

Consultation Statement: Cossall Neighbourhood Plan



**Prepared by
Cossall Neighbourhood Plan Steering Group
4th January 2023**

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Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 for Cossall Neighbourhood Plan.

The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations which states that a consultation statement should:

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

The concept of creating a Neighbourhood Plan was decided at the Parish Council meeting in September 2017. Following this meeting a leaflet was written and consequently delivered to every home in Cossall Parish. The aim of this leaflet was to ask parishioners if they thought a Neighbourhood Plan was desirable and to seek volunteers to be part of a steering group to bring a plan to fruition. A positive response to this leaflet resulted in a Neighbourhood Plan Steering Group being formed, made up from a mix of local residents and Parish Councillors.

We, The Steering Group always wanted this plan to be based on the opinions of everyone living or working in Cossall Parish. To enable this aim each household and business was consulted with at every stage of the formation of the plan by the following means: Newsletters, leaflets, posters, questionnaires, Parish Council website, twitter, Facebook and the final Consultation Open Day in the Community Hall.

Phone numbers were also provided as a means of communication so that no one was disadvantaged if they didn't have access to the internet. Anyone who was not able to view a document online could ask for a printed copy. On the day of the face to face consultation event a mini bus was provided throughout the day to take residents to the hall, who might otherwise have found it difficult to attend. Leaflets and Parish Council Newsletters were delivered by hand to all households and during Covid restrictions residents received information by post rather than by hand delivery.

All fact finding literature could be completed easily and returned to local drop off points, posted or completed electronically online. Results of every questionnaire were posted on the Cossall Parish Council website and précised in Parish newsletters and leaflets.

Cossall Parish Council was informed of the plan's progress at each monthly meeting as an agenda item. These meetings, as did the Steering Group's, continued to be held but on 'Zoom' throughout the Covid restrictions.

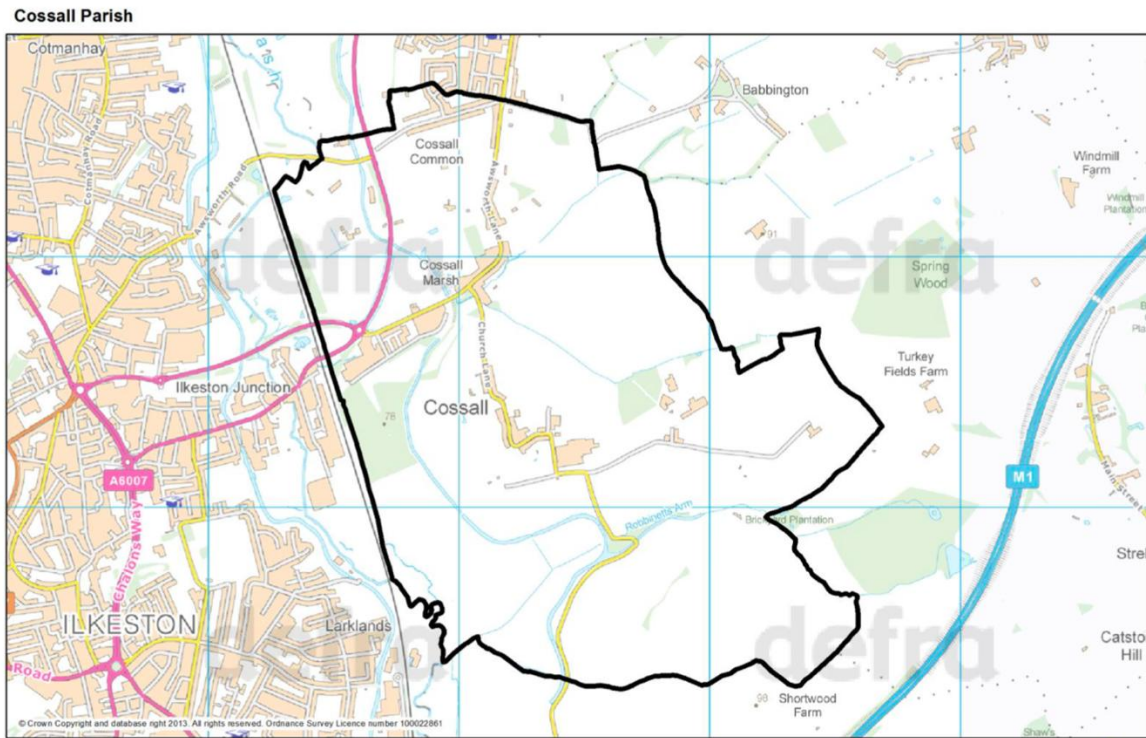
The initial household questionnaire was quite detailed. It sought to cover a wide range of topics in order to gain a good understanding of what residents thought about Cossall as a place to live and work. In addition to answering the questions there was the opportunity throughout the questionnaire for residents to add their own comments. This proved to be very helpful in shaping the Plan from the outset, as the majority of residents took the opportunity to provide detailed responses. Every business in Cossall also received a hand delivered business questionnaire, including those businesses which operated from home and a stamped addressed envelope was included for returns. Follow-up face-to-face visits also took place. In addition, so that the Parish was represented as widely as possible, the opinions of children who lived in Cossall and attended the catchment school in the neighbouring parish of Awworth were also interviewed.

The Steering Group was pleased with the willingness of residents to share their views and engage with the development of the Plan. This provided the level of confidence needed to ensure that the vision included in the Plan was the vision and objectives expressed by all.

Background to the Plan

The Plan area includes the whole of Cossall Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by Broxtowe Borough Council in December 2017.

Map 1 Cossall Parish Neighbourhood Plan Area



In 2018 a leaflet was delivered to all residencies in Cossall Parish asking for volunteers to form a Steering Group in order to construct the Neighbourhood Plan. Half of the members of The Steering Group were Cossall Parish Councillors and the remaining half of the group were other residents of the Parish.

- Marilyn Reed – Chair
- Chris Gilbert
- Marie Gilbert - Parish Council
- Eileen Harrison - Parish Council
- Keith Harrison - Parish Council
- Alyson Owen
- Simon Owen
- Gillian Thornhill
- John Wheatley - Parish Council
- Sandra Wheatley - Parish Council

Helen Metcalfe of Planning with People was appointed as a consultant for the construction of Cossall Neighbourhood Plan.

Communication with the Parish during the drafting of the Plan Pre Regulation 14

The list below comprises of the leaflets and questionnaires that were delivered to residencies and businesses in Cossall Parish prior to the Regulation 14 consultation.

From the list below, leaflets/questionnaires 1, 2, 4, 6, 7, 8, 10 and 11 were delivered to all households in the Parish and 3, 5, 9 and 11 to all businesses in the Parish. All can be found on the Cossall Parish Council website <https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/cossall-neighbourhood-plan-consultation/>

The construction of the Cossall Neighbourhood Plan continued throughout the Covid Pandemic with virtual meetings where necessary and leaflets sent by post to all residents when hand delivering was less suitable.

1. Life's what you make it leaflet - July 2018

This leaflet has an explanation of what a Neighbourhood Plan is and how local people could get involved with Cossall's Neighbourhood Plan.

2. Household Questionnaire - Feb 2019

This Questionnaire was also available to complete online

3. Business Questionnaire - Feb 2019

This Questionnaire was also available to complete online

4. CNP Questionnaire Household Thank You letter – April 2019

A thank you letter to residents for the comments and suggestions they provided in the Questionnaire. Details given of the next Steering Group meeting with the offer to provide transport and an invitation to be kept informed of the dates of future meetings.

5. CNP Questionnaire Business Thank You letter - April 2019

A thank you letter to business owners and managers for the comments and suggestions they provided in the Business Survey, details of the next Steering Group meeting and an invitation to be kept informed of the dates of future meetings.

6. Leaflets to Residents – Feb 2020

This leaflet contained information regarding the Proposed Residential Development on Land West of Awsworth.

7. CNP Update - May 2020

This is an update and includes information regarding the planned objectives for the Neighbourhood Plan using the information provided by residents in the questionnaire sent out in 2019.

8. CNP proposed development on the former Ski Slope Update - April 2021

Information about the proposed development on the former Ski Slope with questionnaire sent to residents in April 2021



COSSALL NEIGHBOURHOOD PLAN
BUILDING OUR FUTURE TOGETHER
April 2021 Update

**FROM COAL MINE, TO SKI SLOPE
TO HOMES AND COUNTRY PARK**

Broxtowe Borough Council has granted permission for a hybrid planning application for change of use of the former dry ski slope to a country park and for

[Section of the information leaflet about the former Ski Slope](#)

9. CNP Business note re Ski Slope – June 2021
Information about the proposed development on the Ski Slope with questionnaire sent to Businesses in June 2021

10. CNP Vision and Objectives – Jan 2022
This leaflet contained the proposed Vision and Objectives for Cossall Neighbourhood Plan derived from the opinions gathered from residents and businesses with invitation to provide comments. Also there was a thank you for comments about the Ski Slope Development and where to find the summary of the responses with the opportunity to receive a printed copy.

11. Invitation to the drop-in exhibition – Sept 2022
This eight page leaflet was hand delivered to all households and businesses. In addition posters were exhibited on all Parish Council notice boards.

Neighbourhood plan update

The Neighbourhood Plan for Cossall Parish is gaining momentum. A professional consultant, Helen Metcalfe, has been appointed and is working on the next stage of the Plan.

If you would like to view the evidence base and the various residents and businesses engagement documents sent out to date, please visit www.cossallparishcouncil.co.uk

Also, if you have a view or an unlisted building that you would like to protect within Cossall Parish, please send a photo of the view or building with a few words to say why it is important to you. We can then consider adding this into the Neighbourhood Plan.

[Article from a Cossall Parish Council Newsletter winter 2021](#)



Display boards at the drop-in exhibition

See the appendix for other samples of information leaflets / newsletters

Results of the Pre Regulation 14 Surveys

Summary of Cossall Parish Residents Survey 2019

In 2019, residents were invited to complete a questionnaire which was delivered to every household in Cossall Parish. The questionnaires could be returned to drop-off points throughout the parish or collected. They could also be completed online.

There was an excellent response, with 36% of households completing the questionnaire across the whole parish. Males and females were equally represented, and respondents fell into a variety of age groups. 94% of respondents provided additional supporting comments at various points in the questionnaire, which has really helped the Steering Group gain a good understanding of what it is that residents feel is important to preserve and protect in Cossall Parish, together with changes or improvements they would like to see.

The Neighbourhood Plan is a work in progress, and the Steering Group would like to engage with residents throughout every step of the way to ensure that when completed, it fully represents the views of the community and their vision for the parish for the next decade and beyond. Residents are welcome to contact us at any time to put forward views, concerns, or suggestions on any aspect of living in Cossall at www.cossallparishcouncil.co.uk

Results from the Questionnaire

The information provided in the questionnaire has helped to guide the Plan and to formulate emerging policies. The following information provides an overview of the results. In order to preserve anonymity, we have not included individual comments, but these have been carefully analysed to provide us with the objectives that will shape the Plan going forward.

FUTURE HOUSING DEVELOPMENT

As part of Broxtowe Borough Council's Local Plan Part 2 (2018-2028), a site has been allocated for the development of 250 houses on land between Newtons Lane, Cossall; Park Hill, Awsworth and the Shilo Way Bypass. Up to 50 houses on the new development will be built in Cossall Parish. Residents' views were sought on this, and any future development.

Below is the type of housing residents' thought was most needed to meet present and future need. Residents had the option to tick all that applied.

1 – 2 bedrooms suitable as starter or retirement homes	74%
3 bedroom family homes	59%
4 bedroom family homes	38%
5 bedroom family homes	10%
Apartments/Flats	16%
Affordable housing	38%
Other (please state)	21%

Of those who selected 'other,' 47% suggested accommodation appropriate for the elderly and/or disabled, while a further 29% questioned the need for any new housing. The remainder commented on the need for affordable housing, and the importance of new developments being in keeping with existing properties.

Residents were asked to indicate how important each of six factors were to them when considering future developments, using a five-point scale of 'not at all important' to 'very important'. The table below shows the spread of ratings each factor received.

