



Broxtowe  
Borough  
COUNCIL

# Brinsley



## Site Allocations Issues and Options November 2013

This document includes those topics considered most relevant as local issues and options for new site allocations in Brinsley. Topics which affect the Borough as a whole are located within the Borough wide Allocations discussion document, they are intended to be read in conjunction with each other.



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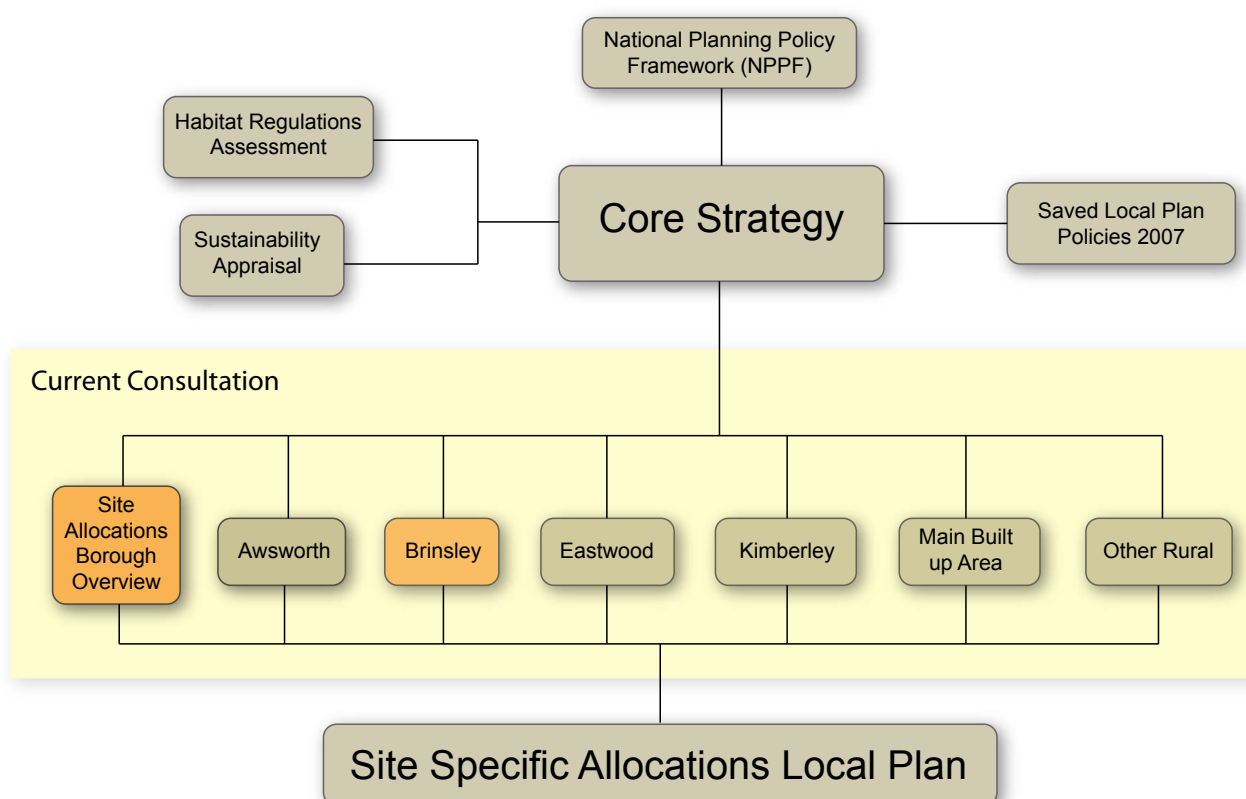
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# Introduction

**B1.1.1** Broxtowe Borough Council has prepared a set of documents setting out the issues and options that affect the Key Settlements within the Borough. This document relates to the Key Settlement of Brinsley (as defined within the Broxtowe Core Strategy<sup>1</sup>), which consists of sites within 'Brinsley' ward. It is a discussion document which invites your views on the most appropriate sites to meet Brinsley's development needs up to 2028.

**B1.1.2** The Broxtowe Core Strategy (expected to be adopted by early 2014) contains the strategic policies for the Borough including the amount and distribution of development in general terms. The responses received from this set of documents will feed into a future Site specific Allocations local plan which seeks to deliver the Core Strategy aims and will specify the location of new development in the Borough. This is shown in the diagram below.

**Diagram 1: How the Brinsley Site Allocations document fits in with other Local Plan documents in Broxtowe**



**B1.1.3** The schedule and plans that follow are taken from the Broxtowe Core Strategy which was published in June 2012 and is subject to an ongoing public examination this year.

1 See <http://www.broxtowe.gov.uk/index.aspx?articleid=12270>

# Core Strategy Site Schedules & Plans

## B2.1 Brinsley

### B2.1.1 Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	200
Other Uses	tbc

### B2.1.3 Infrastructure Delivery Plan (IDP) Constraints/Requirements Summary

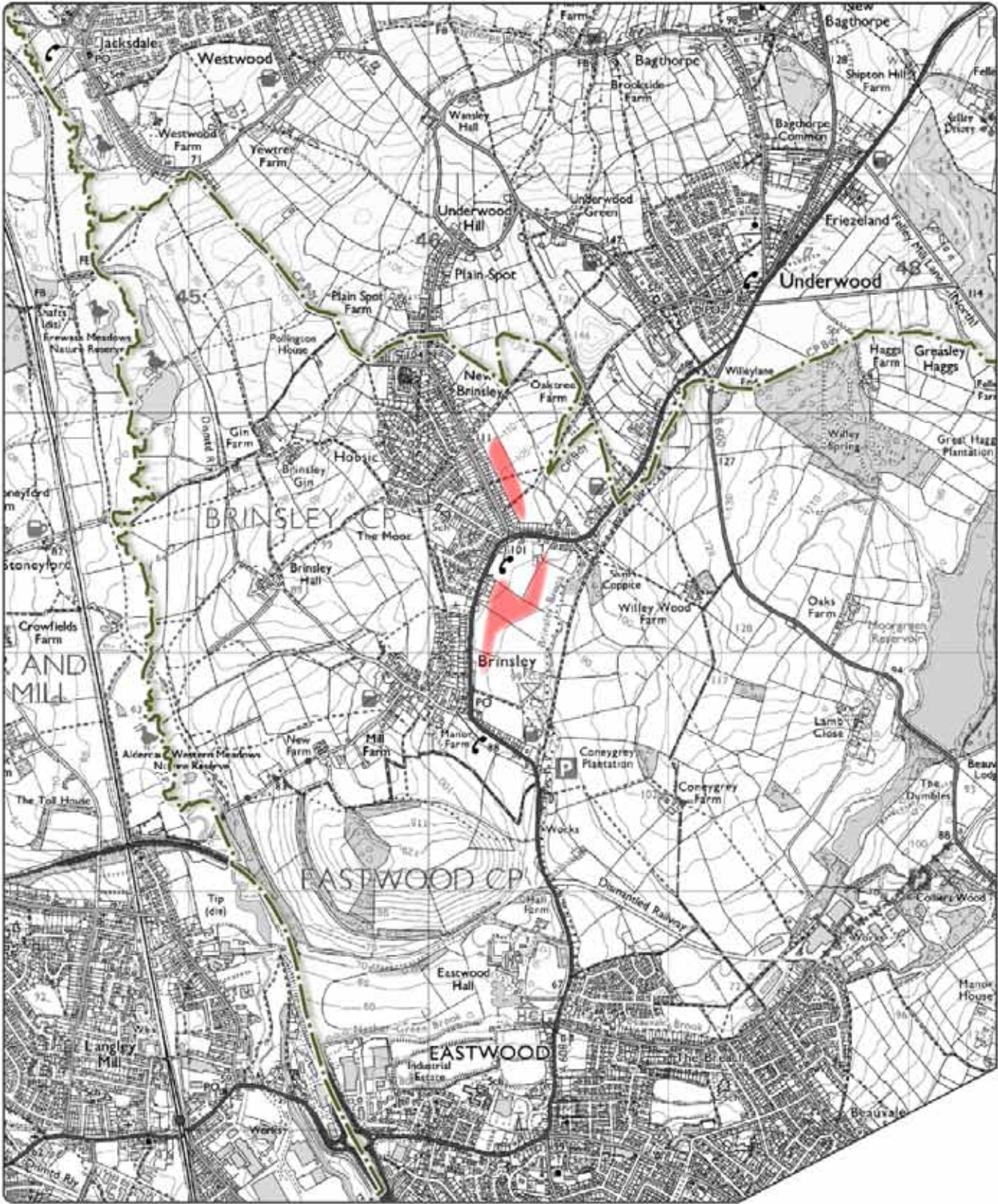
Infrastructure	Summary Assessment	Further Work
Transport	Existing frequent bus services. Transport modelling underway. Integrated transport/ walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity - Additional 33/11kV primary and circuits in the Eastwood area. Depending on phasing of this and other sites reinforcement further up the network may be required by upgrading an existing Bulk Supply Point. Gas – no abnormal requirements IT – no abnormal requirements Water supply/Waste water – no constraints identified subject to phasing.	Further dialogue with Western Power as proposals emerge.  Further ongoing dialogue with Severn Trent.
Flooding and Flood Risk	Much of area surrounding settlement is within Flood Zone 1 and therefore low risk. Some ordinary water courses present. Land to west of Brinsley is a Secondary Aquifer. Reservoirs along the railway line to the west of the settlement are sensitive groundwater receptors and surrounded by alluvial deposits.	Should development proposals include areas covered by ordinary water courses, further flood risk assessment may be required. Development proposals to include adequate protection to aquifer from foul and surface flows. Further dialogue with EA as detailed proposals emerge.
Health Facilities	No existing GP practices. Existing residents register at Eastwood, Jacksdale and Underwood.	Dialogue underway with the former Nottinghamshire PCT re appropriate future facilities.
Education Provision	Close relationship with schools in Selston. Limited capacity for expansion of primary schools. Further review required with education colleagues. Re-configuration of secondary school possible. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £481k for primary school places and £552k for secondary school.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements	Further dialogue required on layout and mix of units.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.



