

## APPENDIX THREE

### ALTERNATIVE SITE CORDY LANE

As a major reason for the village and Brinsley Parish Council's opposition to the Church Lane site, the identification of the Cordy Lane site as a location is much more sustainable and compliant to Government Policies and is a major factor in our evidence against Church Lane and as such, we feel this need to be submitted.

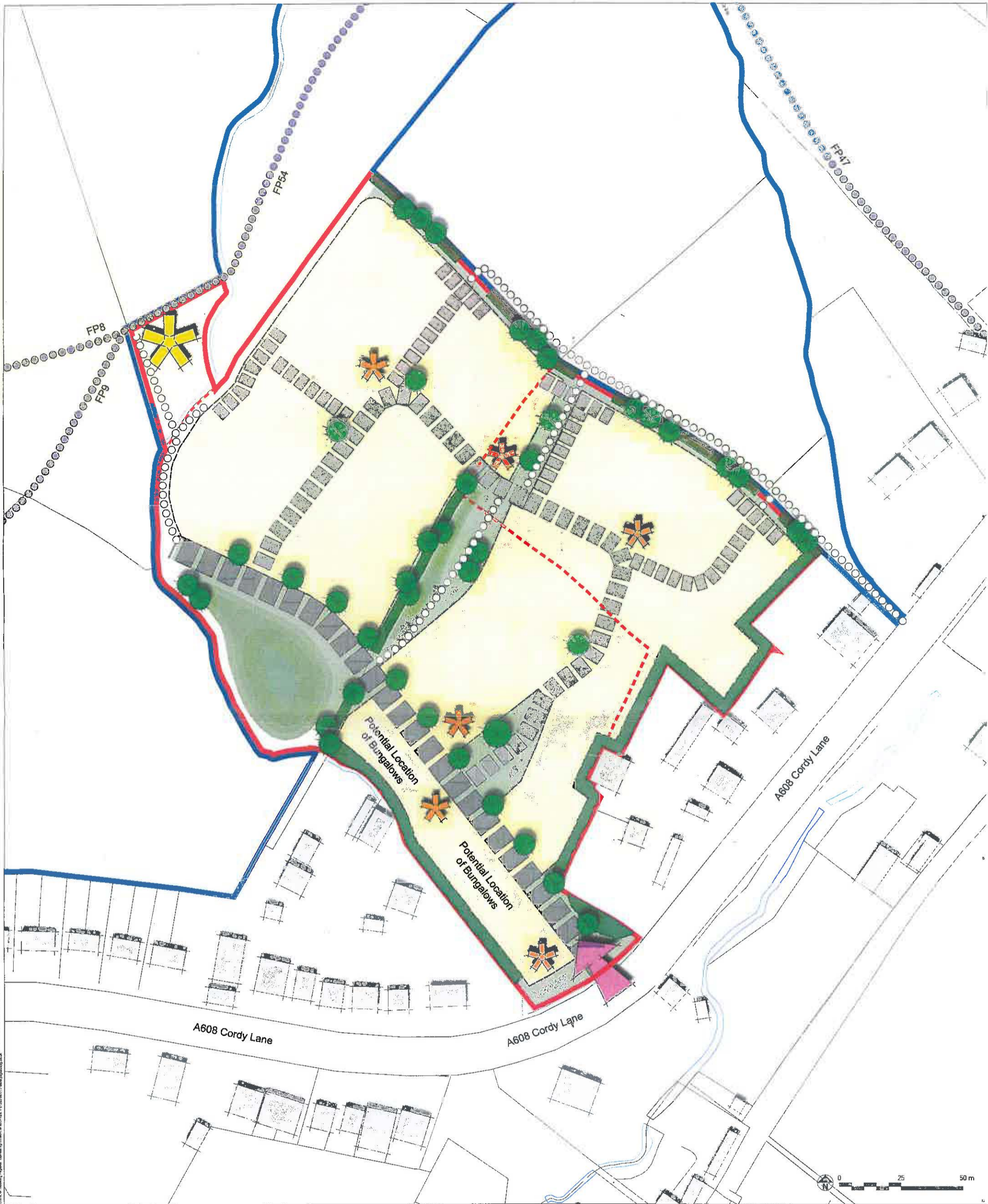
The site is situated on Cordy Lane, behind Broad Lane and will accommodate 110 houses for which plans are drawn up including affordable housing and elderly people's bungalows.

- There is a wide access which has been investigated by the landowners' agent with Highways experts and no problems exist there.
- The telegraph poles and wire over the site will disappear and the wire moved underground.
- There are no footpaths or Heritage Assets on the land.
- It is low grade agricultural land.
- It has never been subject to opencast mining.
- The one slim strip of high-risk land just touches the site and will be investigated should the site be considered.
- It would not intrude into or damage the character of the village.
- It is situated in the residential area of the village.
- Well-lit footpaths to the school are included in the plans.
- Being included in the village's Neighbourhood Plan in line with the Locality Bill, which is still being withheld by Broxtowe, it is supported by an overwhelming majority of residents.
- It is deliverable and could be commenced straight away.
- Broxtowe's stated rejection of the site rested on what they said was opposition on coalescence by Ashfield District Council in response to Broxtowe's Alternative Site Consultation. On investigation, we discovered that the Councillors had no knowledge of this and it had never been put to an Ashfield Council meeting, but one Planning Officer had expressed concern.
- Following our enquiries, an email was received from Ashfield District Council's Chief Executive stating that this should not be used to decide housing locations in Brinsley.

This site complies with all important Government policies such as: -

- NPPF Natural Environment
- 171. Plans should allocate land of the least environmental value. Being Grade 4 agricultural land and containing no important features of biodiversity, this is of less environmental value than Church Lane.
- Planning policies should ensure that new development can be integrated with existing facilities. The site is in the residential area of the village, would integrate easily and well-lit footpaths would lead to school and shops.
- 108 In assessing sites for development, it should be ensured that b) safe and suitable access can be achieved for all users
- 110 Application for development should a) give priority to pedestrian and cycle movements

- c) Create places that are safe.
- Cordy Lane is situated on same side of A608 as amenities with well-lit footpaths and ease of access for disabled residents.
  - Should the Cordy Lane site be selected for housing development the owner of the land has plans to create a CARE FARM. This facility would enable disabled and disadvantaged young people to experience rural life and help look after animals.



	Site Boundary		Existing Hedgerow		Proposed Planting		Surface Water Attenuation Basin and Swale		Pedestrian/cycle Links		Public Rights of Way; potentially offering safe routes to school - surfacing and lighting tbc		
	Boundary defined by Parish Council		Potential location of Children's Play Area		Anticipated location of landmark building		Primary Street		Secondary Street		Tertiary Street		Site access to be confirmed subject to highways design and safety audit; potential for traffic calming and pedestrian crossing
	Development Zone (mix of 2-5 bedroom 2 storey family homes)	<p><b>Development Zone Area = 3.6ha (8.9 acres)</b>  <b>110 dwellings = circa 30dph (12dpa)</b></p>											