	Not at all important	Slightly important	Important	Fairly important	Very important
Adequate off-street parking	1%	4%	12%	12%	71%
Adequate on street parking	19%	9%	27%	11%	35%
Properties are in keeping with the character of the area	0%	0%	0%	1%	99%
Good road network to/from properties to cope with increased traffic and provide good access for emergency services vehicles	1%	2%	5%	1%	90%
Additional amenities and recreational facilities provided to support increase in the number of residents	2%	11%	12%	11%	63%
Provision of local school places to meet increased demand	4%	1%	10%	5%	80%

The only factor to receive no ratings lower than 'fairly important' was 'Properties are in keeping with the character of the area', indicating that this is a high priority for residents. This was closely followed by 'A good road network to and from properties', with 92% of respondents rating it as at least fairly important.

Of least importance to residents was adequate on-street parking, with 28% of respondents considering it either not at all important, or only slightly important. Instead, residents indicated a strong preference for adequate off-street parking, which 83% considered at least fairly important, and only 5% considered slightly important or not at all important.

'Provision of local school places' received a very similar spread of ratings to off-street parking and was considered at least fairly important by 85% of respondents. 'Additional amenities and recreational facilities' was considered somewhat less important overall, but still at least fairly important by 74% of respondents. Residents also had the opportunity to provide any comments or concerns they had about the proposed new development, and any future development in Cossall Parish. Detailed comments were given by 54% of participants, who raised the following key issues.

- The need for improved infrastructure to cope with an increase in the population.
- Concerns about traffic, public transport, limited facilities, and the access route to the new development. The consensus is that this should be from Shilo Way Bypass and not Newtons Lane due to its unsuitability and safety concerns.
- Provision of sufficient school places for local children.
- Protecting the green belt from future development.
- New builds to be energy efficient and in keeping with surrounding properties and the character of the area.
- Protecting wildlife habitats, the environment, green spaces and maintaining a village feel.

These responses have fed into the objectives below, or the objectives in other sections of the Plan.

OUR OBJECTIVES

- To conserve Cossall's identity, its distinctive local features and landscape, policies will ensure that any new development should respect the size, scale and character of the existing built environment.
- New homes should meet the needs of all sections of the community and especially first-time buyers and people looking to downsize or find suitable retirement accommodation.
- New properties should be in keeping with the surrounding area and have adequate off-street parking.
- New housing must be supported by a good road network to/from any new development to cope with increased traffic.
- Newtons Lane should not be used as an access road to the proposed new development due to the unsuitability of the road to carry an increase in traffic, parking issues, and serious safety concerns.
- Open views and the distinctive layout of the parish should be protected to retain a small rural community feel.
- New housing should embrace green technology, be energy efficient, of high quality, and meet sustainability standards.
- Applications for development should provide an assessment of their potential impact on the environment.
- Engage with Nottinghamshire County Council, Awsworth Primary and Nursery School and East Midlands Education Trust (EMET) to raise awareness of maintaining sufficient places for children to attend their local school.

Cossall Parish Council and the Neighbourhood Plan Steering Group have vigorously opposed Newtons Lane being used as an access route to the proposed new development in all consultation processes.

TRAFFIC

Residents were asked if they had any comments or concerns about traffic flow or parking in Cossall Parish and to provide details. 64% of participants shared their concerns, highlighting serious traffic related issues across the whole of Cossall Parish.

The concerns can be summarised as follows:

- Volume of traffic which particularly affects the 'through roads' in the Parish including Awsworth Lane, and Church Lane. This is especially noticeable when commuters travel to and from work in the mornings and evenings when roads through Cossall are used as a shortcut to travel to other areas.
- Increase in the number of commercial vehicles/ heavy goods vehicles exceeding the weight limit.
- Speeding motorists.
- Off-road bikers.

- Safety of pedestrians, cyclists, horse riders, motorists and pets if Newtons Lane were to become an access road to the proposed new housing development due to an increase in traffic on a road unsuitable to carry it. Residents throughout Cossall expressed concern and stated Newtons Lane should not be used as an access road to the proposed new development referred to as 'Land West of Awworth inside the bypass.'
- Safety concerns due to an increase in the volume of traffic and speeding motorists were expressed by residents throughout Cossall Parish.

OUR OBJECTIVES

- To work with planners to improve road safety for all road users, including pedestrians, cyclists and horse riders.
- Discourage speeding, illegal off-road bikers and HGVs not observing the weight restrictions on Awworth Lane and Church Lane.

There is an ongoing joint initiative between Cossall, Awworth and Trowell Parish Councils to address problems caused by illegal off-road bikers.

PARKING

Residents' concerns focussed largely on two roads in Cossall Parish, Newtons Lane and Church Lane, but for different reasons.

- Not enough parking when attending large events at St Catherine's Church and the Community Hall/Old School Room on Church Lane.
- Parking on one side of Newtons Lane already makes it a single carriageway, therefore it is absolutely necessary Newtons Lane should not be an access road to the new development.
- Exit from Newtons Lane onto The Lane/Awworth Lane is dangerous due to cars parked on The Lane reducing visibility when turning right.

OUR OBJECTIVES

- To encourage safe parking and ensure any new developments have sufficient safe vehicle parking.
- To ensure Newtons Lane remains a safe environment for pedestrians, cyclists, horse riders and motorists.
- To make greater use of signage when special events take place and encourage visitors to use the Community Hall/Old School Room car park whenever possible to minimise congestion and maintain safety.

TRANSPORT

Residents were asked if public transport in Cossall Parish met their needs.
The response was Yes 33% No 52% No opinion 15%

Residents were then given the opportunity to provide suggestions for improvements to public transport, which all 'No' respondents did, alongside 19% of those who selected 'Yes' or 'No opinion'. These respondents typically indicated that a car was their primary means of transport, but expressed they do feel the public transport facilities are limited. When residents were asked whether they own, or have access to a car in their household 97% responded 'Yes' and 3% 'No'.

Concerns expressed about transport focussed on the bus service in Cossall. These can be summarised as follows:

- Frequency of service which does not operate in the evenings or on Sunday.
- Requires a change of buses to connect to Nottingham or Derby.
- Does not connect with the tram service at Phoenix Park.
- Long walk to reach a bus stop for many Cossall residents.
- Inadequate service leads to a reliance on private means of transport.
- Potential to lead to social isolation for some residents.

With the exception of the minimal bus service, residents largely see Cossall as well-situated for commuting, with 76% selecting both its proximity to Ilkeston station and commuting links to the M1, Nottingham, Derby and the East Midlands airport as something they like about living in Cossall.

Improvements to the bus service could therefore substantially help the community by ensuring those who do not drive are not significantly disadvantaged in their ability to reach nearby towns and facilities which are otherwise very accessible.

OUR OBJECTIVES

- Establish the needs of residents and work with transport providers to deliver a more flexible and viable seven day/evening service.
- Encourage the use of Ilkeston Station.

PARISH BOUNDARIES

A section on parish boundaries was included in the questionnaire to seek residents' views on a proposal by Awsworth Parish Council to re-draw neighbouring parish boundaries. This would effectively see properties and land on Newtons Lane, The Glebe and possibly the northern part of Awsworth Lane, which are currently in Cossall Parish, become part of Awsworth Parish.

Following an explanation of this proposal, residents were asked:
Are you in favour of land and properties which are currently in Cossall Parish, remaining in Cossall Parish?

The results were:
Yes 92% No 2% No opinion 5% Box not ticked 1%

Residents had the opportunity to provide any comments or concerns they had about the proposal and 54% responded.

Very strong opposition was expressed to re-drawing the boundary with Awworth by the majority of respondents. Others referred to not being able to see any benefit for Cossall residents who would be affected by the proposed boundary changes. Respondents said they had bought their properties because they were in Cossall and stressed the importance of Cossall maintaining its distinct identity and not being consumed by Awworth Parish. The objectives below reflect the overwhelming response to maintain the present boundaries.

OUR OBJECTIVES

- To ensure the distinct identity of Cossall Parish is preserved by maintaining the parish boundaries.
- Cossall Parish Council will always engage co-operatively, constructively, and respectfully with neighbouring parishes and share joint initiatives for the mutual benefit of residents in all the neighbouring parishes.
- Cossall Parish Council will vigorously oppose any attempt by a neighbouring parish to change the parish boundaries to acquire land and properties in Cossall Parish.

FACILITIES AND SERVICES

Residents were asked if there were any facilities they would like to see that would enhance their experience of living in Cossall. A number of participants expressed concerns about the impact a growing population would have on local facilities and services when asked about potential future housing developments.

- Residents enjoyed the social events at the Community Hall/Old School Room and welcomed more of these.
- Residents thought additional amenities and facilities such as a shop and health services may be needed to support the increase in the population. Other suggestions included further uses for Millennium Park and the need for an improved public transport service.

OUR OBJECTIVES

- To preserve and where possible enhance existing facilities and services including the social facilities and events provided by Cossall Parish Council, Cossall Community Chest and St Catherine's Church.
- To continue to support the elderly and lonely through the initiative introduced by Cossall Parish Council and the provision of a luncheon group organised by St Catherine's.
- To encourage the use of the Community Hall/Old School Room for private hire and by clubs, groups, and societies, and to support the voluntary and community sector in providing services for the wellbeing of the community.
- Seek to improve the provision of better communication links, including access to faster broadband and mobile signal strength, including high speed Fibre To The Premises (FTTP).

NATURAL ENVIRONMENT

Participants were asked what they like about living in Cossall Parish, with the opportunity to select from fourteen options, and/or provide their own answer.

The five most popular options from the list all related to the natural environment and were selected by over 90% of participants, reflecting just how important it is to residents. The percentage of respondents who selected each natural environment option is shown below, while six of the remaining options are discussed under 'Heritage and Community, and two under 'Transport'.

Surrounding open countryside, green spaces and open views	99%
Footpaths and bridleways through the countryside and along the canal	97%
Surrounding Greenbelt	92%
Quiet and peaceful	85%
Hedgerows, trees and verges	92%
Local wildlife and habitats	92%

When providing their own answers, residents referred to the surrounding countryside as being tranquil, and a peaceful haven, where bridleways and footpaths provide endless opportunities to enjoy walks, open spaces, the Nottingham canal and wildlife, all on the doorstep. There was a sense of being miles from anywhere whilst having the benefit of being able to access all the facilities of Nottingham and Derby, and closer to home the IKEA retail park in Giltbrook and the shops and facilities in Ilkeston.

OUR OBJECTIVES

- To protect the surrounding landscape and greenbelt, the open views and green spaces.
- To maintain the natural environment for wildlife habitats, biodiversity, and recreation for walkers, cyclists, horse riders and nature lovers alike.

HERITAGE AND COMMUNITY

When asked what residents liked about living in Cossall Parish, of the choice of options not already covered in the 'Natural Environment' and 'Transport' sections, the following shows the percentage of respondents who selected each option.

Strong community spirit	63%
Safe place to be	76%
Links with D H Lawrence	48%
Listed and historic buildings adding to the character of Cossall Parish	72%
Relatively small community with friendly feel	91%
Facilities and events for residents provided at Cossall Parish Community Hall	67%

While a significant number of respondents feel that they live within a friendly community, there is scope to further strengthen a strong community spirit and to ensure residents are aware of the facilities and events provided at the Community Hall.

Links with D H Lawrence was the only option to be selected by fewer than half of respondents, although it is unknown whether this is because residents do not value the links, or because they are unaware of them. There is also some overlap between the parish's links with D H Lawrence and one of its listed buildings, which 72% of respondents said they like.

OUR OBJECTIVES

- To further protect the built and natural assets throughout the parish and to maintain the character of the parish, the vistas across the open countryside and open spaces, the historic buildings and the sense of belonging to a small semi-rural community.
- To foster a strong community spirit where everyone feels a sense of belonging.
- To ensure residents continue to be informed of the opportunities to get involved in activities taking place in the Parish through leaflets, newsletters, Cossall Parish Council website and the wearecossall Facebook page.

Summary of Cossall Parish Business Survey 2019

In 2019 a Business Survey was hand delivered to all known businesses in Cossall Parish. This received an excellent response rate of 38%.

Below are the questions businesses were asked with a summary of the responses.