Infrastructure	Summary Assessment	Further Work
Green Infrastructure	Within the Greenwood Community Forest and proximity to the Erewash valley. Areas of POS to the east and south of Brinsley, SINC located to west and smaller SINC to west and east.	Opportunities to enhance GI to be explored as proposals emerge.
Contamination	Areas of previously used land and landfill present.	Appropriate desk top studies and investigation if required.
Heritage Assets	There is one Conservation Area within Brinsley and 2 Listed Buildings in the area, in addition to Brinsley Headstocks .	Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.
Other	Alluvium deposits and coal strata and coal mining legacy issues.	Appropriate desk top studies and investigation if required. Further dialogue with the Coal Authority.

Indicative Assessment
<p>No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with planning permission or allocated for housing in the adopted Broxtowe Local Plan. Areas to the west of Brinsley are visually prominent, include a Mature Landscape Area and several Sites of Importance for Nature Conservation. The amount of development proposed in the Core Strategy can be accommodated without adversely impacting on these areas.</p> <p>Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge.</p>

B2.2 Summary Map



Key

- Strategic Location
- Administrative Boundary

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nottingham core strategy key settlement plan for core brinsley/ 01/27/02/2013

0 100 200


metres

N

# Independent Greater Nottingham Sustainable Locations for Growth study (February 2010) Tribal summary

B3.1.1 In February 2010 the Greater Nottingham Sustainable Locations for growth study was published. This is a shared study between all the Greater Nottingham Council's and was undertaken by independent consultants. The summary for Brinsley is shown below.

Settlement	Overall suitability for growth	Potential scale of growth	Potential directions of growth
Brinsley	Medium	Medium	<ul style="list-style-type: none"> <li>West ("However ...would have high visual impact from outside the settlement.")</li> <li>Southwest ("However...would have high visual impact from outside the settlement.")</li> <li>East</li> </ul>

BX01: Brinsley (Population 2,352)	
<p>E Environment</p> <p>T Transport and Accessibility</p> <p>G Geo-environmental</p> <p>I Infrastructure Capacity &amp; Potential</p> <p>HM Housing Market Factors</p> <p>R Regeneration Potential</p> <p>ED Economic Development</p> <p>GB Green Belt / Strategic Policy</p> <p>L Landscape / settlement character</p>	 <p>A traffic light system has been used whereby green indicates a high score for each criteria. Arrows indicate potential directions for growth.</p>
Potential direction of growth	West, southwest, east. However, growth directions west and southwest would have high visual impact from outside the settlement. Avoid south, northwest, north or northeast on grounds of coalescence risk.
Benefits of growth	<ul style="list-style-type: none"> <li>Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services.</li> <li>Potential for regeneration-linked development</li> <li>Some potential for transport and access, particularly if linked with Eastwood and Kimberley as part of transport corridor</li> </ul>
Constraints to growth	<ul style="list-style-type: none"> <li>Large SINC to west of settlement</li> <li>Low levels of local employment</li> <li>Coalescence risk to northeast, north, northwest and south</li> <li>River Erewash floodplain</li> </ul>
Summary	<p>Overall medium suitability for growth. Some localised risk on geoenvironmental factors such as landfill, although unlikely to preclude development. Scores moderately well for transport and infrastructure assessment points to growth positively supporting existing facilities. SHLAA identifies capacity for a high level of housing growth.</p> <p><b>Scale:</b> The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the strong local risks of coalescence, the floodplain of the River Erewash, and the SINC to the west of the settlement would need to be taken into consideration. Growth would have to be proportionate to the existing size of the settlement. All specific proposals for growth would need to be rigorously tested through the Local Development Framework.</p>



# Characteristics of Brinsley

## B4.1 History of Brinsley

**B4.1.1** Brinsley is an ancient settlement, mentioned in the Domesday Book as “Bruneslia”. The name appears in other documents as “Brun-ners-ley”, meaning Leys or meadows belonging to a lord named Brun. A manor was established here in the reign of Edward the Confessor. The Manor and the Hall were both fine residences built in the 12th Century for the Duke of Devonshire. They have given their names to the farms, which are now based on the same sites.

**B4.1.2** Manor Farm is situated within the Conservation Area on Hall Lane, which leads out of the built-up part of the village to Hall Farm. The properties along Hall Lane are varied in age and type, including picturesque cottages near the Stoney Lane junction. Two of these cottages were recorded in the 19th Century as being a “house and brewhouse” known as the Clinton Arms. Hall Lane has the appearance of a village street, in contrast to the more modern residential layout of many other parts of Brinsley. Some fine specimens of sycamore and horse chestnut add to the character and are important in the views along Hall Lane. The Conservation Area also includes the complex of buildings at Pear Tree Farm, the vicarage, and two public houses. The “Robin Hood” is the oldest of the ten pubs that Brinsley once boasted.

**B4.1.3** The village grew dramatically during the 19th Century, when nearby collieries were at the height of their activity, and Brinsley became a parish in 1866. Further expansion this Century has brought the population to its present level of 2327.  
(reference: Brinsley Parish Council)

## B4.1 Current Statistical Profile (as taken from 2011 Census)

### B4.1.1 Brinsley

Chart 1: Total Population 2327

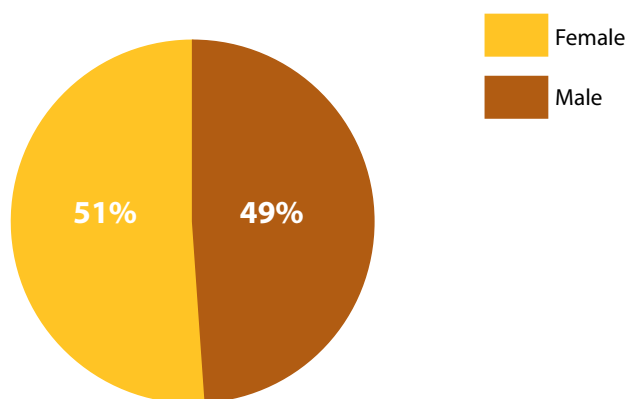


Chart 2: Population Density

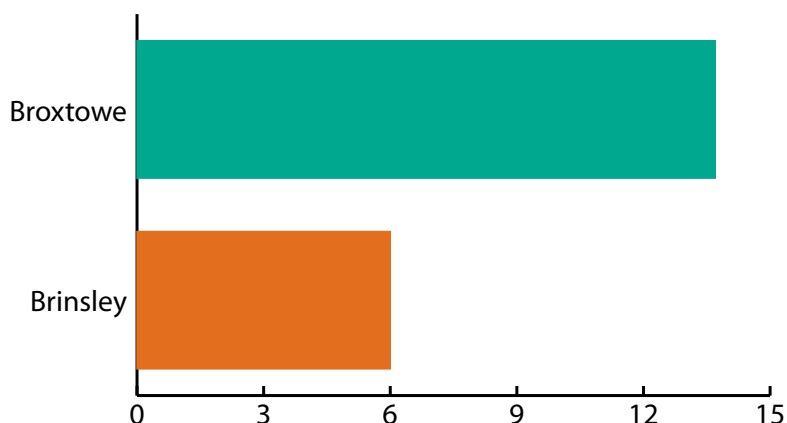
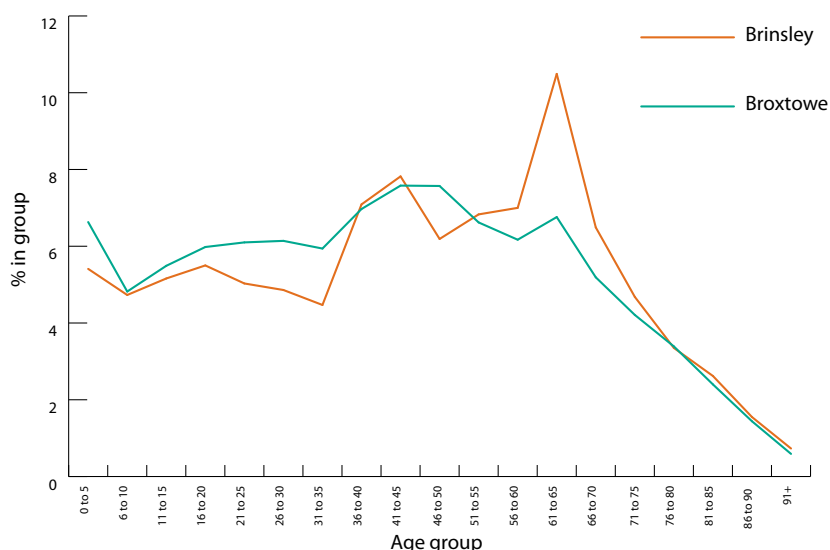


Chart 3: Percentage age profile, by age group, of Brinsley compared to the Borough



- Brinsley has a relatively low population and a low population density when compared to other Broxtowe wards.
- The average age of residents is 44.1 which is higher than other wards in Broxtowe, indicating an ageing population.
- Brinsley has 983 households of which 819 are Owner Occupied. The average household size is 2.37.
- 61.7 % of the economically active population are employed. 21% of the economically inactive population are retired, compared to 16.5 % for Broxtowe as a whole, which is again reflective of the older than average population.
- As a measure of deprivation, only 5 households have reported they are without central heating, which is the lowest in the Borough, suggesting that there is a relatively high level of affluence amongst Brinsley residents. However, 13.3% do not own a car or van, which is quite significantly lower than the average for the Borough, at 21.6%.
- A large proportion (97%) define their ethnic origin as White British with other ethnic groups relatively underrepresented.

