



Broxtowe
Borough
COUNCIL

BROXTOWE PART 2 LOCAL PLAN: BRINSLEY ALTERNATIVE SITE CONSULTATION

February 2017

Legal and Planning Services

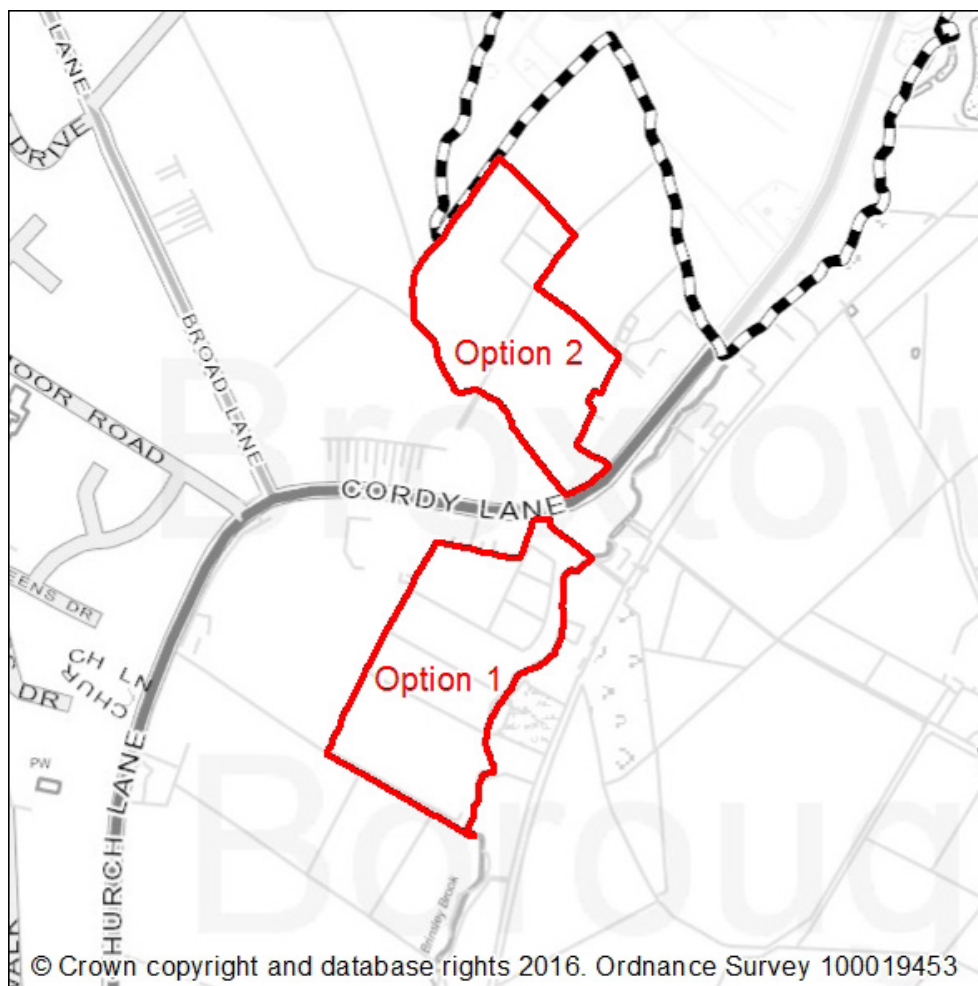
What are we consulting on?

Broxtowe Borough Council is consulting on an alternative development site in Brinsley (Option 2). The consultation will run from

Monday 13 February until 5pm Friday 24 March 2017.

Why are we consulting on this site?

The consultation follows a request from Brinsley Parish Council that an alternative site off Cordy Lane (Option 2) be considered for new housing development instead of the site recommended to the Jobs and Economy Committee on 26th January 2017 off Church Lane Brinsley (Option 1).