Which of the following categories best describes your business?

The following categories were chosen: retail, livery stables, agriculture/farming, printing and design, leisure related, motor trade, hospitality, the service industry, building and construction, storage and distribution, manufacturing and engineering, crafts, medical and health related, importers and distributors, plumbing and heating and shop fitting.

How many staff does your business employ?

None/Sole Proprietor/working on own	13%
1 - 5	27%
6 - 10	20%
11 - 20	13%
21 - 40	27%
41+	0%

How many years has your business been operating in Cossall Parish?

Less than 1 year	13%
1 - 2 years	0%
2 - 4 years	13%
5 - 10 years	20%
11 - 15 years	13%
16+ years	40%

How far from Cossall Parish do you (the business manager/owner) live (in miles)?

Live in Cossall	33%
Less than 1 mile	0%
1 - 5 miles	27%
5 - 10 miles	13%
11 - 25 miles	13%
25+ miles	13%

How many of your employees live within close proximity to Cossall Parish

(e.g. Aysworth, Trowell, Kimberley, Ilkeston)?

Not applicable/ no employees	7%
0	14%
1 - 3	29%
4 - 10	29%
11 - 20	21%
20+	0%

What influenced you to locate your business in Cossall Parish?

Businesses could tick multiple boxes as well as providing their own reasons for locating to Cossall.

Close to where you live	20%
Proximity to customers	20%
Availability of premises	73%
Suitability of premises	33%
Good transport links	33%
Business is based from home	13%
Proximity to suppliers	7%
Availability of staff	0%
Affordability of premises	20%
Other (please specify) - See below	
Already established business when purchased	7%
Lots of safe off road riding	7%

In your opinion, what would encourage businesses to locate to Cossall Parish?

Below are the reasons given:

- High speed fibre to premises internet
- Business sign located on the road island or entrance to the estate
- Transport links, infrastructure (eg broadband), quality of staff
- Good M1 links
- Rarely grid locked. Great access to M1, Derby and Nottingham

Are there any barriers or constraints to operating your business in Cossall Parish?

Yes	14%
No	86%

If you answered 'Yes' to the above, please give details

The new train service was viewed as positive in removing many of the issues but access to high speed internet was a concern, a poor bus service and not being able to place signs on the entrance of the industrial estate or the road.

What are your future business plans in the next 5 - 10 years?

Expansion	53%
Relocation	7%
No Change	47%
Disposal	0%
Reduction	0%
Other (please specify) - 1 business was both expanding and relocating.	

Do you consider there to be a need for additional land in Cossall Parish to be allocated for business use?

Yes	27%
No	40%
Don't know	33%

Are there any site improvements required that would help your business over the next 10 years?

Better energy/water supply	8%
More parking	8%
Clear Signage to your business	23%
Surrounding roads network	31%
Better mobile phone reception	31%
Faster Broadband	46%
Environmental enhancements	23%
Public transport	31%
CCTV	46%
Improved transport links	23%

What factors, if any, will influence if your business stays in Cossall Parish?

An increase of traffic volume through the village due to further housing developments locally will impact in a negative way

- Availability of warehouse space
- Availability of ultra fast broadband
- Roads, broadband, available property
- Support from locals and council
- If capacity of building no longer fits needs
- Whether surrounding development has a negative or positive impact
- Ability to keep expanding to meet growing demands.



Further comments and suggestions

- Introduce measures to discourage the high volume of traffic using the village as a cut through
- A bypass to connect Cossall and Trowell
- A meeting place like tea shop/coffee bar similar to the Mulberry Café in Strelley.

Summary of Responses to the Former Dry Ski Slope Development/Country Park Survey

Posted to all households in Cossall on the 25th April 2021 with a request for responses to be returned by 14th May 2021.

Responses came from:

Church Lane	43.3%
Awsorth Lane	40.0%
No postcode/street name included	13.3%
Newtons Lane	3.3%

Cossall Parish Neighbourhood Plan - Invitation to comment on Hybrid Planning Application

Please provide your responses to the questions below regarding the hybrid planning application for change of use of the former Dry Ski Slope to a country park, and for the outline plan of 64 new homes.

You are welcome to take as much space as you need.

Do you support this use of the vacant site?

Yes	73%
No	27%

Have you any concerns regarding the housing development and/or the country park?

Yes	77%
No	23%

If you answered yes to the previous question, please share your concerns

The responses have been summarised under the following categories.

Traffic

Over two thirds of the responses included concerns about the already high volume of through traffic, particularly along Awsorth Lane and Church Lane as drivers take a short cut to avoid driving through Ilkeston. The development of 64 properties at the Ski Slope and a further 250 properties to be built on the new development at Awsorth/Cossall will make the traffic significantly worse and not what a village should feel like. It will also further damage the road and kerbs on Church Lane.

Safety

As a former tip/slag/spoil heap from Cossall Colliery residents asked whether sufficient research had been carried out to guarantee the safety of householders. Had it been tested for toxic waste, decontaminated where necessary and a risk assessment carried out on the stability of the site and adequate steps taken to prevent any future spillage.

Local Services

Concern was expressed regarding pressure on local services including transport and the local school due to the proposal to build two new housing developments in the area.

Car Parking Spaces

If the country park proves popular more car parking spaces will be needed to avoid the surrounding roads becoming clogged up. Were there plans to increase this in the future if necessary? The car parking provision for the country park might also be used by people using Ilkeston Station.

Wildlife Protection

Existing wildlife and their habitats need protecting and should not be disturbed.

Access road to the country park and housing development

There should be a better access/exit route rather than through the industrial estate.
What will be the effects of the housing and country park on local businesses?

Vandalism/Litter/Motorbikes and Quad bikes

When parks in full view of the public and passers-by are repeatedly vandalised, will a country park out of public view be a target for vandalism and anti social behaviour and cause more problems?
The steel fence panels erected to keep people out of the working area have been wrecked by vandals in a number of places, replaced and wrecked again. Alcohol is taken to the site and trees set on fire. The area has been used as a dumping ground for all manner of rubbish including waste paper/cardboard, plastic bags, drinks bottles and cans, deliberately smashed bottles, Tesco trolleys, car parts etc. It is still frequented by motorbikes and occasionally quad bikers. What will be done to prevent all of the above in the future?

Other

The elevation of the country park is a good idea, it shields the village from the development.
No objection to building new homes on Brownfield sites. Greenfield land MUST be maintained for the benefit of all people who love the countryside.
Already enough development taking place in the area, the whole of the Ski Slope should become a country park.
Concern that the canal with its attractive walks and rich wildlife may be disturbed.

Please share any views you have concerning the housing part of the scheme. This might be in relation to the size and type of housing you would like to see, or the development's appearance, layout, scale or landscaping.

The responses have been summarised under the following categories.

Type of housing

A mix of housing was the most preferred choice which should include some affordable/starter homes, two, three, and four bedroom family homes, semi-detached and detached and also one, or two bedroom apartments. One resident commented no to 3 storey houses, another no to flats and another no to social housing. Comments also included a preference for 'green' eco houses which were good for energy efficiency with examples including the use of ground source heat pumps, triple glazing, and solar panels. Some residents felt there should be no more houses built in the area.

Many comments referred to the housing being of a design which would fit in sympathetically with existing properties in Cossall, respect the historic landscape and the surrounding area which is close to nature.

It was felt the layout should be spacious with planted areas and not just drives and tarmac and that 64 properties appeared to be too densely packed in for the size of the plot. One resident suggested there should be no direct access from the housing area to the country park.

As each household may have two cars having sufficient off-street parking was also regarded as important to avoid residents and visitors parking on the roads on the industrial estate or using the spaces allocated for the country park. It was suggested that each property should be provided with built-in charging facilities for charging electric cars.

Concern was expressed over flood risk to the new homes themselves, given the industrial estate flooding in recent years.

Landscaping

Landscaping was seen as being very important in limiting visibility from the housing area to the industrial estate and from the country park to the housing area with good use of planted trees and shrubs.

Country Park

It was suggested that the country park should benefit from an extensive native tree and shrub planting programme with limited use of conifers. There should also be multi levels rather than bulldozing the area flat prior to planting. An extensive tree screening should be provided to eventually screen it from the housing. As well as a play park, the provision of benches would be welcome to encompass the excellent views which will be available as well as seating in and around the Play Park. Police co-operation should be sort especially in the initial stages to deter motorcyclists from using the area. As much nature should be kept and even added to if possible.

Safety

Concerns were expressed for the safety of pedestrians, particularly children going to school having to negotiate the busy industrial park on foot, or with bicycles when large vehicles are manoeuvring and there is only one entrance/exit.

The country park must be kept well maintained at no extra cost to the parish and the children's play area kept in a usable and safe manner.

Please provide any additional comments about this or other aspects of the emerging Cossall Neighbourhood Plan.

Additional comments by residents have been summarised below.

It was felt that the development at the former Dry Ski Slope would hopefully reduce pressure to build more houses elsewhere in Cossall, although residents like Cossall as it is and wanted it to retain a parish feel.

In response to the inevitable increase in traffic through the parish if two new housing developments go ahead, residents suggested that traffic calming measures should be introduced to slow down and deter motorists from using the parish as a cut through and 'rat run.' One resident gave an example of measures Breadsall had taken which include a 20mph speed limit and one way stop points either side of the centre. Another referred to the ineffectiveness of the speed humps in Cossall where 'motorcyclists do wheelies over them' and that the 'traffic calming on Station Road is more effective'. The use of a 20mph speed limit and average speed cameras were also suggested by another resident who asked that thought should be given to the horses and farm traffic on our roads when speeding motorists use Cossall as a cut through.

It was suggested that there should be appropriate lighting in the car park of the country park and measures to ensure motorbikes cannot access the site as they do currently.

One resident, whilst saying 'yes' to the development of the site said it was on the condition that as much as possible was being done by the council 'to restore and use any already empty buildings and houses first instead of taking away any more nature if there are other options.'

Positive comments were expressed that the disused site was being developed for housing and the provision of a country park, which would provide an extra recreational facility. It was felt that currently it is a magnet for antisocial behaviour and one resident said they felt intimidated when walking with friends when motorcyclists were riding around. Changing its use would make it a valuable asset for the future of the parish, improve the area significantly, and make it a better place to live, and where people should be encouraged to come to boost the local economy and enjoy the local surroundings. It would also help the housing situation.

Residents welcomed the development of the Neighbourhood Plan for the area as it would give residents a better chance to comment and influence the significant changes and developments that were taking place and that it was nice to see 'the community spirit alive in the Plan.'

Summary of the interviews with pupils at Awsworth Primary and Nursery School

Interviews with Pupils at Awsworth Primary and Nursery School who live in Cossall.

17th July 2019

There are currently 39 pupils who live in Cossall and attend Awsworth Primary and Nursery School.

Awsworth Lane	7
Church Lane	6
Newtons Lane	14
The Glebe	12

There were children from Cossall in each of the 11 classes from Foundation 2 to Year 6 representing ages 4 – 11. The children were interviewed by the Chair of Governors in their class groups. The questions were open ended to allow the children to talk about what was important to them and they engaged thoroughly in the interviews and enjoyed the opportunity to share their views.

The children were asked:

‘What do you like about living in Cossall?’

It was interesting that many of the responses were similar to those of their parents in the household survey. Without any prompting they spoke about how they enjoyed the countryside where they went for walks with their parents and dogs and also for bike rides. They liked the fields, canals, and open spaces. They enjoyed the quietness and liked that it wasn't over crowded with houses. They also thought the people were nice and friendly. All the children said they felt safe. One child said when he went in a car through the winding road (Cossall Road) he thought how beautiful it looked. Another girl said the fields were so beautiful. They liked to see the ducks, swans and herons on the canals.

‘Is there anything you don't like about living in Cossall?’