# Locally distinctive issues

## B5.1 Housing Land Availability

B5.1.1 In the 2013 Strategic Housing Land Availability Assessment it is reported that there is a need to find sites to accommodate 159 dwellings above existing known sites within the existing village. This may therefore be a sensible maximum limit to the size of any allocation given that the Core Strategy figure of 200 new homes in total for Brinsley is a maximum figure.

## B5.2 Potential for Affordable Housing provision

B5.2.1 Brinsley appears to be a relatively affluent ward on the basis of car ownership and number of homes without central heating. It may therefore be possible to achieve higher levels of affordable housing provision on site allocations than would be the case in more deprived areas.

## B5.3 Characteristics of the existing population

B5.3.1 In terms of age and economic activity the population of the ward of Brinsley contains a higher proportion of retired residents and a higher average age of its population than the Borough Average. This may suggest a locally specific need for accommodation tailored to more elderly groups in the population.

## B5.4 Green Belt boundary changes

B5.4.1 There is no major road in the immediate vicinity of the village which would amount to a logical Green Belt boundary. Information in the Broxtowe Housing Land Availability Report published in March 2013 includes the point that Brinsley Brook to the east of the village may be a defensible Green Belt boundary.

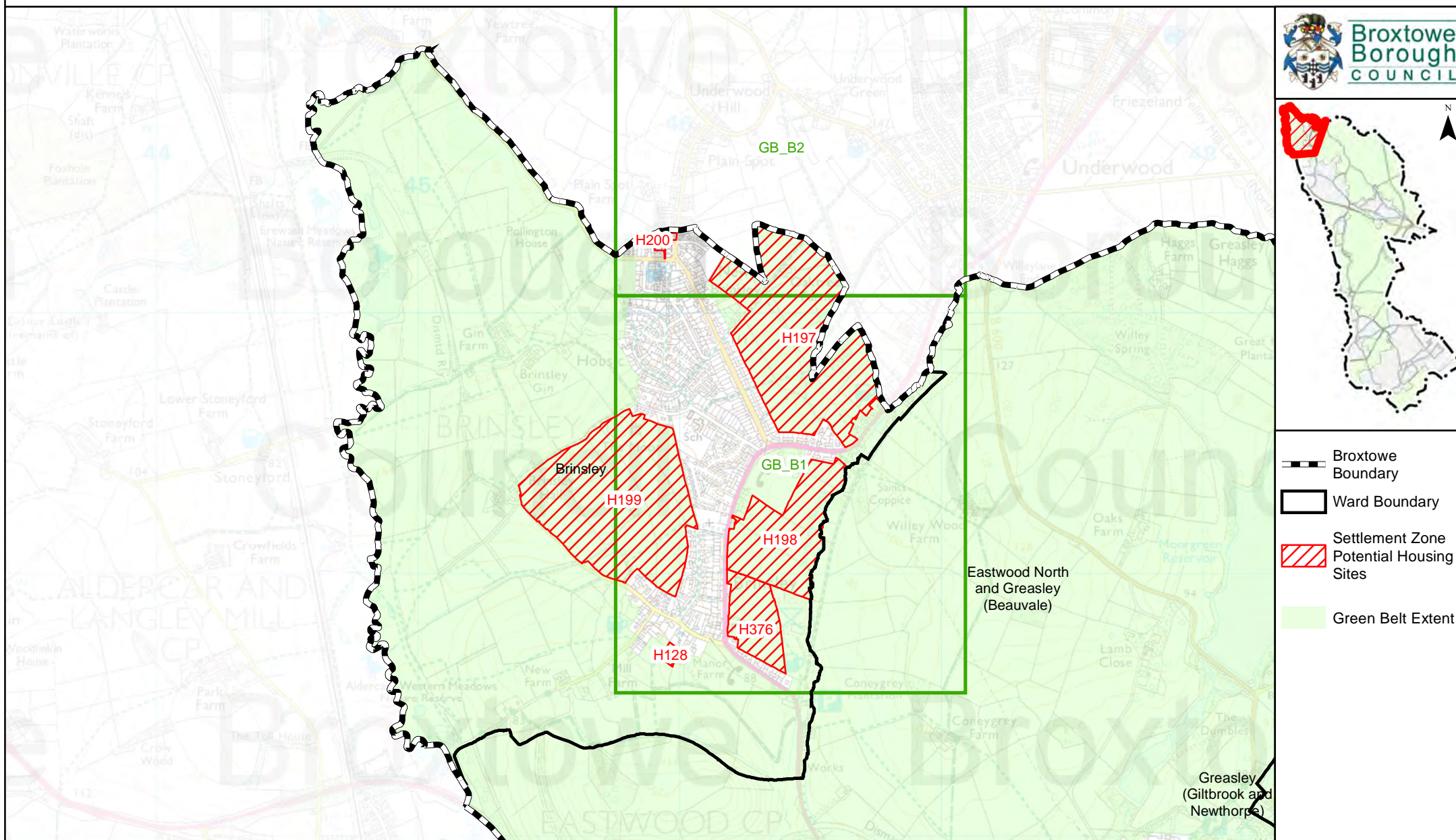
## B5.5 Employment Allocations

B5.5.1 There are no employment allocations in Brinsley and the majority of village residents travel outside of the village to work.

## B5.6 Heritage Assets

B5.6.1 There is a conservation area at the south of the village, and Brinsley Headstocks to the east is a heritage asset and visitor attraction. If an allocation is made in close proximity to these it will be important to ensure that this preserves or enhances local heritage assets.

B5.6.2 The map on the following page shows the potential development sites in and around Brinsley.





# New Housing

Chart 4: Proportion of development required by Settlement Area to meet the need set out in the Core Strategy

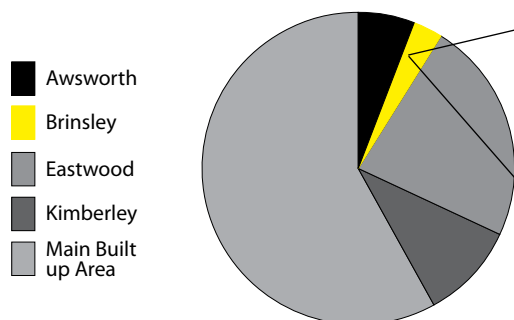
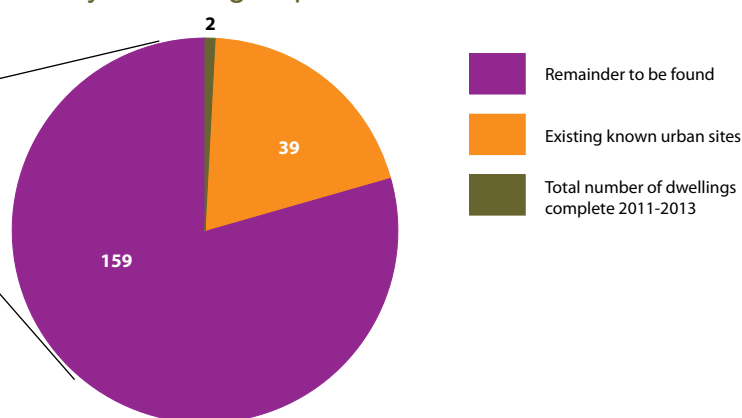


Chart 5: Source of the dwellings needed to meet Brinsley's housing requirement



## B6.1 Housing Delivery Assessment:

**B6.1.1** Table 1 below shows a summary of the total number of dwellings left to be found in Brinsley over the next 15 years. The Core Strategy sets a requirement of up to 200 dwellings to be built in Brinsley, since this requirement was set 2 dwellings have already been built and space for 39 dwellings have been found on sites within the existing urban area of Brinsley. This leaves an outstanding requirement for 159 dwellings left to be found which based on current information on available urban sites will require Green Belt boundary changes.

Table 1:

	Number of Dwellings
Core Strategy Brinsley Requirement	200
Less total number of dwellings complete 2011-2013	-2
Less existing known urban sites (already counted towards the total found)	-39
<b>Total left to find in Brinsley</b>	<b>159</b>

**B6.1.2** Table 2 shows in more detail the 39 dwellings from known sites found within the existing urban area of Brinsley. For a full list of all of the sites please see the Strategic Housing Land Availability Assessment (SHLAA) 2013.

Table 2: Urban Sites

Existing known Sites (Already Counted towards the total found)	
Site Status	Total Number of Dwellings
Sum of sites with planning permission and/or under construction	10
Sum of sites where planning permission has lapsed	4
Sum of sites not benefitting from planning permission but where development may be suitable	25
<b>Sub Total</b>	<b>39</b>

**B6.1.3** Table 3 shows the potential choice of sites and total number of dwellings that could be achieved from sites located within the Green Belt. **Please note that as the outstanding requirement is 159 dwellings not all of the Green Belt sites will be required.**

**B6.1.4** The table also shows the Tribal Appraisal of Green Belt Sites that 'Could be Suitable if Green Belt Policy Changes' with Broxtowe Borough Council commentary on the extent of a defensible physical boundary taken from the Broxtowe Housing Land Availability Report

published in March 2013. The Green Belt sites were ranked against each other in terms of meeting certain criteria as shown in the colour-code below.

