

1st May 2025

Planning Policy Team
Erewash Borough Council
Long Eaton Town Hall
Town Hall
Derby Road
Long Eaton
Derbyshire
NG10 1HU

Dear Sir/Madam

Erewash Core Strategy Review Consultation

I am writing on behalf of Breaston Parish Council to formally object to the proposed changes to the Erewash Core Strategy that would reclassify Green Belt land to Grey Belt, thereby facilitating a development of 50 new build houses on land to the east of the village.

This proposal would have a significant and detrimental impact on the local community, infrastructure, environment, and village identity, and is in clear conflict with both national and local planning policies. Our objections are set out below:

1. Loss of Green Belt Land and Environmental Impact

The proposed site lies within designated Green Belt land, which is protected to prevent urban sprawl, safeguard the countryside, and preserve natural habitats. Developing this land would result in the irreversible destruction of vital wildlife habitats, negatively affecting local species such as birds, bats, and small mammals. Once lost, these green spaces and their ecological value cannot be replaced.

2. Strain on Local Services

The existing infrastructure in Breaston is already under considerable pressure:

- Healthcare: Local GP surgeries and dental practices are overstretched, and this development would exacerbate difficulties in accessing timely medical and dental care.
- Education: The village primary school and surrounding secondary schools are at or near capacity. The primary school in particular struggles with limited space and a lack of outdoor facilities already. An increase in population will add unsustainable pressure, likely forcing families to seek school places further afield.
- Transport and Traffic: Breaston's roads are not designed to accommodate additional traffic. Increased congestion, parking issues, and safety concerns would negatively affect both residents and commuters.

3. Erosion of Village Character

Breaston is a historic, rural village with a distinct character and strong sense of community. The proposed development of 50 houses would fundamentally alter the scale and character of the village, threatening to turn it into a town and undermining the reasons many residents choose to live here.

4. Flood Risk

Recent events, including severe storms in late 2023 and early 2024, have highlighted Breaston's vulnerability to flooding, with many properties suffering internal damage. The proposed development site acts as a natural soakaway and is frequently waterlogged, as evidenced by photos and videos taken by local residents. Replacing this land with hard surfaces would increase surface water runoff, raising the flood risk for both existing homes and new properties, especially given the increasingly unpredictable climate.

5. Conflict with National and Local Planning Policy

According to the National Planning Policy Framework (NPPF 2023):

- Paragraph 140 states that Green Belt boundaries should only be altered in exceptional circumstances.

- Paragraphs 149-150 confirm that inappropriate development in the Green Belt should not be approved except in very special circumstances.

No compelling justification has been provided to demonstrate that these criteria have been met. Furthermore:

- The Council must first demonstrate a five-year housing land supply before considering Green Belt release. No clear evidence has been presented to confirm that all suitable brownfield and non-Green Belt options have been exhausted.
- The proposal also conflicts with the UK's Climate Change Act 2008 and Environment Act 2021, undermining efforts to reduce carbon emissions and achieve the legally required 10% Biodiversity Net Gain.

This proposed development would have a deeply damaging impact on Breaston's Green Belt, infrastructure, natural environment, flood resilience, and community identity. There are more appropriate, sustainable locations for housing development that do not involve sacrificing protected countryside.

We therefore urge the council to reject the proposed change to the Core Strategy and uphold the protection of Green Belt land in accordance with national and local planning policy.

Yours faithfully



Nicala O'Leary
Clerk/RFO
Breaston Parish Council