Children who lived on Newtons Lane and The Glebe said they didn't like the dirt bikes at the end of Newtons Lane which were noisy and did wheelies. One child said he thought they were showing off and that it would be good if the first fell off and the others then went into him because that might make them stay away. They said there used to be older children known as the 'Cotmanhay kids' who looked for trouble and said nasty things. They wanted people to fear them but they hadn't been seen recently. The children on Newtons Lane said it was often difficult for their parents to get their cars out of their drives because of parked cars on the road. One child was quite animated in showing how the cars had to go from one side of the road to the other to get by. They said they had to be very careful when crossing the road. They thought that putting down yellow lines might help stop cars parking on the street. Some children living on The Glebe said they didn't like dog poo on the pavements but this was in a place in Awsworth that is called dog poo alley. The children said their parents shopped at Sainsburys or Tesco. A child living on Church Lane said all his neighbours had been burgled. One child said it could sometimes be noisy at The Gardeners.

‘Is there anything that you would like to have in Cossall that you think would make it better?’

Whilst some children thought it would be nice to have a play park of their own in Cossall they didn't see not having one as a problem and also wondered where one could be put anyway and whether it would be used. They described the kinds of things they would like to have on a play park if they had one, in particular trim trails and climbing frames were popular. They sometimes used the 'rec' at the back of Awsworth Village Hall, but didn't really use the Pocket Park in Awsworth. They thought it would be nice to have a sweet shop, or a big field to play football in. With regards to somewhere for activities the school provides a wide range of after school clubs which they felt met their needs. Beavers, cubs and scouts also meet in the school hall and sporting activities take place on the school field, which the children can take part in. A youth club is held in Awsworth Village Hall once a week from 7 – 9pm on a Thursday to which a £1 charge is made. They can also buy things from the tuck shop. The Youth Club is for Year 6 to Year 10 children (or Yr 11 – both years given) so only children in their final year at Awsworth Primary are old enough to attend. At the youth club they can play ping pong, table football, pool, play on the playstation and watch tv. They can also play football outside. Two girls attended a dance class at the Village Hall once a week. The children tend to play largely in their gardens and do not go out to the play park unaccompanied although a child who lived on The Glebe is allowed to go to the Londis shop on the estate on his own. A child who lived in Cossall spoke about enjoying a cake sale and owls in the Old School Room. Children on Newtons Lane thought it would be nice to have a village hall in Cossall half way between Cossall and Awsworth.

‘How do you get to school - walk, cycle, car, scooter, bus?’

There was a wide range of responses. Some walked, some who were close by and could walk were dropped off by car as their parents then went on to work. Some travelled on cycles and scooters to school and a child who lived on Church Lane and was the furthest away from school walked to school and back each day.

The children were asked if there was anything else then would like to say but conversations tended to turn to their pets or friends which wasn't relevant to the NP.

Regulation 14 Consultation

The Regulation Consultation period ran from 20th September 2022 until 1st November 2022, during which time an eight page leaflet was delivered to all households and to all businesses in the parish. This leaflet invited everyone to a drop in exhibition in The Old School Room on the 15th October 2022. A mini bus was provided to transport residents from the outer edge of the parish to the drop in exhibition.

This leaflet also contained a questionnaire and details of where to find the same questionnaire online.

The eight page leaflet is attached in the appendix.

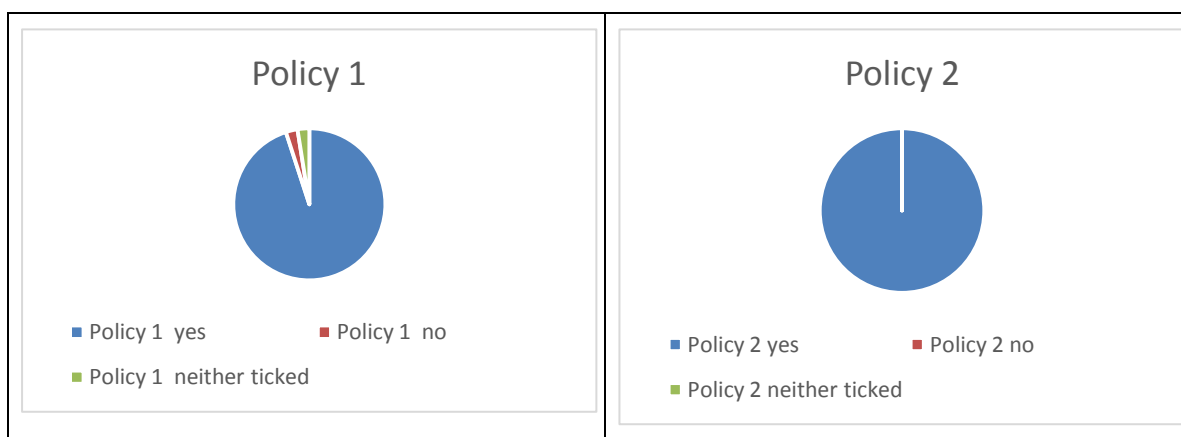
The list of statutory consultees who were contacted by email are listed in the appendix

The analyses of the regulation 14 consultation responses are below.

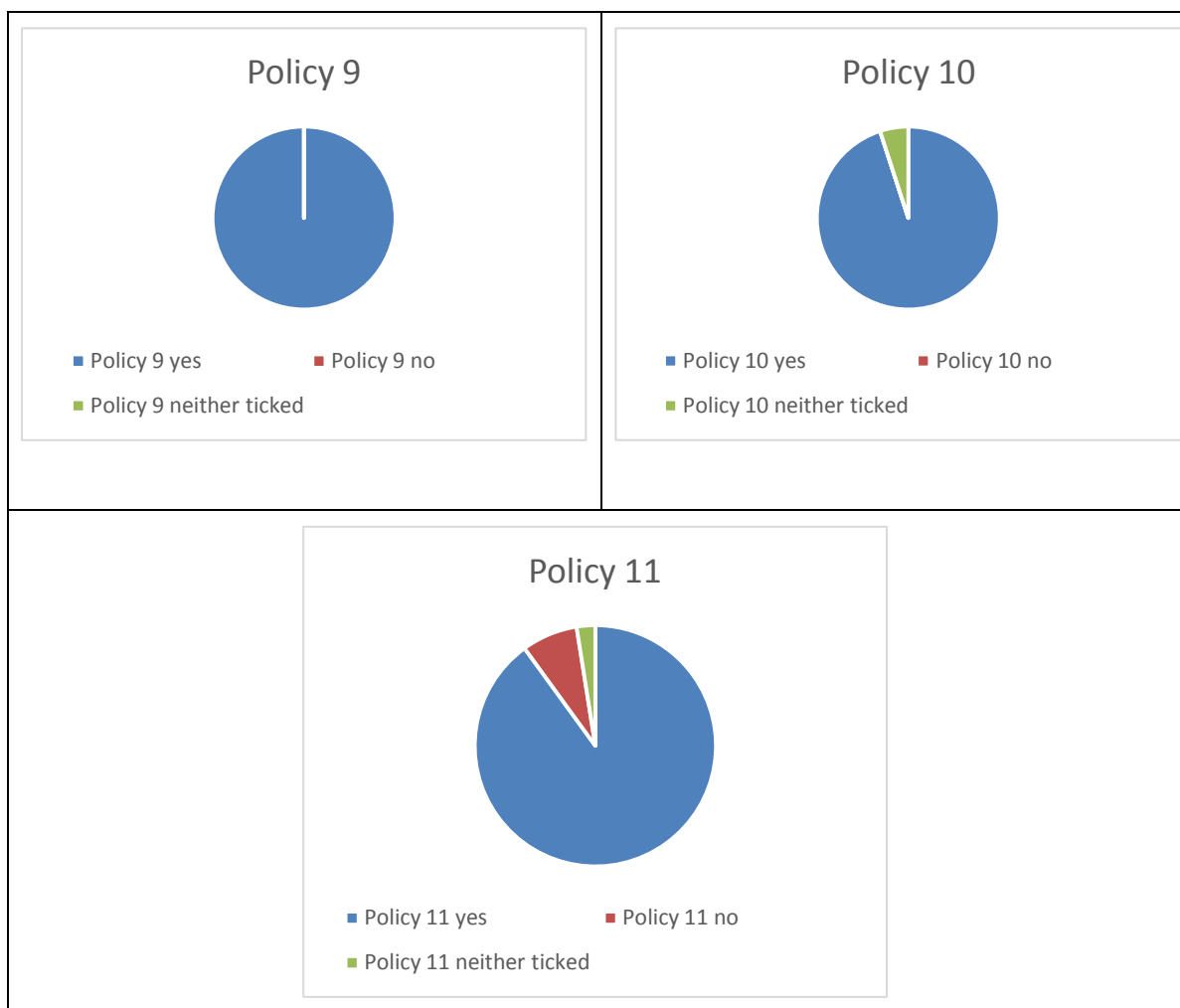


Regulation 14 Responses - Residents

1. The Regulation 14 consultation ran from 20th September to 1st November. Residents were encouraged to complete a survey either online or on paper. A drop-in session at the Old School Room on 15th October was an opportunity for residents to talk to the NPSG about the Plan. There were 35 attendees and there were a total of 40 respondents to the survey.
2. The findings from both the online and paper surveys are set out below. The survey asked for people to say if they agreed or disagreed with each policy. There was resounding support for the policies in the neighbourhood plan.







3. Some comments were raised in relation to the policies and where these are relevant to planning they have been set out below with a response provided.

Section of Plan	Comments	NPG Comments	Amendments Made
Policy 1	Concern re drainage capacity and importance of using SuDs	Agreed – use of SuDs and approach to drainage set out in policy 1	NA
Policy 2	Protection of open countryside very important (In Cossall Village) Infill behind existing properties should be curtailed Concern re traffic volumes on Newtons Lane Infill behind existing properties should be	Agree to all 3 points and the CNP provides additional evidence and analysis and provides a policy framework to reflect these issues of concern Agreed and the CNP does what it can to highlight the locally specific issues Agree and the detailed landscape analysis and significant green gaps and key	NA

Section of Plan	Comments	NPG Comments	Amendments Made
	<p>protected within this policy so that building does not slip through the examination to see if it fits within the local plan. For example the paddock behind Chestnut Cottage that was sold with the property should not be available for building without thorough examination, but preferably declined as it would alter the landscape character</p>	<p>views are intended to provide that extra detail to demonstrate the sensitivity of the landscape.</p>	
Policy 3	<p>Limit traffic along Robinettes to avoid pollution to avoid impact on this special scientific interest area</p> <p>We have an acre of land at the rear of our house on 9 Awsworth Lane. It was formerly part of a pig farm. In 1996 we decided to convert it into a woodland area. We were given 100 trees and shrubs by Broxtowe Borough Council and had a plan drawn up by the Nottinghamshire Countryside Officer to create a wood of native trees and shrubs with specimen trees. It is flourishing and we open it to the public once a year for Cossall Open gardens. We wish to maintain it as a wood long term in keeping with this policy.</p>	<p>Agree and CNP provides additional evidence and analysis and provides a policy framework to reflect these issues of concern</p>	NA
Policy 4	<p>Important to keep these precious green gaps (8)</p> <p>Disagree with 'special circumstances' this area should be protected at all costs and not subject to ambiguous or subjective</p>	<p>Agree, ref to special circumstances relates to national policy approach that the CNP has to be in accordance with. Wording of policy 4 amended to reflect updated NPPF so special circumstances removed.</p>	Y

Section of Plan	Comments	NPG Comments	Amendments Made
	<p>'special circumstances' (11)</p> <p>No development would mean no adverse impact. However some development would have adverse impact which would not be good. Also no special circumstances at all. No in-between (15)</p> <p>Should be no special circumstances.</p>		
Policy 5	inclusion of Manor Farm Don't want any development in Conservation Area Query re Alms houses	Policy 5 amended see below The CNP has to reflect the wording in national policy but the requirements around not harming the setting will significantly limit development opportunities	Y
Policy 6	It's in hands of Planning Department it wouldn't make any difference on how the residents of the village feel about things as they (Planning Department) have final word.	Once the CNP is made it will form part of the development plan for Broxtowe and planning applications will have to be decided in accordance with it.	NA
Policy 7	To ensure suitable provision for elderly residents downsizing/retirement In any future housing developments as a older village we need affordable housing not cheap and nasty but housing that younger generation can afford A mix of housing types should not be restricted to 1-3 bedrooms, it should cover all housing types	Agree and the CNP have tried to ensure that policy 7 meets local need	NA
Policy 8	Concern about any further expansion of Robinettes as access limited and impact on neighbouring properties	Description of Robinettes amended see text box on page 48 to explain access issues and neighbouring residential uses Policy 8 also amended to reflect this	Y