Key:

	Assessed as meeting all three criteria
	Assessed as meeting two criteria
	Assessed as meeting zero or one criteria

Table 3: Green Belt Sites

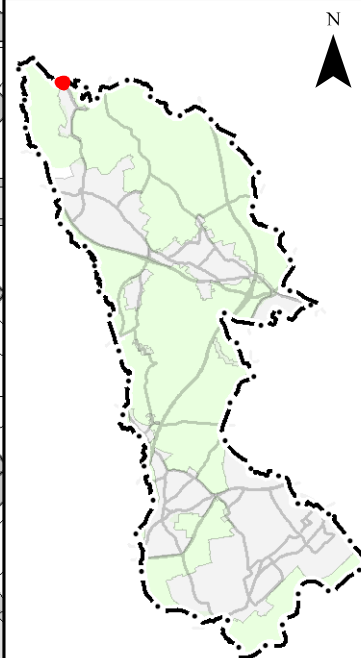
				Three Criteria		
SHLAA Site Ref	Site Name	Ward	Potential Dwelling Number	Settlement Recommended in Tribal	Direction for Growth Recommended in Tribal	Defensible Physical Boundary assessed by Broxtowe Borough Council
Allocation Options deemed ‘Could be Suitable if Green Belt Policy Changes’						
128	Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley	Brinsley	11	Yes – Medium suitability, medium scale	Yes	No
376	Land Opposite 28 Church Lane Brinsley	Brinsley	85	Yes – Medium suitability, medium scale	Yes	Yes - Brinsley Headstocks & Brinsley Brook
198	East of Church Lane Brinsley	Brinsley	200	Yes – Medium suitability, medium scale	Yes	Yes – Brinsley Brook
197	North of Cordy Lane Brinsley	Brinsley	300	Yes – Medium suitability, medium scale	No	No
Sub Total			596			
Site Deemed Unsuitable (Non Deliverable or Developable)						
199	North of Hall Lane Brinsley	Brinsley	-	-	-	-

**B6.1.5** The following are extracts for Brinsley from the Strategic Housing Land Availability Assessment (<http://www.broxtowe.gov.uk/index.aspx?articleid=12582>) for you to consider in selecting sites for allocation in the local plan. Please consider the potential numbers of houses from the sites in order to meet the strategic need in Brinsley and when the houses could probably be delivered to meet the rolling five year housing supply required by the Government.

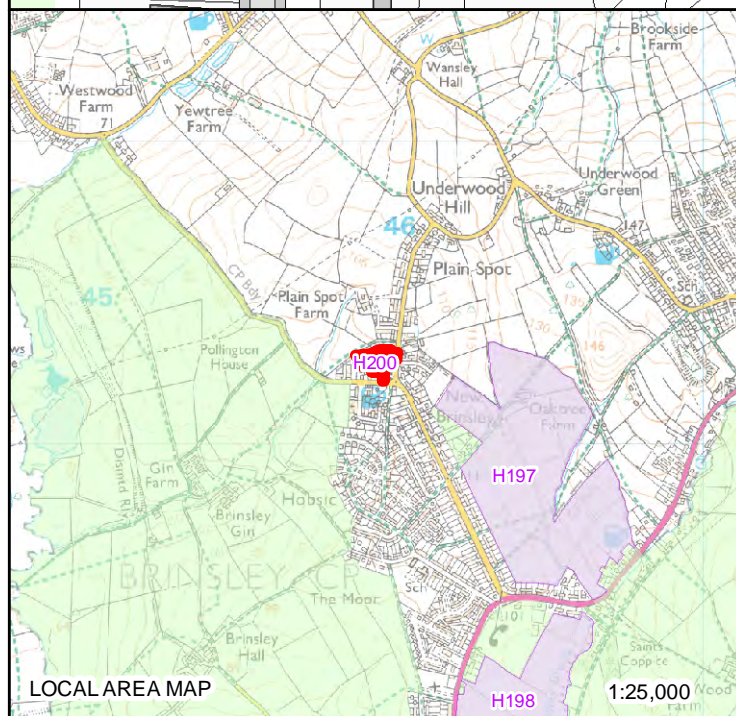
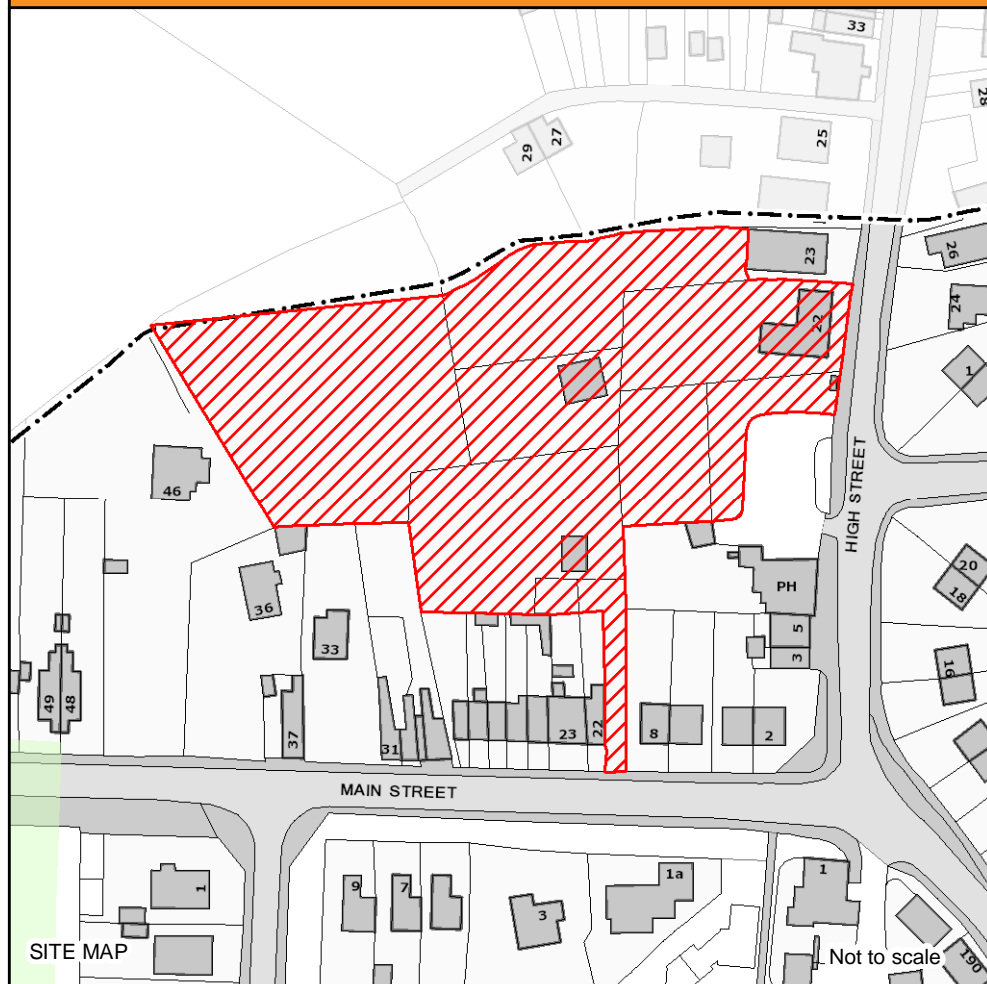
Site Ref	Site Name	Delivery	Potential Number of Dwellings	Pages
200	West of High Street Brinsley	11-15 Years	21	15-16
128	Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley	Could be suitable if policy changes	11	17-18
376	Land Opposite 28 Church Lane Brinsley	Could be suitable if policy changes	85	19-20
198	East of Church Lane Brinsley	Could be suitable if policy changes	200	21-22
197	North of Cordy Lane Brinsley	Could be suitable if policy changes	300	23-24



## BRINSLEY



BOROUGH MAP



## Final Reasoned Judgement:

The site is in a suitable location; however multiple ownerships may mean that it is not developable until the long term, subject to the details of any application. Further work should be undertaken to appraise the risk of overland flooding and flooding from a drain.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.7

Potential dwellings: 21

Site type: Urban

11-15 Years

## **Published Site Constraints**

### ***Site Reference: 200***

**Site Area** 0.66

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **West of High Street Brinsley**

**Easting:** 445954

**Northing:** 350273

Non-allocated and No Planning Permission

Gardens, public house car park, derelict land.

Within named settlement as listed in Appendix 8

100% Previously Developed Land

No significant other constraints

NA

NA

Minor topographical constraints

NA

Access unlikely to prove a significant issue

Not likely to be an issue

Not likely to be an issue

NA

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Several private owners but solvable issues

