

Our ref: CDB/PB/B-01

26 January 2017

Mr S Saunders
Head of Neighbourhoods & Property
Broxtowe Borough Council
Foster Avenue
Beeston
Nottingham
NG9 1AB

Dear Mr Saunders

Brinsley Parish Council – Preferred Site Allocation

Further to Brinsley Parish Council's meeting on Wednesday 18th January, as you are aware the council voted against the inclusion of land off Church Lane as Broxtowe Borough Councils preferred site to be included in the local plan for possible future development. Members resolved that they would put forward an alternative site to the north of the A608 Cordy Lane. On behalf of Brinsley Parish Council I have been instructed to formally respond with details of the alternative site for Broxtowe Borough Councils consideration.

In reaching their decision due notice has been taken of the residents views which were obtained, as part of the consultation by Brinsley Parish on their neighbourhood plan, a public exhibition was held at the parish hall, specifically regarding the proposed adoption of the development site referenced H198 extending to 5.2 hectares (12.8 acres) and to consult parishioners on other sites identified as possible development sites within the existing village envelope.

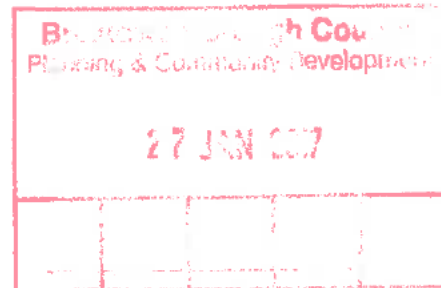
The consultation took place on Saturday 3rd December, from feedback questionnaires on the day, overwhelmingly the respondents were not in favour of the proposals for the development of the proposed site, and this view is endorsed by the Parish Council.

The enclosed plan shows land within the ownership of Mr & Mrs Mee, who have confirmed that they are willing for the land to be developed and further more state that they have instructed agents to act on their behalf to negotiate with an interested developer. Mr & Mrs Mee have confirmed this to the Parish, a copy their confirmation letter is attached for your records. This therefore demonstrates that the alternative site put forward by the Parish is indeed deliverable.

The parish council fully recognises that additional housing will be located within the parish which will necessitate the loss of some green belt land due to the lack of development sites within the village envelope capable of producing the number of



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houses identified as being required. The land off Cordy Lane is currently within the green belt however the removal of this designation to facilitate new development is considered to have a far less impact on the character and openness of the village than the Church Lane site proposed by Broxtowe Borough Council.

The development of the Cordy Lane site is seen as a more natural extension to the village enabling new development to integrate with the existing, whereas the church Lane site to the east of the A608 would be divorced from the village forming in effect a standalone development to the village centre and its facilities, this coupled with the inevitable connectivity issues that would arise of having to cross the busy A608 would make the integration of this development difficult.

The land identified accessed off Cordy Lane extend to 3.655 ha (9.03 acres) this is edged red on the plan comprising of fields 3, 4 and 6. The site has defensible boundaries to the northeast of mature hedgerows, to the northwest and southwest a stream.

Broxtowe's evaluation contained in their document *Site Allocations Issues and Options dated November 2013*, evaluates several sites for possible development. Cordy Lane site had a reference of H197 and the Church Lane site a reference of H198, both sites evaluated at that time were far greater in extent than either site proposed at present. In both cases there are final reasoned judgements made as to the site suitability. Both sites were categorised as could be suitable if policy changes were made to the green belt boundary. Within that reasoned judgement it would appear that the main issue with the Cordy Lane site highlighted by the Planning Inspector whilst considering the 2003 Local Plan Review was the possible coalescence with Underwood. This is not now considered to be an issue as the site is smaller, having defensible boundaries. The Church Lane site likewise has decreased in size, however an issue highlighted by the Inspector at the time of the 2003 Local Plan Review still remains that it was acknowledged the importance of agricultural land and the green belt in protecting and checking the unrestricted sprawl of development and protecting the countryside. Furthermore the Inspector made specific comments raising concerns of the integration of development of the Church Lane site with the village. As commented on above any development of the Church Lane site would prove difficult to fulfil the objectives of having a cohesive atmosphere/feeling part of a village community due to the isolated location with a physical boundary of the A608.

It is therefore the parish council's belief that the Cordy Lane proposed site would be a more sustainable development capable of integration within the village having better and more logical connectivity. The comments of the Inspector have been mitigated in relation to the Cordy Lane site, due to the reduction in its extent, that coalescence with Underwood would not now be an issue, whilst the issue that any development on the Church Lane site would be difficult to be integrated within the village is considered as still remaining a major issue.

With the above in mind on behalf of the Parish Council we would urge the inclusion of the Cordy Lane site for future development as being capable of being deliverable.