Section of Plan	Comments	NPG Comments	Amendments Made
Policy 9	<p>It would be lovely to see the provision of more community facilities in the village - a small shop, a coffee shop or provision of a facility where "pop-up" providers of food could trade on an occasional basis would be very welcome and add to the spirit of community</p> <p>We need a pub where 'Gardeners' is to continue sense of community and a place to socialise or it could be within new housing estate at end of Newtons Lane</p>	<p>Agree and the CNP and the PC supports the enhancement of community facilities</p>	NA
Policy 10	<p>Concern about traffic volumes on Newtons Lane</p>	<p>Agree and the CNP has raised these issues as far as it is able – the principle of building a major housing site off Newtons lane was agreed by BBC and is outside the limits of what a NP can control. The CNP does flag up the local concerns about traffic movement and supports proposals that mitigate the issues</p>	NA
Policy 11	<p>Cars parked on the pavement/road opposite Cedar Farm gateway cause an extreme risk to cars, horses and people exiting the private lane/land/driveways opposite as their vision is severely restricted and necessitates turning into oncoming traffic before you see if its actually safe to do pull out. They also park too close to the gateway, not leaving a large vehicle eg tractor, towing vehicle, horsebox enough room to turn left onto the road. This needs to be addressed before there is a serious accident.</p>	<p>Agree and the CNP seeks to flag up these sort of local issues that we are aware of.</p> <p>The CNP and the PC would</p>	NA

Section of Plan	Comments	NPG Comments	Amendments Made
	Parking areas should be created so that they could be adapted to allow the charging of electric vehicles in the future.	support this	

4. Two comments resulted in an amendment to two policies, number 8 and 5 as follows.

Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 5	Manor Farm included in nominations for local listing	The owners objected to their building being included – the PC sought to provide further information to the owners but the objection remained – the nomination has been removed	Y
Policy 8	Residents felt the wording would open the door to more employment on the Robinettes site	<p>Wording of policy 8 (2) amended to</p> <p>In accordance with national and Borough policies and so long as the scale, design and form, is in keeping with the built environment and landscape character, new sites for business development will be supported:</p> <p>a) on Brownfield sites; or</p> <p>b) where small scale concerns already exist in a suitable location.</p> <p>And policy 8 (4)</p> <p>Robinettes Lane is a protected employment site in the Green Belt. The expansion, conversion or redevelopment of land and premises for employment purposes in accordance with Policy 9 of the Part 2 Local Plan will need to reflect its location in the Green Belt</p>	Y

Regulation 14 Responses - Statutory Consultees and other organisations

Broxtowe Borough Council

Section of the Plan	Comments	NPG Comments	Amendments Made
Overall	<p>The Borough Council is very impressed with the Pre-submission draft of the Cossall Neighbourhood Plan. The document is very informative and well presented. It is very clear that the Parish Council and local community have spent a considerable amount time and effort in producing the Plan. This is very much appreciated by the Borough Council.</p> <p>The Borough Council is particularly impressed with the excellent selection of photographs which are instrumental in highlighting the many assets of the Parish.</p> <p>The Parish Council and Neighbourhood Plan Steering Group have very clearly made a considerable effort to involve the local community in the Neighbourhood Plan process and this is reflected by the quality of the Plan.</p> <p>Cossall is a particularly attractive and special part of the Borough and the draft Neighbourhood Plan effectively showcases this at the same time as setting out policies to protect and further enhance the Parish.</p>	Noted	NA
Overall	<p>The Borough Council is of the view that the text of the Neighbourhood Plan is generally excellent. However, the Borough Council would suggest checking the following potential issues or potential typing errors, many of which are very minor.</p>	Suggested revisions made as identified by BBC	Y

East Midlands Airport

Section of the Plan	Comments	NPG Comments	Amendments Made
General	No specific comments to make - good to see the reference to public transport links to EMA in Para 175. The Borough of Broxtowe is an important part of the Airport's employment catchment, with some 450 people living in the Borough working at the Airport. Whilst road connections to EMA via the M1 are generally good, there is a valuable bus connection – the Trent Barton My15 service from Ilkeston - that provides a means of travel for people without access to a car.	Noted	NA

HS2

Section of the Plan	Comments	NPG Comments	Amendments Made
General	No specific comments to make		NA

National Highways

Section of the Plan	Comments	NPG Comments	Amendments Made
General	The Broxtowe Local Plan Part 1 indicated that any additional development in Cossall would be limited to small infill sites to 2028. However, outline permission was granted in June 2021 for 114 new dwellings in addition to any infill/windfall sites. That aside, due to the scale and anticipated distribution of the development growth being proposed through the Neighbourhood Plan, it is	Noted	NA

Section of the Plan	Comments	NPG Comments	Amendments Made
	unlikely that there will be any significant impacts on the safe operation of the SRN in the area. As such National Highways has no further comments to make		

Erewash Borough Council

Section of the Plan	Comments	NPG Comments	Amendments Made
General	No comments to provide		NA

Sport England

Section of the Plan	Comments	NPG Comments	Amendments Made
General	Provided general information on the importance of ensuring expanding communities have sufficient sports provision.	Whilst there are no sports facilities proposed the development of 64 houses on the former ski slope site will also see the creation of a Country Park which will provide access for residents to new green space for active leisure activities	NA

Beeston and District Civic Society

Section of the Plan	Comments	NPG Comments	Amendments Made
General	Supportive of the opportunity neighbourhood planning provides – Greater focus on cycling and walking in the Cossall Neighbourhood Plan might be beneficial even if it is a one-off meeting to consider cycling and walking aspirations in more detail.	The Cossall NP does include various references to the value of the cycling routes that exist along the Erewash Valley and policy 1 includes the value of improving and extending these routes.	N

Natural England

Section of the Plan	Comments	NPG Comments	Amendments Made
General	Natural England does not have any specific comments on this draft regulation 14 of the Cossall Neighbourhood Plan.	Noted	NA

NHS Nottingham and Nottinghamshire

Section of the Plan	Comments	NPG Comments	Amendments Made
General	No comments to make at this time	Noted	NA

Historic England

Section of the Plan	Comments	NPG Comments	Amendments Made
General	The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record.	BBC have been supportive of the CNP and have commented on the Plan – no issues have been raised WRT the identification of heritage assets from BBC. A link to the HER has been provided. The evidence base for the CNP includes BBC's Conservation Area Appraisal. The owners of Manor Farm objected to their property being identified as a non designated heritage asset so this has been removed.	Y – list of non designated assets amended

Canal and Rivers Trust

Section of the Plan	Comments	NPG Comments	Amendments Made
General	The Trust do not own or operate any waterways within the plan area we therefore do not have any comments to make on the draft plan.	Noted	NA

Pedals

Section of the Plan	Comments	NPG Comments	Amendments Made
General	Provided specific guidance on how a cycle route could be implemented between Ilkeston Station and Cossall village	The NPSG thank Pedals for their input – aspiration added to Appendix A and wording of policy 3a amended to seek enhancement where possible.	Y

National Grid

Section of the Plan	Comments	NPG Comments	Amendments Made
General	An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.	Noted	NA

Nottinghamshire Wildlife Trust

Section of the Plan	Comments	NPG Comments	Amendments Made
Para 78	We welcome the reference to the health benefits of access to nature at Para 78. It might be worth referring to the large evidence based in the Wildlife Trust's commissioned report: the wellbeing benefits of wild places	Ref added	Y
	We welcome that the Broxtowe Green Infrastructure Strategy has informed the draft Neighbourhood Plan. We recommend that you clarify that the biodiversity workshops were used to inform the Broxtowe Biodiversity Opportunity Mapping Report (BOM), produced by the Notts Biodiversity Action Group.	Additional information added	Y
	We very much support reference to Local Wildlife Sites (para 79). We wish to highlight that the list of sites in the Broxtowe GI strategy is a 'snapshot' in time. Hopefully sites, won't be lost but it is possible	Map 5a has been amended based on the reference source provided	

Section of the Plan	Comments	NPG Comments	Amendments Made
	<p>that sites get the status removed if they have been damaged or destroyed. At the same time, occasionally new LWS are identified. It might be worth referring to Nottinghamshire Insight Mapping website for current boundaries , it appears to me there are 7 LWS in Cossall. These are as follows:</p> <ul style="list-style-type: none"> Canal Bank Marsh Cossall Nottingham Canal (Awworth and Cossall) Nottingham Canal Grassland Cossall Cossall Marsh Bank Robbinetts Cossall Marsh Grassland Nottingham Canal Rough Grassland Cossall 	<p>Nottingham City Council - Insight Mapping GIS Mapping</p>	
	<p>We welcome the reference to 10% Biodiversity Net Gain at Para 91. Like many other areas (e.g. Kent) we are also pushing for 20% to be mandatory within all LPAs in Nottinghamshire</p>	<p>A 20% net gain is supported by the NPG and this aspiration has been added to the text para 95</p>	<p>Y</p>
	<p>Para 96, 'Site 2'. We welcome inclusion of this site but consider it is somewhat misleading to state that Millennium Park is 'managed' by Nottinghamshire Wildlife Trust. We don't have any ongoing management input (i.e. we don't cut the meadow ourselves or have the resources to routinely survey/ monitor it) but, as correctly stated in the description, the meadow was part of our Blue Butterfly Project and was created following advice we provided. Interpretation boards, which feature our logo, were installed as part of the project, in partnership with Local Authority and Notts County Council.</p>	<p>Amendment made to clarify the management of Millennium Park</p>	
	<p>We will be keen to express our support for the plan, especially policies 9-12 and look forward to seeing the plan continue through the process to completion.</p>	<p>Great and noted</p>	

National Pensioners Convention

Section of the Plan	Comments	NPG Comments	Amendments Made
General	Any new pensioner dwellings should have 2 bedrooms, even if only having one occupant. This would accommodate the needs of the individual for family/friends visits and, in some cases, a live in carer. We would ask that new development have a minimum of 2 bedrooms, thus facilitating any demand of a changing cliental.	This information is helpful wording added at para 138 that for older people two bed dwellings are usually preferred as they provide more flexibility to meet the needs of older people as this extra bedroom can accommodate carers or visitors.	Y

Coal Authority

Section of the Plan	Comments	NPG Comments	Amendments Made
General	<p>Our records indicate that within the identified Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including: mine entries, shallow coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.</p> <p>It is noted that the Neighbourhood Plan makes reference to the former coal mining heritage of the area. Where coal mining features are present at surface or shallow depth considerations should be given to the risks posed by these features when new development is being proposed. However, in this case it does not appear that the Neighbourhood Plan proposes to allocate any sites for future development and on this basis the Planning team at the Coal Authority have no specific comments to make.</p>	Noted	NA

Severn Trent

Section of the Plan	Comments	NPG Comments	Amendments Made
Policy 1	Supportive of the principles outlined within Policy 1 in particular bullet point f, promoting the use of sustainable drainage system	Noted additional wording added to 1 (f) to reference the drainage hierarchy	Y
Policy 3	<p>Severn Trent are supportive of the approach to promote tree planting, SuDS and the protection of existing watercourses (including dry ditches). We would also support the development of blue green corridors through new development such that space is made for water, and pathways for environment.</p> <p>Good quality watercourses and groundwater is vital for the provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that the water quality of our supplies are not impacted by our operations or those of others. Any new developments need to ensure that the Environment Agency's Source Protection Zones (SPZ) and Safeguarding Zone policies are adhered to. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan as prepared by the Environment Agency.</p>	Noted additional criteria added to policy 3b (3) to ref value of SuDS to biodiversity and 3b (4) added re the protection of water courses	Y
Policy 6	Severn Trent would recommend that as Policy 6 is the main design policy it highlights the need for key design features such as SuDS, Water Efficiency and sustainable discharge of surface water, it is also important that within this policy it is clear what the minimum aims are for each of elements to be considered good design.	Additional wording added to policy 6 (6) and para 132.	Y