Unknown

Moderate

Within 10 minutes walk of a bus stop

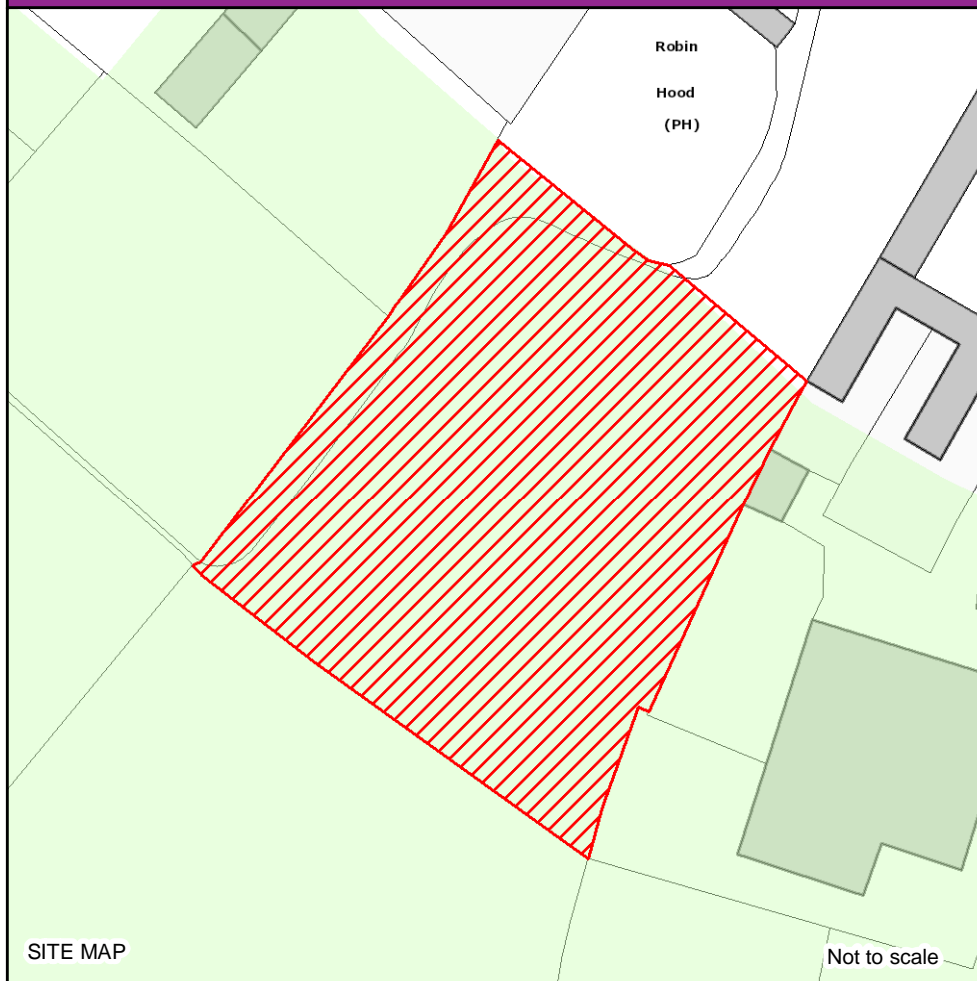
No tram stops within 20 minute walk

Small shopping parade within 10-15 minute walk

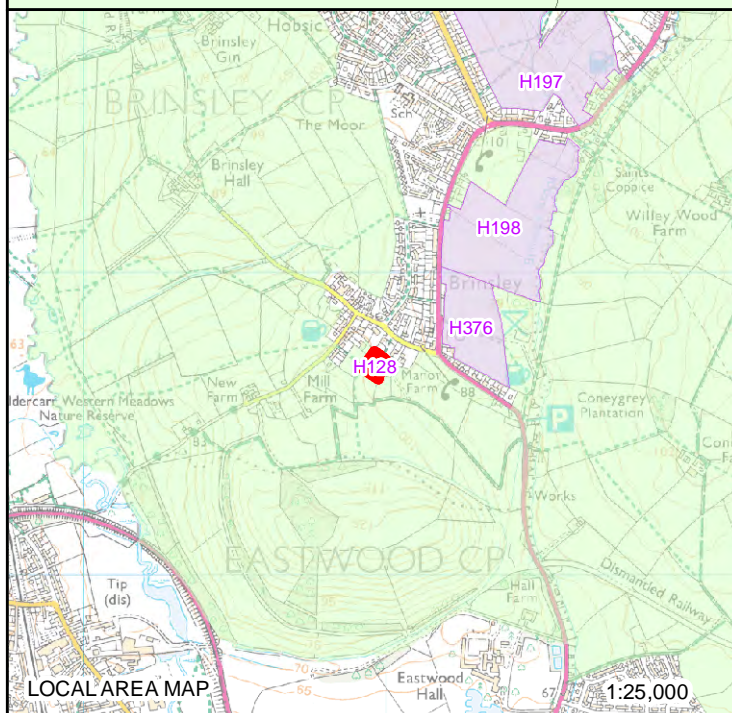
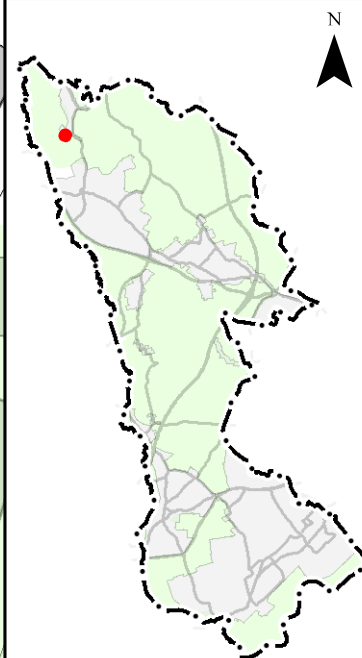
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility within 10-15 minute walk









BRINSLEY

**Final Reasoned Judgement:**

The site is within the Green Belt however could be suitable if Green Belt policy change. Issues such as access and location adjacent to the Conservation Area would need to be resolved.

-  SHLAA Site
-  Other SHLAA sites
-  Green Belt Extent
-  Broxtowe Boundary

Site area (ha): 0.4

Potential dwellings: 11

Site type: Green Belt

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 128***

**Site Area** 0.39

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Robin Hood Inn, 17 Hall Lane, Brinsley**

**Easting:** 446003

**Northing:** 348781

Non-allocated and No Planning Permission

Agricultural

Within named settlement as listed

100% Greenfield Site

Significant policy constraint which may be removed in the long term

Agricultural Fields

Grade 4

No topographical constraints

Prominent from Nottingham Road to the south east.

Current information suggests sufficient capacity, no detailed assessment made

Not likely to be an issue

Not likely to be an issue

NA

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not located within but has an impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Site is Owner-Occupied

Moderate

Within 10 minutes walk of a bus stop

No tram stops within 20 minute walk

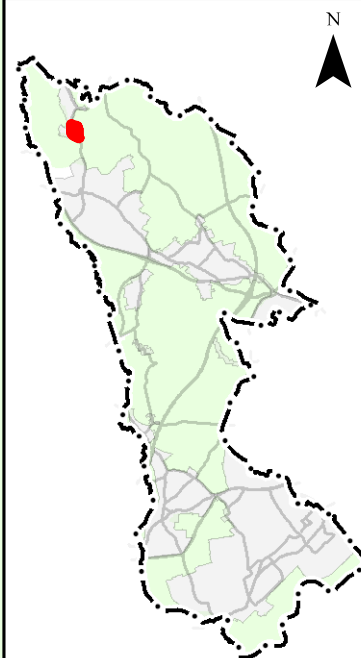
Village or local centre within 10-15 minute walk

A few uncoordinated routes that may be unsafe, poorly designed or that do not conveniently link with the main residential areas nearby

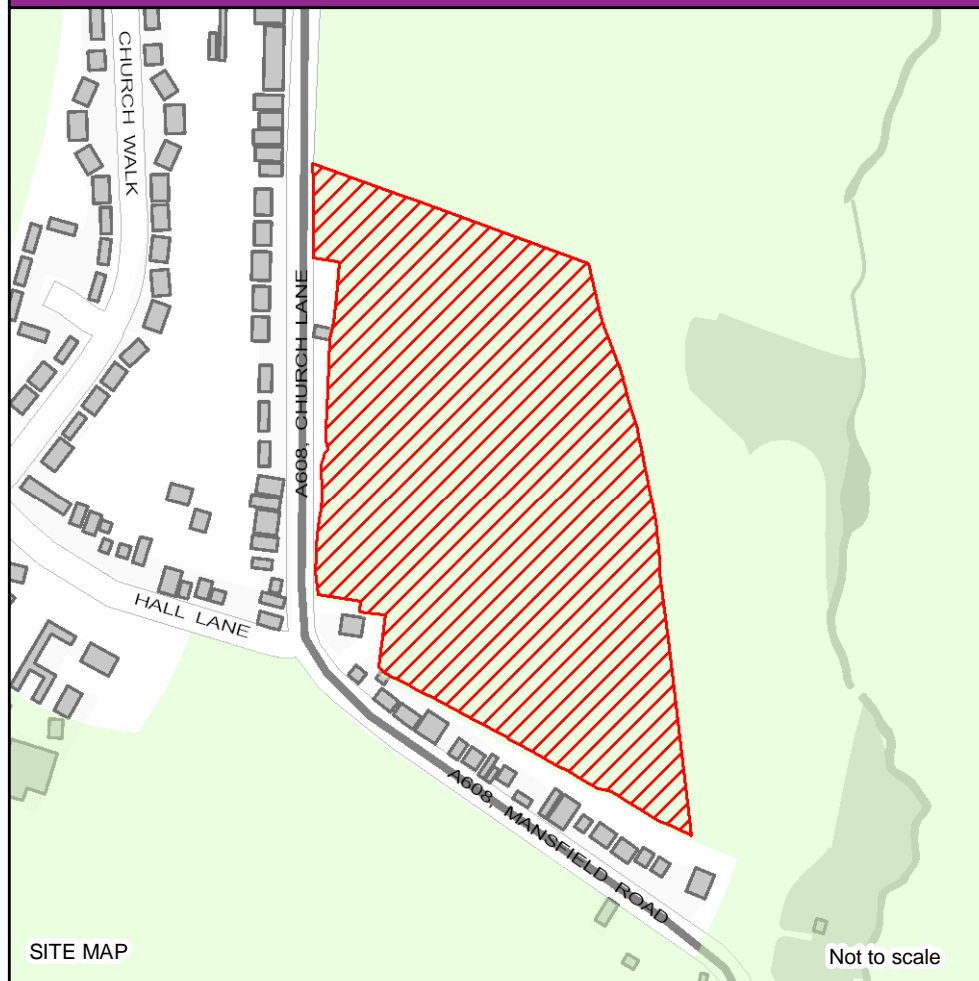
Public benefit through existing GI facility within a 5 minute walk



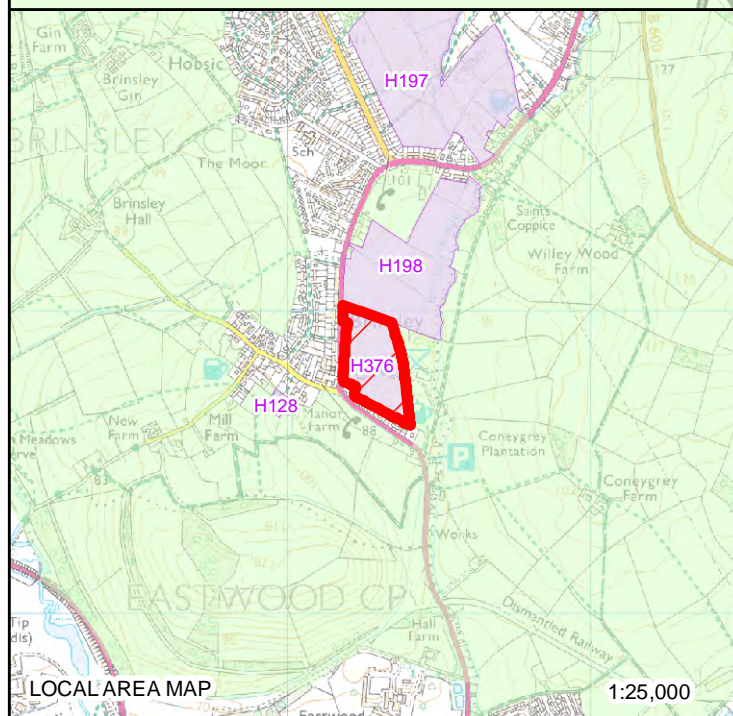
BRINSLEY



BOROUGH MAP



SITE MAP



LOCAL AREA MAP

**Final Reasoned Judgement:**

Could be suitable in part if Green Belt policy changes, subject to the details of any proposals. Investigation would be needed of possible flood risk from Boundary Brook and overland flooding. Impact on Brinsley Headstocks would be an issue, as would Nature Conservation.