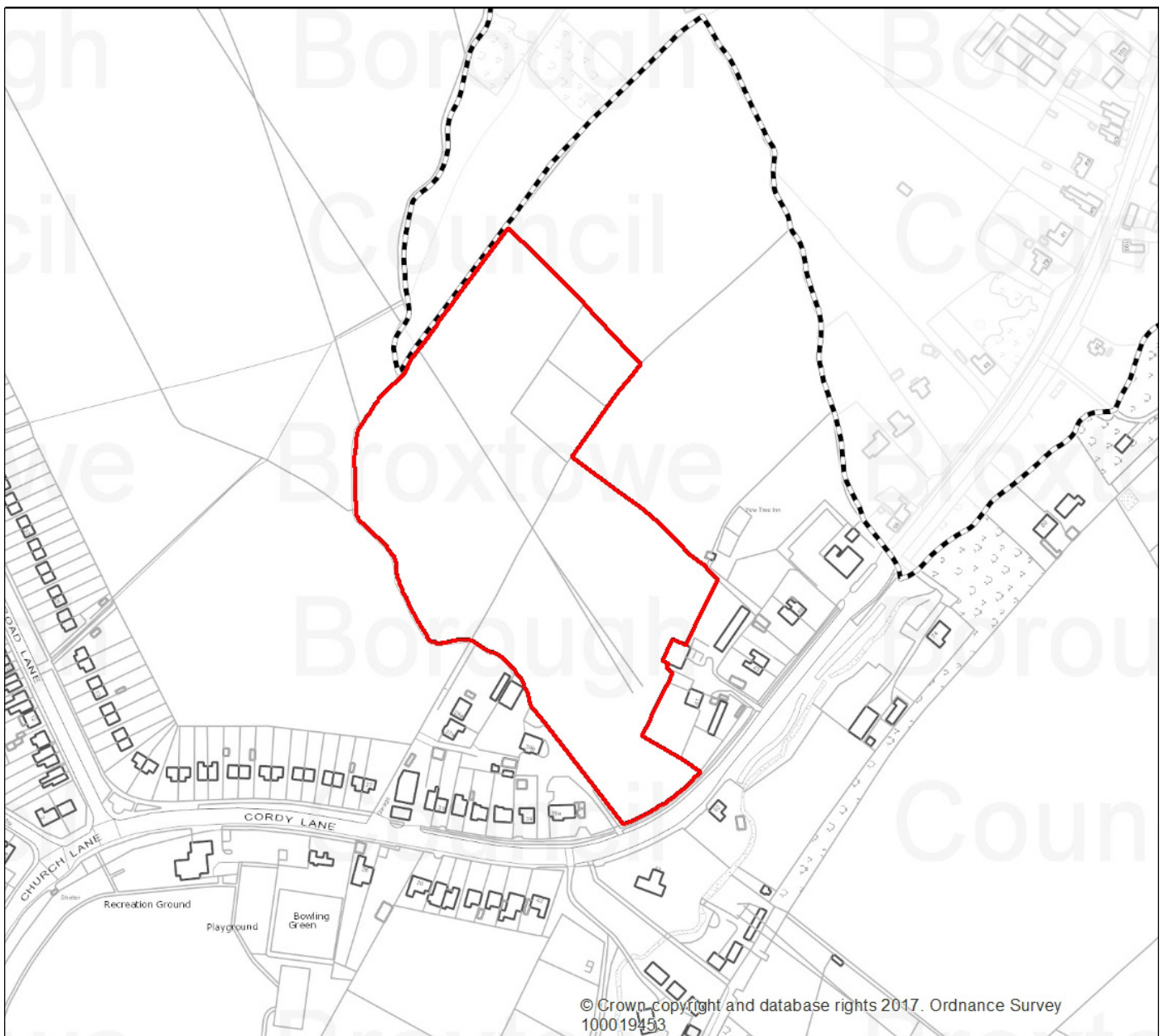


The aim of the current consultation is to gain further information on any issues that will need to be considered when deciding which is the most appropriate site for development in Brinsley.