Environment Agency

Section of the Plan	Comments	NPG Comments	Amendments Made
Flood Risk	<p>The main settlement of Cossall lies primarily within flood zone 1 however small pockets of flood zones 2 and 3 are present. These are located within Cossall Industrial estate and along Coronation Road in an easterly direction and part way along Awsworth Lane with the aforementioned Awsworth Lane being more residential in nature. Where any proposed infill or small windfall sites come forward within these areas then appropriate flood risk mitigation will be required. Ideally these areas should be safeguarded from further residential development where possible especially as Cossall has more appropriate potential infill sites located within flood zone 1.</p>	<p>Text added before policy 1 and criteria 3 added to policy 1</p>	Y
Biodiversity Net Gain	<p>We welcome that the document highlights the opportunity to provide biodiversity net gain. Paragraph 91 highlights that the Environment Bill has now been approved through parliament requiring development to provide a minimum of 10% biodiversity net gain.</p> <p>We would encourage the neighbourhood plan to push for developers to provide biodiversity net gain in excess of the required 10% across any development sites which may come forward where possible/feasible.</p>	<p>Noted and additional ref added to supporting a 20% net gain where possible para 95</p>	Y
Green Infrastructure	<p>This policy should also include mention 'blue infrastructure' as it would be beneficial to link it with green infrastructure. Development should integrate and increase</p>	<p>BBC's Green Infrastructure Strategy includes waterways and the NPSG consider the blue and green</p>	Y

Section of the Plan	Comments	NPG Comments	Amendments Made
	blue/green infrastructure to build in multi-functional solutions to future impacts such as increased flood risks, water shortages and overheating. Blue and green infrastructure can work together to achieve these aims.	infrastructure vital but realize this is not explicit blue infrastructure added to section heading and policy title. Additional criteria added to policy 3a and text at para 78	
Sustainable design	We are pleased to note the inclusion of The Cossall Design Guidance and Codes 2022 within Appendix D. While the document is extremely thorough highlighting ways in which to manage water we would encourage inclusion of the requirement for all new residential development to meet the tighter water efficiency measures of 110 litres per person per day unless it can be demonstrated that this is not feasible.	Added to criteria 6 policy 6	Y

Awsworth Parish Council

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>General Comment – Although a header is helpfully included ('Cossall Neighbourhood Plan 2022 – 2037') and footer ('All policies should be read in conjunction with policies in Broxtowe Borough Council's adopted plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies') it would be helpful were the stage of the document to be made clear on each page (i.e. Draft or Submission).</p> <p>General Comment – Although a Contents page is helpfully included (page 2) there does not appear to be any overall list of CNP policies which would help plan users</p>	These are matters of style and do not relate to planning issues or factual points however a table on page numbers for the policies has been added	Y

Section of the Plan	Comments	NPSG Comments	Amendments Made
	navigate the document.		
	<p>CNP Foreword – page 4 – 4. Mentions Neighbourhood Plan policies will address concerns about increase in traffic and issues surrounding safety on roads, including motorists exceeding the speed limits and heavy vehicles exceeding the weight limits.</p> <p>Comment – While we acknowledge and share your concerns the Neighbourhood Plan policies should be related to land use planning.</p>	The foreword is the place to set out the wider issues of concern that relate to development around the parish - this is addressed appropriately in the CNP where it is an aspiration rather than a policy see section 18	N
	<p>CNP page 5 - Section 1 – The Cossall Neighbourhood Plan – para 10. States that the plan area includes the whole of Cossall Parish (see Map 1).</p> <p>Comment – Reference could helpfully be made here to the recent Community Governance Review and resulting proposals by Broxtowe Borough Council to make local boundary changes (accepting later references to boundary changes at page 59 to which our later comments apply).</p>	<p>The designated area for the purposes of Neighbourhood planning is shown on the map.</p> <p>Given the uncertainty relating to the outcome of this matter it was considered more appropriate to cover this in the appendix on community projects see page 60</p>	N
	<p>CNP Page 6 – para 14 – Refers to the ‘Cossall Design Guidance and Codes AECOM 2022’ report providing supporting evidence and an e-link is provided. The AECOM report is said to be under the Neighbourhood Plan tab at https://www.cossallParishCouncil.co.uk.</p> <p>Comment – We have been unable to find the document via this e-link. However, the link provided at Appendix D (page 64) does allow the document to be accessed online. Given the importance of the document perhaps this should be helpfully made clear here at the outset of the plan (accepting that later references are made on page 13 at para 48).</p>	The link to the design code provided at Appendix D has been added to page 6 and page 13	Y

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>CNP Page 6 – para 19. Refers to ‘the adjoining Parish of Awsworth is classed as a ‘key settlement identified for growth’ and the strategic allocation of 250 dwellings includes 1.5 hectares in Cossall Parish’.</p> <p>Comment – The ‘Awsworth Key Settlement’ defined by Broxtowe Borough Council for planning purposes does not only cover Awsworth Parish but includes land in the adjoining parishes of Cossall, Greasley and Kimberley. In relation to the allocation site for 250 new dwellings our information is that the whole site extends to 10.1 hectares with some 8.2 hectares in Awsworth Parish and the remaining 1.9 hectares in Cossall Parish (noting CNP reference to 1.5 hectares here and at para 54)</p>	<p>The Aligned Core Strategy and the Part 2 Local Plan refers throughout to the key settlement of Awsworth. Additional clarification was sought from BBC they did not consider this an issue and did not raise it themselves. The reference to 1.5 hectares was from the planning committee report 17th march 2021 para 2.2 BBC have clarified that the figure is 1.88 hectares (BBCs GIS calculations and that number has replaced 1.5 hectares throughout</p>	Y
	<p>CNP Page 6 - Para 20 – refers to 64 new dwellings at the former dry ski slope. Page 6 - Para 21 – refers to there being in the region of 114 new dwellings in addition to any limited infill on windfall sites.</p> <p>Comment – The implication is that a balance of 50 new dwellings would be provided on that part of the site in Cossall Parish, which accords with ANP Policy H1 figure of 200 new dwellings on that part of the site located in Awsworth Parish. We consider the balance of new dwellings should be clearly stated. The Avant Homes planning application currently before Broxtowe suggests some 61 or 62 dwellings would be located within in that part of the site in Cossall Parish.</p>	<p>Text amended to show the scale of development on the two major schemes</p>	Y
	<p>CNP Page 8 – 3 – Consultation – para 25 – says the NPSG recognises that consultation is key to successfully developing a Neighbourhood Plan for Cossall, that production of a Neighbourhood Plan requires an open process and on-going</p>	<p>The consultation process followed the NP regulation guidelines</p>	N

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>consultation and that it also requires the involvement of a wide range of people from across the Parish.</p> <p>Comment – The consultation process appears to have been largely restricted to Cossall Parish. While this is understandable it might have been helpful to informally consult adjoining Parish Councils sooner to invite their initial input.</p>		
	<p>CNP Page 12 – ‘Community Objective 12’ – ‘To encourage developers to consult with the community early in the planning application process on major applications (at pre-application stage) so that developers can produce schemes that enhance the Parish’.</p> <p>This is expanded at 8 (paras 44 – 46) and how this is to be achieved is set out in detail as’Key Principle: Pre-Application Community Engagement’.</p> <p>Comment – This is a laudable aim especially where more significant developments are being proposed. This links to our comment (page 40 – para 118) concerning major applications, as to whether this laudable intention should also be encouraged even for more modest developments, given the sensitivity of the plan area and the fact that most proposals might be expected to involve small-scale development. Para 118 refers to ‘all development’.</p>	<p>This approach is not mandatory with the wording ‘applicants are encouraged to engage’</p> <p>The ref on page 40 para 118 is somewhat different here it is encouraging the use of the design code for all development except house holder extensions – the design code is a useful resource and given the sensitivity of the landscape, it is not unreasonable to expect applicants to take it into account. Wording of para 118 (now para 126) amended to ‘taken into account the design codes’</p>	Y
	<p>CNP Page 13 - para 48 – States that ‘The Cossall Design Guidance and Codes 2022 provides overarching design principles for different aspects of the Parish as set out in Table 1’. which lists 4 aspects (Heritage</p>	<p>Policy 6 already refers to the design code document which should be used in its entirety. Text amended in para 48 to explain</p>	Y

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>Assets; Environmental Designations & Open Spaces; Green Belt & Proposed Public Open Space; Topography & Flood Risk). The text of which is highlighted within distinctive green boxes.</p> <p>Comment – We would ask whether the laudable aims of these overarching design principles might be more forcefully linked to NP policy, subject to Broxtowe BC advice. For comparison purposes we would draw your attention to Awsworth Neighbourhood Plan Policies BED 1 (Awsworth Character Buildings and Structures of Local Heritage Interest), GI 1 (Biodiversity) and GI 4 (Local Green Spaces). As a minimum we would suggest that a cross-reference be made to Policy 6 (1) on page 41.</p>	<p>this. (Policy 6 goes on to provide a design policy to embrace both these overarching and the specific design principles.) Para 124 added to refer back to overarching design principles and policy 1</p>	
	<p>CNP Page 15 – Policy 1 – ‘Sustainable Development’ – 1 (2) – Refers to NPP 1 (1) – and explains the need for development proposals to be in accordance.</p> <p>Comment – Policy is not immediately clear (and there is no reference in accompanying text paras 47 – 55) although we assume NPP reference is to NPPF (National Planning Policy Framework).</p>	<p>Policy amended to provide clarity</p>	<p>Y</p>
	<p>CNP Page 15 – Policy 1 – ‘Sustainable Development’ – 2(b) - The policy contains reference to Significant Green Gaps (see Map 3) and local nature reserves et al (identified on Map 2) although it does not refer to Key Views (identified on Map 4).</p> <p>Comment – The inclusion in overarching Policy 1 of reference to e.g. Significant Green Gaps but not Key Views appears somewhat inconsistent (whilst recognising that both are mentioned at Policy 2 ‘Protecting Landscape Character’ on page 22).</p> <p>CNP Page 15 - Policy 1 – ‘Sustainable Development’ - (2d) – Refers to</p>	<p>This was an error key views added to policy 1</p>	<p>Y</p>

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>‘safeguarding any natural or built features on the site that have heritage or nature conservation value into the scheme where practicable’.</p> <p>Comment – While a laudable intention the latter part of the policy statement might perhaps read more clearly if it said something along the lines of ‘....or nature conservation value and positively incorporate these into the scheme where practicable’.</p>	<p>Policy wording amended to provide clarity</p>	
	<p>CNP Page 16 – Landscape Character Areas – Paras 62 and 63 refer to Landscape Character Areas (NCO1 ‘Erewash River Corridor’ and NCO2 ‘Babbington Rolling Farmlands’ respectively).</p> <p>Comment – Although Significant Green Gaps (Map 3) and Key Views (Map 4) have been helpfully identified in policy terms (Policy 2) we note that the LCAs are not specifically covered through CNP policy and shown on a map base (although we note both are mentioned at Policy 3 (5)). Which we consider would lend more weight to their designation. We would point to Awsworth NP which contains Policy GI 2: ‘Local Landscape Character Areas’.</p>	<p>Ref added to NC01 and NC02 in policy 1 (2b)</p> <p>The LCAs in Cossall Parish are very largely undeveloped and it was considered most appropriate to address them in policy terms in Policy 3b on protecting and enhancing biodiversity.</p>	Y
	<p>CNP Page 17 – para 67 – 70 - Significant Green Gaps – Significant Green Gaps are referenced in the accompanying text.</p> <p>Comment - Could helpfully include a cross-reference to Policy 2 as per for Key Views at para 73.</p>	<p>New para added with cross ref as per key views</p>	Y
	<p>CNP Page 22 – para 74 – Refers to the ‘Cossall Design Guidance and Codes 2022’ including a design guide for ‘Woodlands, Trees and Hedgerows (WTH)’ and reproduces this in a distinctive green box. Policy 2 ‘Protecting Landscape Character’ (at 2 (1) also on page 22) makes cross-reference ‘especially to Design Code WTH’</p>	<p>The NPSG are keen to see the design codes embedded in policy. Reference was made to the design code WTH in its entirety. Specific points from the design code have been added</p>	Y