Local Plan Review 2003 Inspector recognised the value of the agricultural land and the importance this site fulfils in the Green Belt checking unrestricted sprawl and safeguarding the countryside from encroachment. The Inspector also considered that due to poor public transport links, limited number of shops and the difficulty integrating development of this site with the village meant there were more sustainable locations that could meet housing requirements.

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **5.7**Potential dwellings: **85**Site type: **Green Belt***Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 376***

**Site Area** 5.69

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **Land Opposite 28 Church Lane Brinsley**

**Easting:** 446299

**Northing:** 348751

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement

100% Greenfield Site

Significant policy constraint which may be removed in the long term

N/A

Grade 4

No topographical constraints

No ridgeline issues, site prominent from the main road through village

Highways assessment suggests sufficient capacity for proposed level of development

No capacity constraints for given level of development

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations on site

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Site is Owner-Occupied

Moderate

Within 20 minute walk of a bus stop

No tram stops within 20 minute walk

Small shopping parade within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

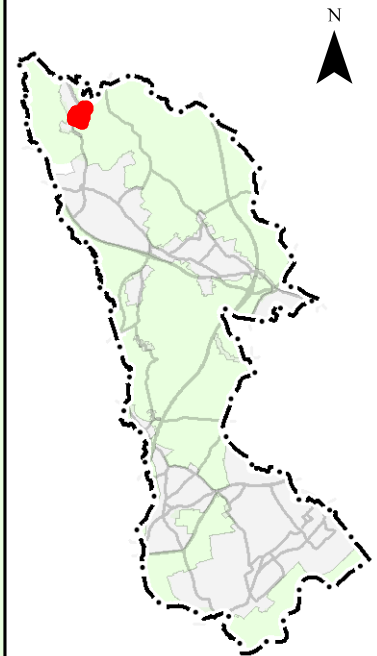
Public benefit through existing GI facility adjoining site



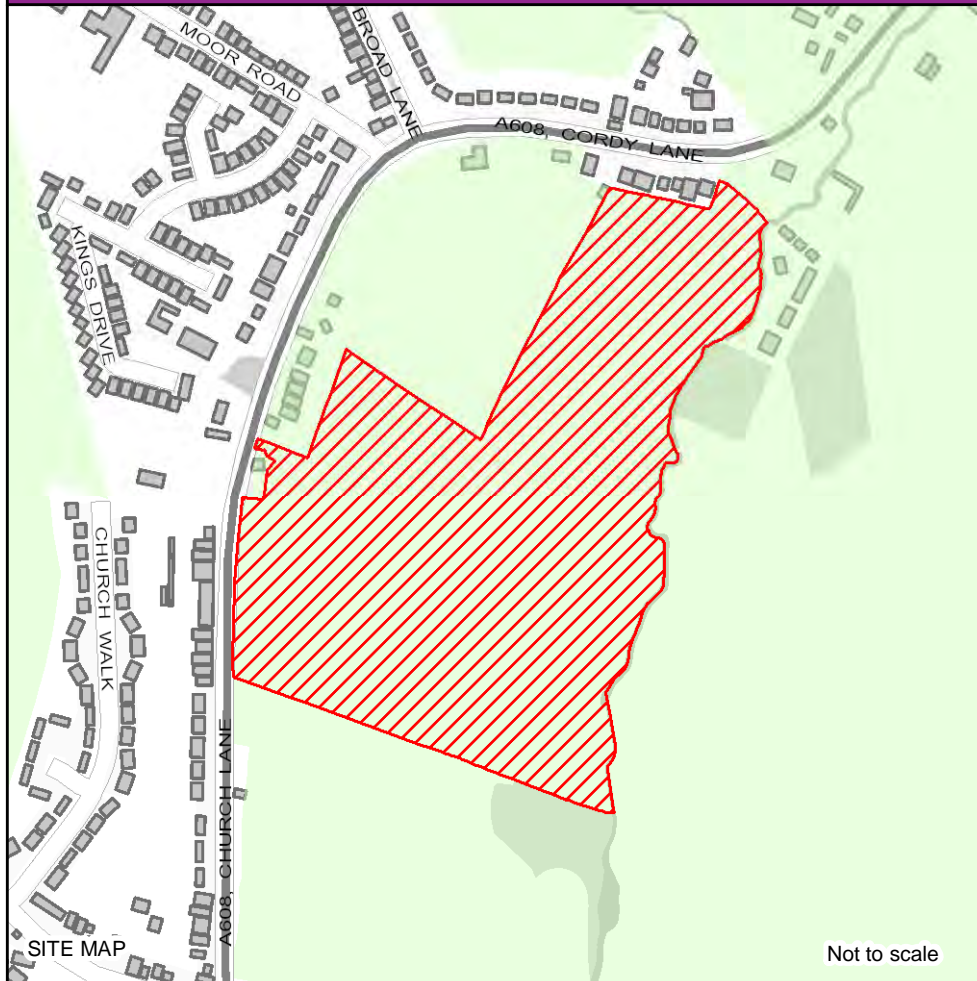


Broxtowe  
Borough  
COUNCIL

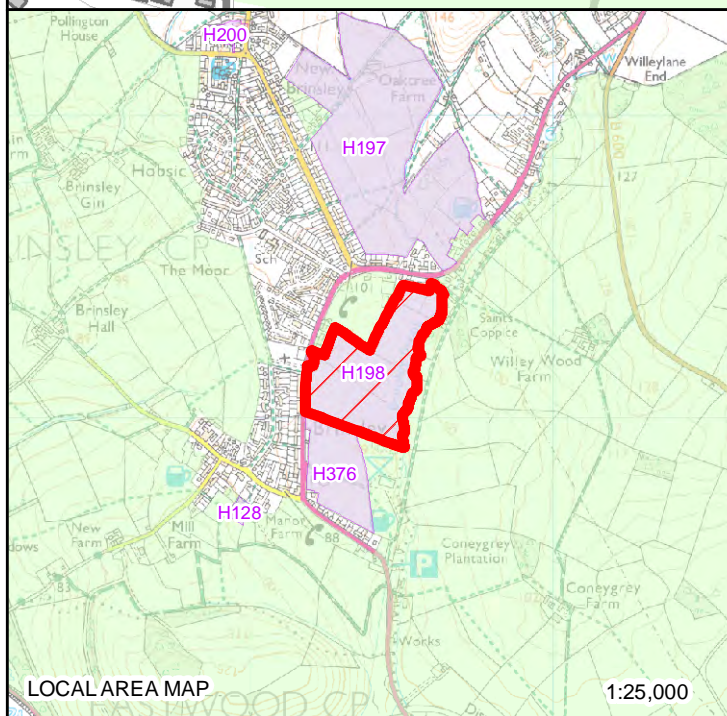
BRINSLEY



BOROUGH MAP



Not to scale



LOCAL AREA MAP

1:25,000

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): **12.9**

Potential dwellings: **200**

Site type: **Green Belt**

#### Final Reasoned Judgement:

Could be suitable in part if Green Belt policy changes, subject to the details of any proposals. Investigation would be needed of possible flood risk from Brinsley Brook and overland flooding. Impact on Brinsley Headstocks would be an issue, as would Nature Conservation.

Local Plan Review 2003 Inspector recognised the value of the agricultural land and the importance this site fulfils in the Green Belt checking unrestricted sprawl and safeguarding the countryside from encroachment. The Inspector also considered that due to poor public transport links, limited number of shops and the difficulty integrating development of this site with the village meant there were more sustainable locations that could meet housing requirements.