If you require further information or clarification please do not hesitate to give me a call.

Regards

Yours sincerely



Charles D Baker FRICS
Encs

c.c. Brinsley Parish Council

NO. 2 POPLAR FARM

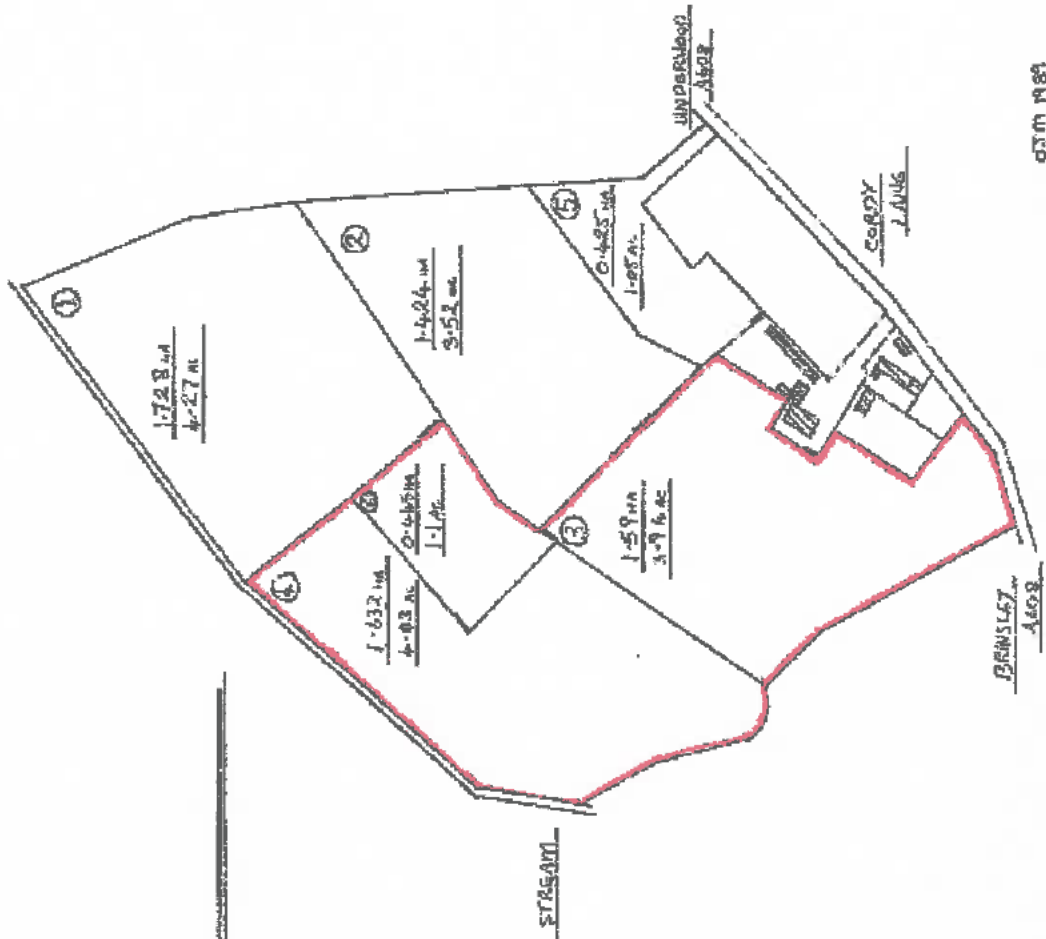
BRINSLEY



DATE

SCALE 1:2500

<u>FIELD</u>	<u>AREA ACRES</u>	<u>HAS</u>
1	4.81	1.728 HA
2	3.52	1.426 HA
3	3.94	1.57 HA
4	4.03	1.632 HA
5	1.05	0.416 HA
6	1.1	0.43 HA
<u>TOTAL</u>	<u>17.91</u>	<u>7.264</u>



OSM 1989



24th January 2017

Parish Clerk
Brinsley Parish Council



Dear Clerk

Re: Land at Cordy Lane, Brinsley for potential residential development

I write with regard to the Brextowe Core Strategy for this area and identification of sites which could offer the potential for residential development, including sites which are currently under protection with greenbelt status.

I can confirm that the land owned by my family as identified on the plan off Cordy Lane, Brinsley a greenbelt area with direct access from the site onto Cordy Lane, may be considered as suitable for a potential development site.

I confirm I have a land agent who is actively in contact with two developers who have expressed interest and I am hopeful a developer will be secured, subject to release of the land from greenbelt.

I understand the residents from Brinsley have selected my site as their preferred area for development and look forward to receiving further information in due course.

Yours sincerely

J. Mee