Option 1 has already been the subject of detailed consultation, for more information on Option 2 please see following page.

Option 2 Site Issues:

- Provision of 110 homes and the speed of housing delivery.
- Green Belt issues, including cross-boundary issues with Ashfield District Council.
- Infrastructure issues including vehicular access onto Cordy Lane and sustainable transport enhancement.



Site: Cordy Lane (Option 2)

Public Transport (5)

Bus Stops (5)

Cordy Lane 40m from site

Cordy Lane 92m from site

Broad Lane 257m from site

Broad Lane 299m from site

Cordy Lane 308m from site

Schools (2)

Primary (2)

Brinsley Primary School 413m from site

Underwood C of E Primary School 750m from site

Consumer Services (3)

Food Retail (1)

Brinsley Mini Market 302m from site

Post Offices (1)

Brinsley Post Office 832m from site

Shopping Centres (1)

Brinsley Shops 266m from site

Community Facilities (8)

Halls And Community Centres (1)

Brinsley Parish Hall 184m from site

Leisure Centres (1)

Kimberley Leisure Centre 5916m from site

Libraries (1)

Eastwood Library 2608m from site

Open Spaces (4)

Brinsley Headstocks 75m from site

Saints Coppice 94m from site

Brinsley Recreation Ground 124m from site

St James the Great 495m from site

Public Houses (1)

The Durham Ox 724m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (3.65ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (3.65ha) of site in Brinsley

Parish (1)

100% (3.65ha) of site in Brinsley

Flood (5)

Surface Water Flooding (3)

2.14% (0.08ha) of site in Surface Water Flood Map 1 in 30

3.07% (0.11ha) of site in Surface Water Flood Map 1 in 100

30.78% (1.12ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (3.65ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (1)

Below Surface Watercourse (Culvert) dissects site for 11.14m

Natural Environment (11)

Agricultural Land Classification (1)

100% (3.65ha) of site in GRADE 4

Local Nature Reserves (b: around site) (2)

Brinsley Headstocks (Confirmed 2008) within 100m of site

Brinsley Headstocks (Confirmed 2008) within 250m of site

Local Wildlife Sites (b: around site) (8)

Cordy Lane 2 (2/263 'A grassland with a characteristic Coal Measures community') within 50m of site

Local Wildlife Sites (b: around site) (8)

Cordy Lane 2 (5/2328 Neutral grassland) within 50m of site

Cordy Lane 2 (5/2328 Neutral grassland) within 100m of site

Cordy Lane 2 (2/263 'A grassland with a characteristic Coal Measures community') within 100m of site

Cordy Lane 2 (5/3404 Brook with ancient woodland flora) within 100m of site

Cordy Lane 2 (2/168 'A notable grassland community') within 250m of site

Cordy Lane 2 (2/167 'A little-managed, species-rich grassland') within 250m of site

Cordy Lane 2 (5/2313 A woodland with an ancient woodland flora) within 250m of site

Local Plan 2004 (1)

100% (3.65ha) of site in Green Belt 2004

Green Infrastructure (2)

Proposed Green Infrastructure Corridors (b: around site) (2)

2.1 Brinsley Brook Corridor within 100m of site

2.1 Brinsley Brook Corridor within 250m of site

Access (14)

Public Rights of Way (b: around site) (14)

BrinsleyFP9 (FP) within 50m of site

BrinsleyFP8 (FP) within 50m of site

SelstonFP54 (FP) within 50m of site

BrinsleyFP31 (FP) within 50m of site

SelstonFP54 (FP) within 100m of site

GreasleyFP77 (FP) within 100m of site

GreasleyFP7 (FP) within 100m of site

BrinsleyFP9 (FP) within 100m of site

BrinsleyFP8 (FP) within 100m of site

BrinsleyFP31 (FP) within 100m of site

SelstonFP47 (FP) within 250m of site

GreasleyFP8 (FP) within 250m of site

GreasleyFP78 (FP) within 250m of site

BrinsleyFP36 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

41.44% (1.51ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (3.65ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report