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 198***

**Site Area** 12.89

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **East of Church Lane Brinsley**

**Easting:** 446299

**Northing:** 348751

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement

100% Greenfield Site

Significant policy constraint which may be removed in the long term

N/A

Grade 4

No topographical constraints

No ridgeline issue, site prominent from main road through village

Highways assessment suggests sufficient capacity for proposed level of development

No capacity constraints for given level of development (with assessment made)

No capacity constraints for given level of development (with assessment made)

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

SINCs, RIGS present on site

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

No ownership problems; all owners supporting development

Site is Owner-Occupied

Moderate

Within 20 minute walk of a bus stop

No tram stops within 20 minute walk

Village or local centre within 10-15 minute walk

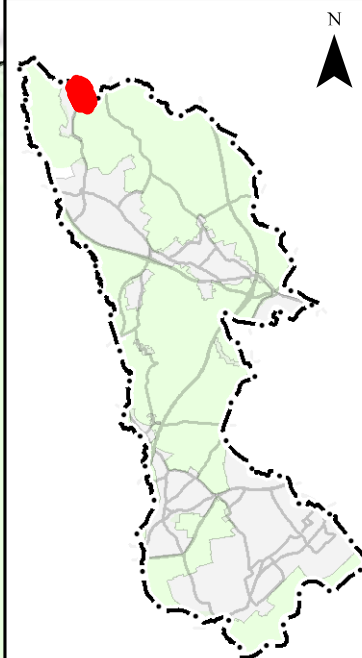
Moderate number of basic pedestrian / cycle routes linking site to centres of residence

Public benefit through existing GI facility adjoining site

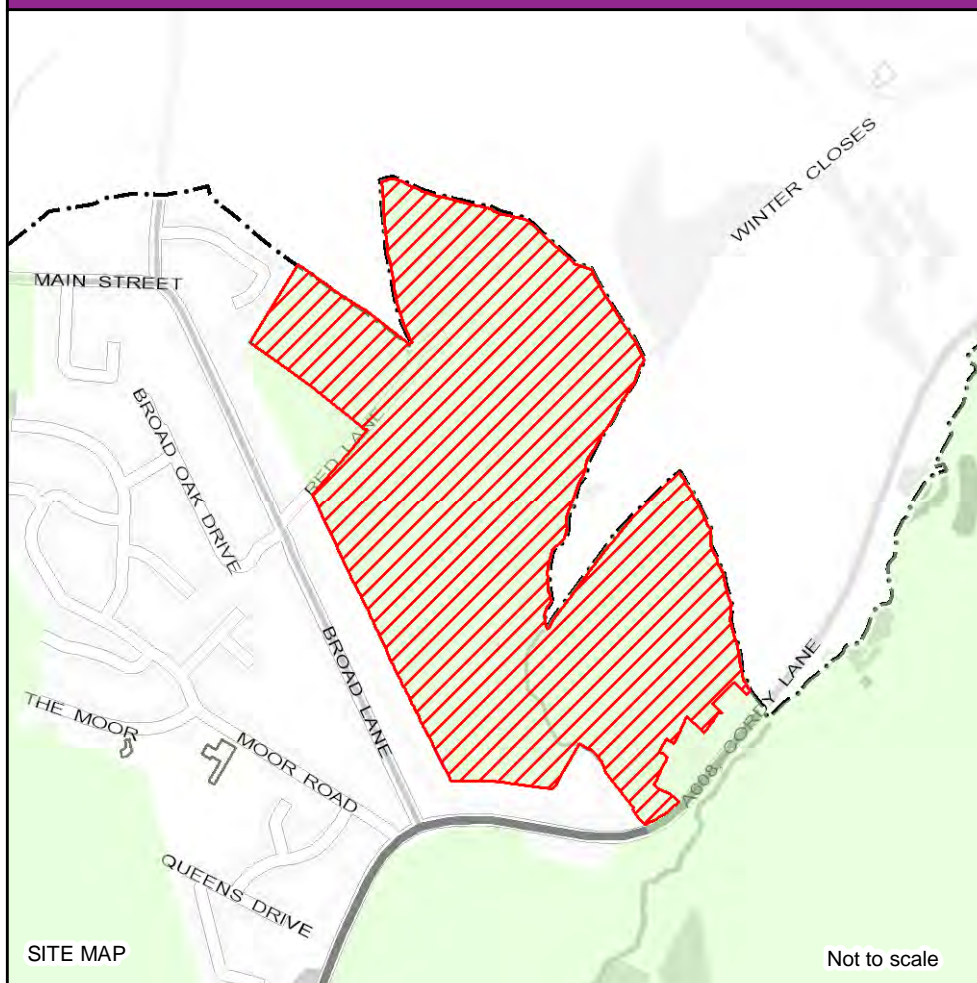




BRINSLEY



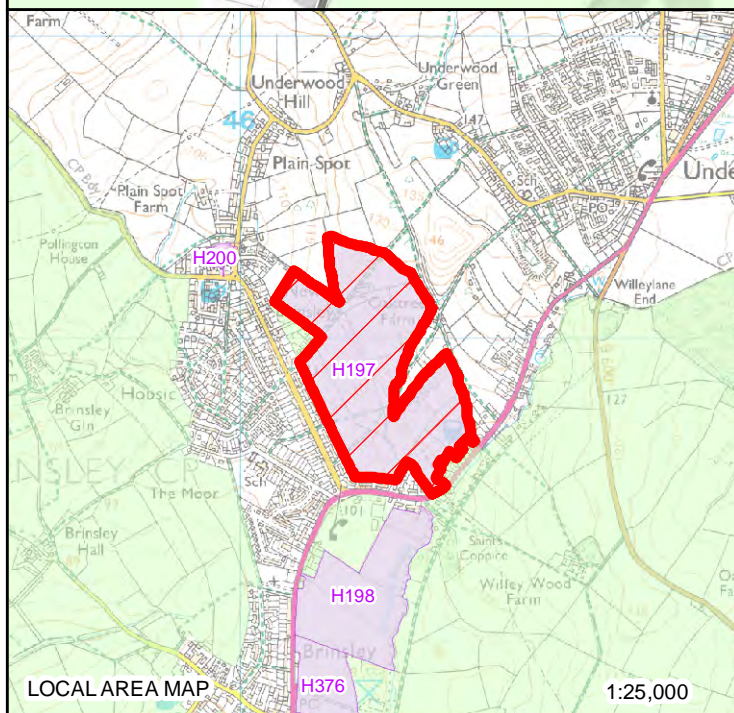
N



SITE MAP

Not to scale

BOROUGH MAP



LOCAL AREA MAP

1:25,000

- SHLAA Site
- Other SHLAA sites
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 29.1

Potential dwellings: 300

Site type: Green Belt

**Final Reasoned Judgement:**

Could be suitable if Green Belt policy changes, subject to the details of any proposals. Issues to be considered include visual prominence of development, access and highway capacity, the risk of overland flooding from a drain, the impact on footpaths through the site and potential for coalescence with Underwood without a defensible boundary. Consequently it is unlikely to come forward ahead of other preferable sites around Brinsley; given these constraints a significantly reduced dwelling number would be deliverable.

The Local Plan Review 2003 Inspector considered development of the site would involve encroachment onto the countryside and that the site fulfils important Green Belt purposes. The Inspector also considered that there were other more sustainable sites available elsewhere.

*Could be suitable if policy changes*

## **Published Site Constraints**

### ***Site Reference: 197***

**Site Area** 29.03

**Planning Policy Status**

**Existing Use**

**Location**

**Previously developed in whole or part**

**Material Planning Policy Considerations except Land Use**

**Landscape Quality and Character**

**Agricultural Land**

**Topographical Constraints**

**Ridgelines and Site Prominence**

**Highways Infrastructure Constraints**

**Utilities Water**

**Utilities Gas and Electricity**

**EIA**

**Bad Neighbours**

**Flood Risk**

**Natural Environmental Constraints**

**Built Environmental Constraints**

**Contaminated Land Issues**

**Conservation Area Status**

**Ownership Constraints**

**Operational or Tenancy Issues**

**Info from Housing Market**

**Public Transport Accessibility**

**Proximity to Tram Stops**

**Facilities within the Locality**

**Pedestrian and Cycling accessibility to site**

**Green Infrastructure Public Benefit**

### **North of Cordy Lane Brinsley**

**Easting:** 446387

**Northing:** 350163

Non-allocated and No Planning Permission

Agricultural

Adjacent named settlement as listed

Site predominantly Greenfield (more than 70%)

Significant policy constraint which may be removed in the long term

Mixed

Grade 4

Minor topographical constraints

No ridge line issue, site prominent from the main road through the village

Current information suggests insufficient capacity, no detailed assessment made

Not likely to be an issue

Not likely to be an issue

N/A

Setting with no adverse effects

EA Maps suggest area at no risk from flooding

No environmental constraints or designations

No Built Environment Constraints

No Known Constraints

Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area

Unknown

Unknown

Moderate

Within 20 minute walk of a bus stop

No tram stops within 20 minute walk

Village or local centre within 10-15 minute walk

Moderate number of basic pedestrian / cycle routes linking site to centres of residence