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>as a policy requirement</p> <p>Comment - While a laudable intention and noting Policy 2 (1) makes special reference to Design Code WTH, thus emphasising its importance, we would ask whether the link between Policy 2 and Design Code WTH which is intended to support policy might be strengthened. Possibly by including the relevant key aspects of the design code in policy terms. While Design Code WTH is helpfully reproduced in full within the plan this is not specifically covered by CNP policy which would help lend more weight.</p>	<p>to policy 2</p>	
	<p>CNP Page 25 – para 82 – Refers to the ‘Cossall Design Guidance and Codes 2022’ including a design code for Green Infrastructure (GI).</p> <p>Comment – It would be helpful were this design code cross-referenced to Policy 3 ‘Protecting and Enhancing Green Infrastructure and Biodiversity’. In contrast to our comment about Design Code WTH, it is noted that Policy 3 (4) includes parts of the wording found in Design Code GI.</p> <p>CNP Page 27 – para 85 – States that ‘Map 5d shows the network of footpaths and bridleways. Appendix C provides photographs of these highly valued blue and green routes’.</p> <p>Comment – Suggest it might be helpful as a minimum to cross-refer to Policy 3 ‘Protecting and Enhancing Green Infrastructure and Biodiversity’, specifically Policy 3 (5) which includes explicit reference to ‘the network of footpaths and cycle and bridleways and demonstrate they are in accordance with design code NVM’.</p> <p>CNP Page 29 – para 86 – Refers to the ‘Cossall Design Guidance and Codes 2022’ including a design code for ‘non-vehicular</p>	<p>The NPSG are keen to see the design codes embedded in policy. Reference was made to the design code GI and design code NVM in policy 3. Specific points from the design code have been added to policy and the policy split into 3a and 3b for clarity.</p>	<p>Y</p>

Section of the Plan	Comments	NPSG Comments	Amendments Made
	movement (NVM)'. Design Code NVM is reproduced in full after para 86. It would be helpful were this design code cross-referenced to Policy 3 'Protecting and Enhancing Green Infrastructure and Biodiversity', which includes explicit reference to 'the network of footpaths and cycle and bridleways and demonstrate they are in accordance with design code NVM'.		
	Comment on clarity of the LGS maps	The NPSG consider that the maps are clear – an inset has been provided and this was not raised by any other consultee, but will be open to further revision based on the examiners comments	N
	It is rather surprising that the D H Lawrence connection (in relation to Church Cottage and the wider area) is not made more specifically as regards tourism and the opportunities that exist within Cossall Parish (for D H Lawrence but also in relation to other historic buildings and structures, including the newly opened Bennerley Viaduct).	Tourism was not an issue raised in consultation, the biggest draw for visitors are the bridleways and footpaths and this issue is covered extensively.	N
	<p>CNP Page 36 – para 105 – 'Buildings of Local Architectural and/or Heritage Value' – Refers to buildings that are not listed but have heritage value. Page 37 – para 107 – Refers to the 'Cossall Design Guidance and Codes 2022' and reproduces a design code for 'Heritage Assets (HA)'.</p> <p>Comment - While a laudable intention this could perhaps be helpfully cross-referenced to CNP Policy 5 – 'Protecting or Enhancing Heritage Assets' (page 39) which would help the plan user.</p>	The NPSG are keen to see the design codes embedded in policy. Specific points from the design code HA have been added to policy	Y
	CNP Page 39 – Policy 5 – 'Protecting or Enhancing Heritage Assets' – Policy 5 (1)	The CNP nominates the buildings for local listing and is hopeful	N

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>refers to buildings shown on Map 8 and listed in Appendix F (page 70) as being identified as locally valued heritage assets to be included on Broxtowe Borough Council's 'Local List'.</p> <p>Comment – Awsworth Neighbourhood Plan Policy BED 1: 'Awsworth Character Buildings and Structures of Local Heritage Interest' is the equivalent of CNP Policy 5. We would point out that our draft policy initially included similar reference in policy to wanting to see the listed assets being included on Broxtowe's Local List ('Designation of the buildings and structures on a 'Local List' by Broxtowe Borough Council is supported'). On advice from Broxtowe Borough Council that they were not intending to prepare a Local List this wording was subsequently removed from Policy BED 1 and included as accompanying text. However, APC would strongly support the inclusion of local heritage assets in a Local List both for Cossall and Awsworth. We would suggest that the wording at Policy 5 (1) should be retained, discussed with Broxtowe and tested at Examination if necessary.</p>	<p>that this wording will be acceptable BBC did not raise any issues with this wording.</p>	
	<p>Comment – APC fully support the intention to ensure high-quality design by means of the Cossall Design Guidance and Codes 2022, which we consider to be a very comprehensive and informative document, which provides locally specific analysis (and criteria) that forms the basis of Policy 6 'Ensuring High-Quality Design'. We appreciate that it is not included due to file size but that a link is provided at Appendix D (page 64). We also appreciate that Policy 6 (1) makes a general statement that development should demonstrate how it accords with the Design Codes in the Cossall Design Guidance and Codes 2022. However, our main comment is about presentation and</p>	<p>Policy 6 includes an overarching ref to the design guidance an codes and criteria 2 identifies the themes of specific concern to the community. There is a balance to be struck as the design guidance and codes should also be used in its entirety - with the minor text amend for clarity it is considered that Policy 6 achieves this.</p>	Y

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>the extent to which guidance in the document should / could more helpfully be included within the main plan document to ensure that all relevant land-use planning policy elements clearly form part of the plan. We recognise that this is a matter for Cossall Parish Council to consider taking advice from Broxtowe Borough Council as necessary.</p>		
	<p>CNP Page 40 – para 118 – States that ‘As Cossall Parish now benefits from bespoke design codes and given the landscape sensitivity, the NPSG would like to see all development (other than householder extensions) demonstrating how they have used the design codes in the Cossall Design Guidance and Codes 2022’.</p> <p>Comment – This links to our comment (page 12 – Community Objective 12) concerning major applications, as to whether this laudable intention should also be encouraged even for more modest developments, given the sensitivity of the plan area and the fact that most proposals might be expected to involve small-scale development. Para 118 refers to ‘all development’.</p>	<p>It was not the intention of the NPSG to include domestic extensions Excluding householder extensions has been added to policy 6 (5).</p>	<p>Y</p>
	<p>CNP Page 41 & 42 – para 123 – Policy 6 ‘Ensuring High-Quality Design’ – It is noted that Policy 6 (1) & (5) include specific reference to the ‘Cossall Design Guidance and Codes 2022’. Both include a general requirement that proposals demonstrate how they are in accordance with the Design Codes.</p> <p>Comment – Given that ‘Ensuring High-Quality Design’ is proposed to be informed by inclusion of the guidance document in CNP policy, this suggests consideration might be given to whether other elements of the document might usefully be included in Neighbourhood Plan policy (to which some of our other comments</p>	<p>Policy 6 includes an overarching ref to the design guidance and codes and criteria 2 identifies the themes of specific concern to the community. There is a balance to be struck as the design guidance and codes should also be used in its entirety - with the minor text amend for clarity it is considered that Policy 6 achieves this..</p>	<p>Y</p>

Section of the Plan	Comments	NPSG Comments	Amendments Made
	relate).		
	<p>AECOM Page 18 of the Report ‘Cossall Design Guidance and Codes 2022 - ‘Overarching Design Principles’ – 2.2 Street Network</p> <p>Comment – Unlike other Overarching Design Principles, 2.2 Street Network doesn’t appear to be included in the CNP (and see comment page 51 – re ‘18. Traffic and Transport’).</p>	The NPSG are keen to see the design codes embedded in policy. More text added and fig 08 from the design code added design principles for streets added and referred to in policy 10.	Y
	Some but not all the Design Codes from the guidance document are included in the plan document which appears rather inconsistent. Most of the following are denoted ‘Design Code’ (DC). Several (pages 40-43) are not so denoted, but we assume they are also intended as Design Codes. Appreciating the point about the length of the document perhaps as a minimum it might be helpful to include some fuller cross-reference.	This is the difficult balance of highlighting those most pressing for local people. The fact that others are not shown in the CNP does not mean that they are less important rather that the local discussion had less to add to what was already presented in the Design Guidance and Code. Policy 6 on Design. requires proposals to demonstrate how they are in accordance with the whole Design Guidance and Code document. This point has been made explicitly in section 9 para 49.	Y
	Comment – Footnote 51 appears to be somewhat misleading. The 35% figure applies to the 87 houses on Newtons Lane which are all located in Cossall Parish. Currently 15 of the 67 homes on The Glebe are also in Cossall Parish. So, 102 homes in Cossall are currently accessed via Newtons Lane about 42% of the 245 total. All 67 homes on The Glebe are accessed via Newtons Lane (although we recognise it is	The wording of this section has been amended to clarify that the issue with Newtons Lane relates to traffic from houses in both Cossall and Awsworth. Y	Y

Section of the Plan	Comments	NPSG Comments	Amendments Made
	<p>proposed that the 52 homes in Awsworth should be added to Cossall). Thus, it is expected that 154 homes in Cossall would be accessed via Newtons Lane about 49% of all 312 properties in Cossall Parish.</p> <p>CNP Page 52 – para 168 – Newtons Lane – Also refers to Newtons Lane as a fairly narrow road not built to accommodate large volumes of traffic and when the bypass was built it ceased to be a through road.</p> <p>Comment – APC do not consider Newtons Lane to be a fairly narrow road as claimed. It originally served as a main road connection between Awsworth and Ilkeston (Cotmanhay) and even by modern standards is of a reasonable width (measured to be about 19.5 feet / 5.94 metres wide).</p>	<p>The ref to single width has been removed - but the NPSG confirm that on street parking does cause the Awsworth Lane to be constricted.</p>	
	<p>CNP Page 59 – Parish Boundaries – Refers to the proposal by Awsworth Parish Council to re-draw neighbouring parish boundaries which would have seen properties and land on Newtons Lane, The Glebe and possibly the northern part of Awsworth Lane, which are currently in Cossall Parish, become part of Awsworth Parish.</p> <p>Comment – Awsworth Neighbourhood Plan Appendix 1 – ‘Awsworth Parish Projects’ includes Aim APB 1 – ‘Awsworth Parish Boundaries’. The accompanying text explains that this arose as an issue through our Neighbourhood Plan process which demonstrated the support for reviewing boundaries. However, it is not a proposal by APC to re-draw neighbouring parish boundaries. This is a matter for Broxtowe Borough Council who made clear that their wider Community Governance Review would provide an appropriate opportunity to formally consider any changes. As Cossall Parish Council are aware Broxtowe</p>	<p>The NPSG consider that they have addressed this matter appropriately</p>	<p>N</p>

Section of the Plan	Comments	NPSG Comments	Amendments Made
	published their intended local boundary changes including those which would affect the boundary between Cossall and Awworth Parishes.		



Appendix

1. Samples of literature delivered to all households

a). Leaflet about the proposed development on land west of Awsworth, February 2020

COSSALL PARISH COUNCIL

Proposed Residential Development on Land West of Awsworth

Many of you will be aware that Harworth Group plc have, via their agent (Guy Longley), submitted an outline planning application to Broxtowe Borough Council to build 250 dwellings on land 'West of Awsworth'. There is an urgent need to respond to this application: ways to respond are listed at the bottom of this leaflet.

Like all members of Cossall Parish Council, you may want to register your concerns about the effect a potential fourfold increase in the volume of traffic along Newtons Lane to the junction of The Lane and Awsworth Lane will have on residents' quality of life.

Harworth Group commissioned ADC Infrastructure to carry out a Transport Assessment for this development. ADC singularly failed to consider the impact of such a huge increase in traffic on Newtons Lane. - **You may want to ask why not.**

When the Steering Group for Cossall Neighbourhood Plan sent out their Questionnaire in 2019, residents of Newtons Lane and The Glebe were very concerned about traffic and congestion on Newtons Lane.

'Exit from Newtons Lane onto The Lane/Awsworth Lane is dangerous as cars are parked on The Lane and visibility is reduced for cars turning right towards Ilkeston. They cannot see cars approaching from the left over the brow of the hill.'

