To finish where I began – the people who live at and visit Spring bank Farm have asked me to say that they do not want 110 houses built next to Spring Bank Farm. It would be too dangerous, and too noisy for them and harm the animals and plants and trees they like.

They would like the Cordy Lane Option to be adopted. It would enrich their lives.

Thank you.

Sally Hodges on behalf of the people who live at and visit Spring Bank Farm.