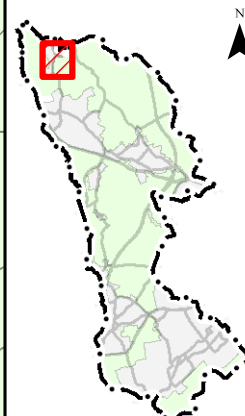
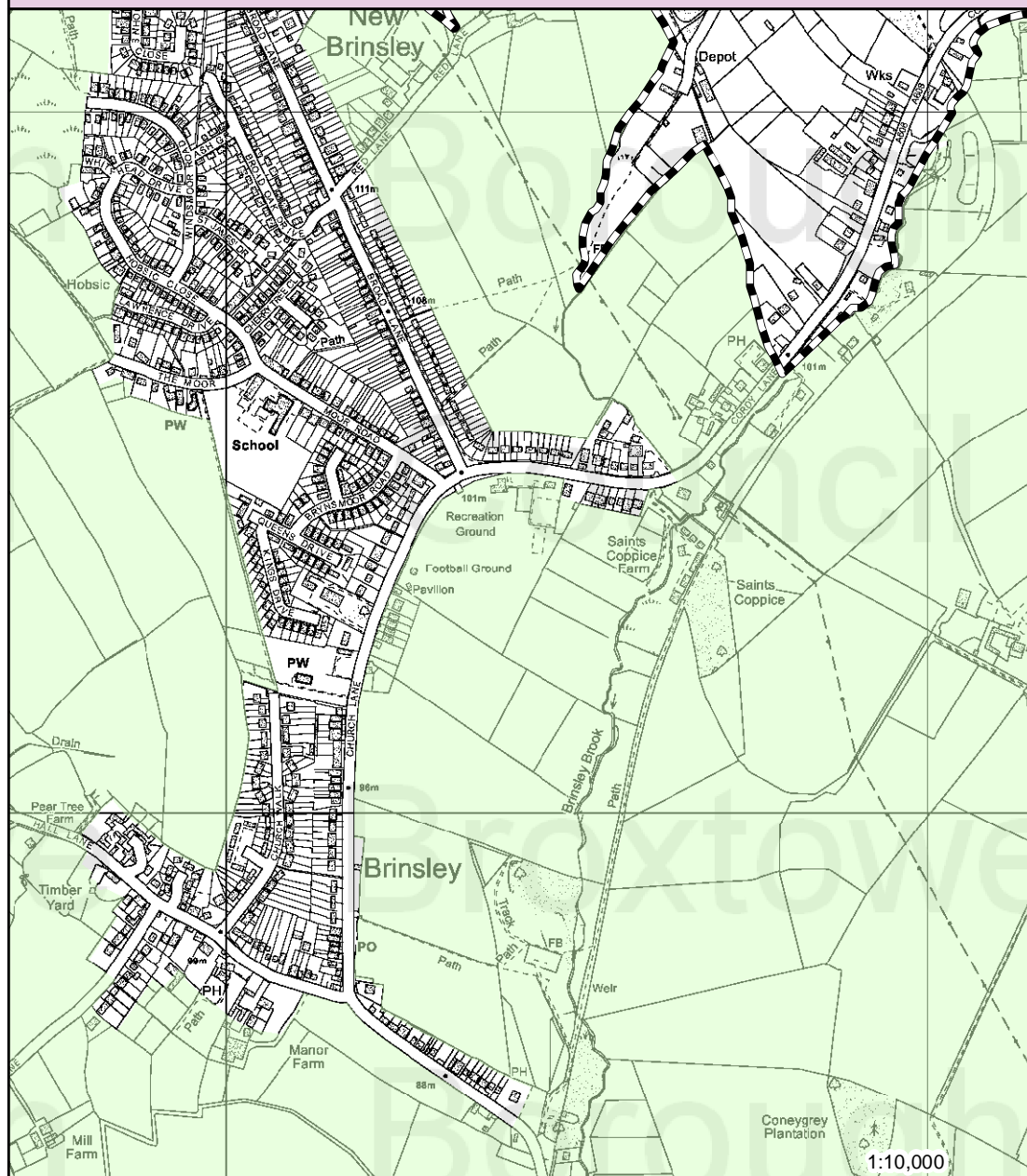
Public benefit through existing GI facility within a 5 minute walk



# Approach to the Green Belt

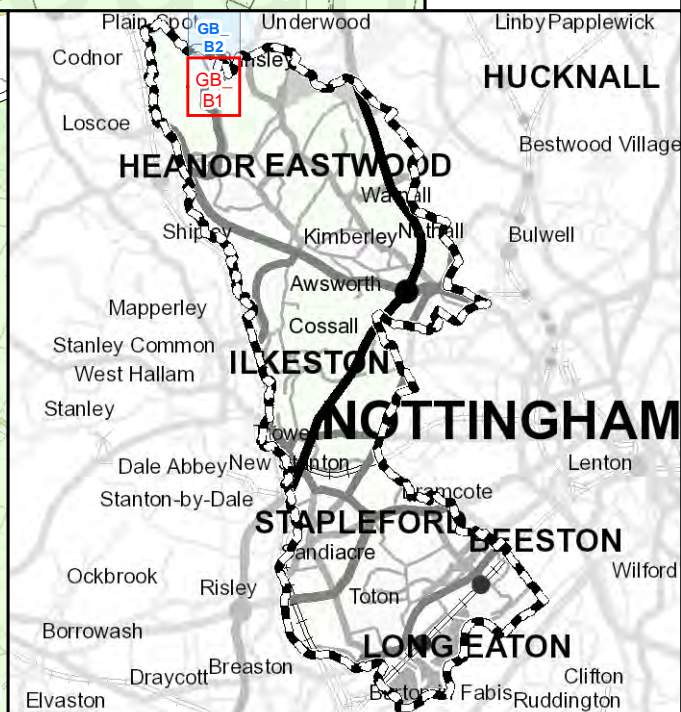
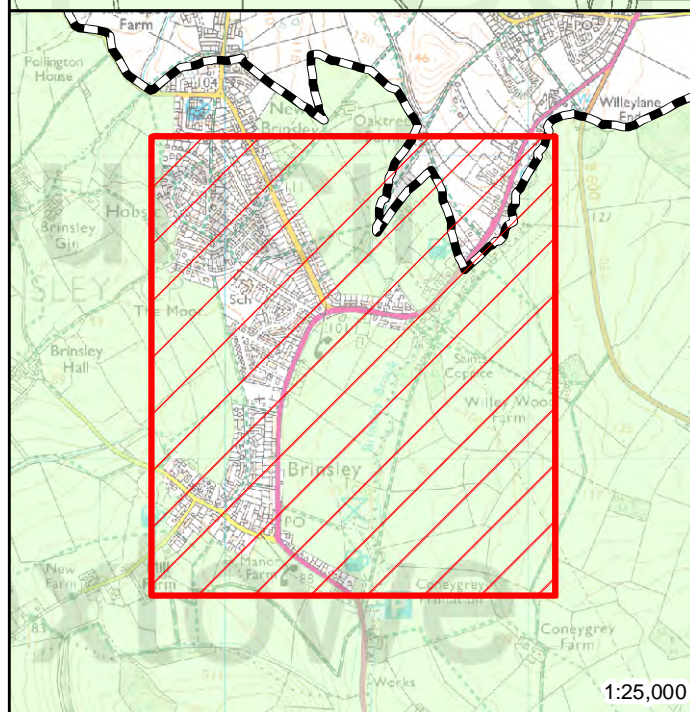
**B7.1.1** The following maps show the current extent of the Green Belt around Brinsley to help you consider whether the boundary is appropriate in accordance with national planning policy and whether it could be altered in the exceptional circumstances for development being reviewed in this plan.



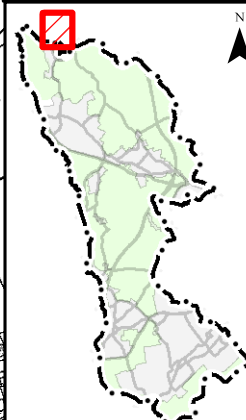


## LEGEND




- Green Belt Extent
- Main Map Extent
- Broxtowe Boundary

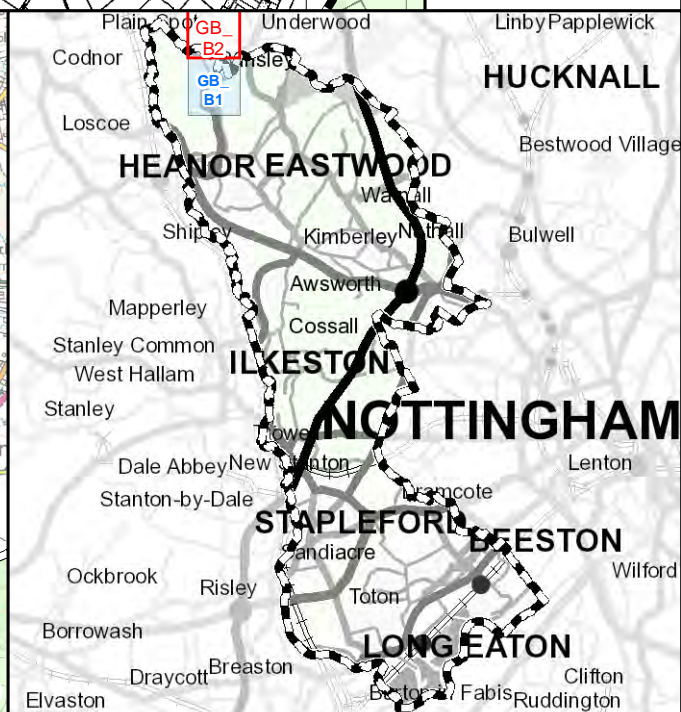
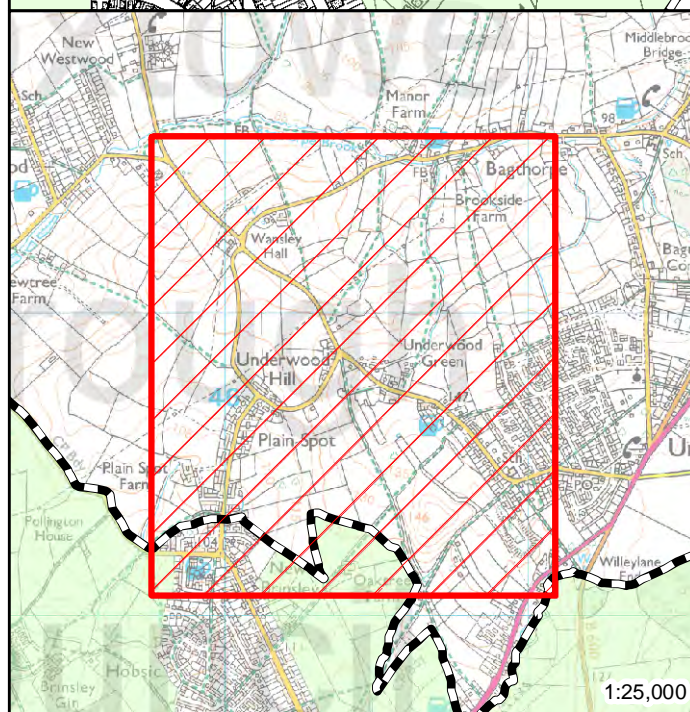






## LEGEND

-  Green Belt Extent
-  Main Map Extent
-  Broxtowe Boundary



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**Broxtowe  
Borough  
COUNCIL**

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