'Due to the limited width of the present roads, where traffic is at a premium now, access to the new development needs to be via the bypass. Cars are parked on one side of Newtons Lane for instance which virtually means it is a single carriageway. It is absolutely necessary that Newtons Lane should NOT give access to the new development.'

Cossall Parish Councillors and members of the Cossall Neighbourhood Plan Steering Group will raise the matter of traffic on Newtons Lane in the strongest possible terms.

It is important to register your concerns as a matter of urgency as the initial Consultancy Period ends on 24th February 2020. So please join us and either go online to the Broxtowe BC website or write to the planning department using the contact details below.

ONLINE

You may view the application on the Broxtowe Borough Councils website

<http://planning.broxtowe.gov.uk/ApplicationSearch>

Enter reference number 20/00056 into the box as per this illustration.



A screenshot of a search box titled "Search by Application Ref". It contains a text input field with the label "Application Ref:" and a small search icon. Below the input field, there is a note: "Please use the format: YY / NNNNN eg 04/00001".

IN WRITING

please ensure you quote the Planning Application reference number 20/00056/OUT.

Address your letter to:- Mrs S Beeby, Broxtowe Borough Council, Planning Department Town Hall, Foster Avenue, Beeston, Nottinghamshire, NG9 1AB

Cossall Parish Council address etc of Sue Elliott.

CPC Website



wearecossall



@wearecossall

b). Regulation 14 Consultation leaflet, September 2022

COSSALL NEIGHBOURHOOD PLAN

COME ALONG AND HAVE YOUR SAY

**Invitation to our Drop-in Exhibition
From 10am - 4pm on Saturday 15th October
in the Old School Room, Church Lane.**

We have been developing a Neighbourhood Plan for Cossall Parish since 2018 and in that time we have sent out to all households and businesses, within the Parish, various leaflets and questionnaires. The feedback you gave us has been used to draw up the objectives and policies for the Plan.

The draft of our Neighbourhood Plan is now at a stage in the process where we are inviting Cossall Parish residents to give their comments about these policies and if they agree or disagree with them.

We will be holding an open day at the Old School Room, Church Lane on Saturday 15th October, from 10am until 4pm.

We would love to see you then and if you require transport there will be a mini bus running from 11am until 3pm, that will travel from the furthest end of Newtons Lane to The Old School Room.



ALTERNATIVELY:

Please fill out the questionnaire enclosed in this leaflet and bring it along to the Drop-In Exhibition, or deliver to either 33 Church Lane or to 89 Awsworth Lane, or fill out the questionnaire online at www.bit.ly/cossallnpps

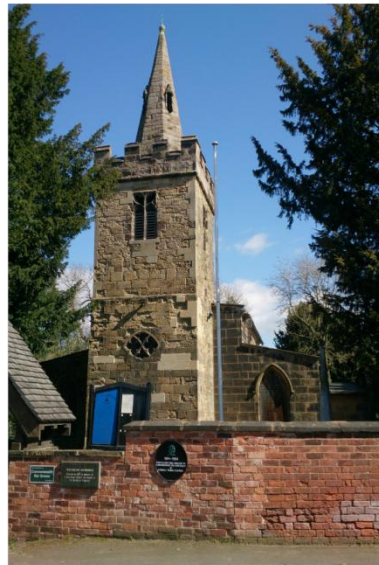
The deadline for the return of this questionnaire is 1st November 2022.

Following the six week consultation period for both residents and statutory consultees to comment, the Plan will be amended accordingly. The Basic Conditions Statement and Consultation Statement will be written and we can proceed to a referendum of the plan.

WHAT IS A NEIGHBOURHOOD PLAN?

A Neighbourhood Plan is a document that sets out planning policies for a local area. These policies are taken into consideration when assessing all planning applications.

The policies can't block a development that is already part of Broxtowe Borough Council's Local Plan, but they can help to influence and shape the development's location and appearance.



Once the Neighbourhood Plan has been approved at a referendum, it will attain the same legal status as a local plan along with other documents that form part of the statutory development plan.

Please note that the Policy information in this leaflet is an abbreviation. See the draft of Cossall Neighbourhood Plan for the Policies in their entirety.

The draft of the Cossall Neighbourhood Plan can be found at <https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/>

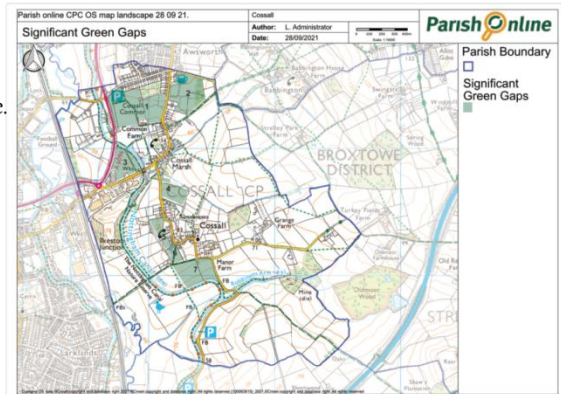
Please contact mariegilbertcossall@gmail.com, 07771 940721, if you would like to view this document but are not able to access it online.

SUSTAINABLE DEVELOPMENT

POLICY 1 - An overarching policy

Proposals will be limited to that considered appropriate in Green Belt and if acceptable with National Planning Policy Framework, should then demonstrate how they accord with the Cossall Design Codes 2022, by addressing the following:

- Compatibility with the existing character, appearance and amenity of the area.
- Not impact on significant green gaps and local nature reserves.
- Protect and enhance biodiversity.
- Safeguard features having heritage or nature conservation value.
- Promote walking, cycling and reduce car usage.
- Have sustainable drainage systems.



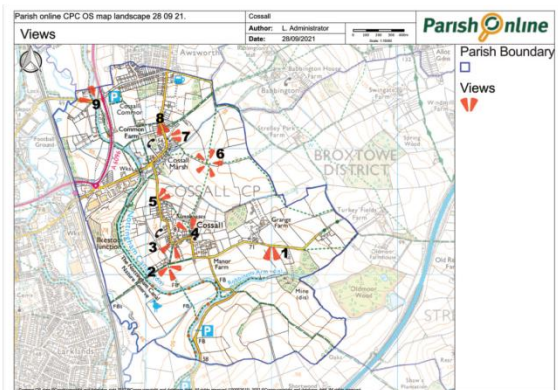
Do you agree with this policy?	YES	NO
Comments		

PROTECTING LANDSCAPE CHARACTER

POLICY 2

Development proposals should:

- Protect built and natural attributes of the open countryside and landscape setting.
- Respect Key Views and Significant Green Gaps with no support for any unacceptable impact.
- Reinforce the existing linear form, maintain a sense of openness and of a scale that reflects the rural nature of the parish.
- Include soft boundaries such as native trees and hedging to the open countryside.



Do you agree with this policy?	YES	NO
Comments		

PROTECTING OR ENHANCING GREEN INFRASTRUCTURE & BIODIVERSITY

POLICY 3

Proposals should:

- Provide a net biodiversity gain by incorporating various measures e.g. planting native trees, shrubs, wild flower meadows, strengthening hedgerows etc.
- Aim to avoid impacts to protected species and those of principle importance.
- Seek opportunities to enhance access along and to the towpaths, footpaths and bridleways.
- Aim to create new habitats and wildlife corridors.

- Maximise the potential of the network of footpaths, cycle and bridleways.



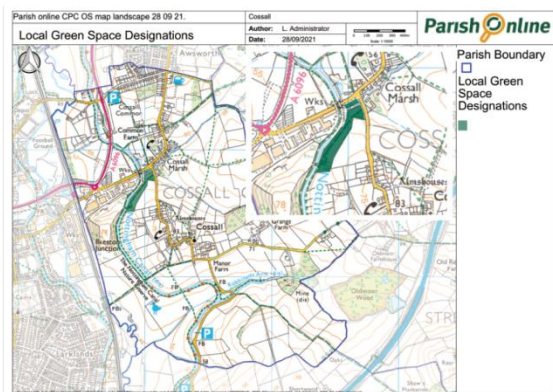
Cossall Marsh Bank	A remnant of species-rich Coal Measures type grassland
Cossall Marsh Grassland	A field containing a noteworthy grassland flora and a pond
Nottingham Canal (also a Local Nature Reserve)	A diverse grassland with notable species adjacent to the canal includes species-rich disused canal of botanical and zoological importance
Robinettes (also a Site of Special Scientific Interest)	A site with a mosaic of grassland types including a particularly valuable acidic Coal Measures association

Do you agree with this policy?	YES	NO
Comments		

DESIGNATION OF LOCAL GREEN SPACES

POLICY 4

- Millennium Park and the grass and tree verge alongside are designated sites.
- Any development having an adverse impact on these spaces will not be supported except in very special circumstances.

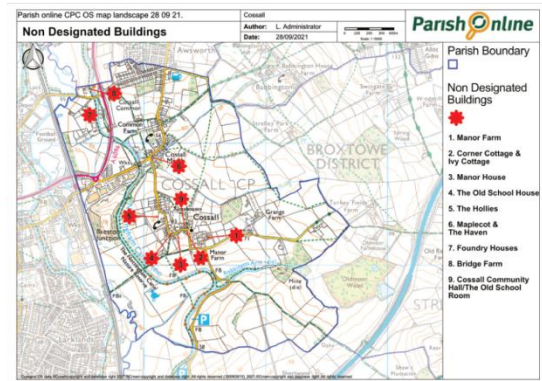


Do you agree with this policy?	YES	NO
Comments		

PROTECTING OR ENHANCING HERITAGE ASSETS

POLICY 5

- Buildings nominated as non-designated heritage assets, shown on map 8, to be included on Broxtowe Borough Council's Local List.
- Planning applications considered to cause substantial harm to a non-designated heritage asset will require extra justification.
- Development likely to adversely impact upon a Conservation area, Listed Buildings or their setting should be wholly exceptional.
- Development proposals that have the heritage asset and its preservation as a core value would be permitted, as long as it removed the risk to a property on the Heritage at Risk Register.
- Proposals should demonstrate how they accord with the design code for Heritage Assets.



Do you agree with this policy?	YES	NO
Comments		

ENSURING HIGH QUALITY DESIGN

POLICY 6

- Development should demonstrate high quality design and show how it accords with the Design Codes 2022, paying special attention to:

- Sympathetic landscaping schemes and boundary treatment.
- Building lines.
- Roof lines.
- Integrating new development layout with the existing settlement pattern.
- Materials that are sympathetic with the existing character area.

- Developments adjoining public open spaces should have their main façades and entrances facing the space.
- Buildings to be appropriate to their setting, which may include positively enhancing innovative and contemporary design when in character to surroundings.
- Designs to provide a report demonstrating their accordance with the Design Codes 2022.
- Support given to low carbon, sustainable materials and high energy efficient homes.
- Recycling of reclaimed heritage assets will be permitted in retrofit to support Green Energy.



Do you agree with this policy?	YES	NO
Comments		

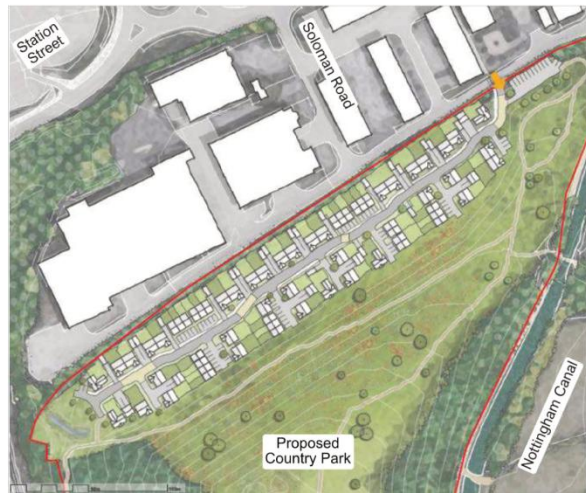
A MIX OF HOUSING TYPES

POLICY 7



Proposals for new housing development should:

- Have housing sizes and types identified with evidence based housing needs.
- Be accessible and adaptable to meet any present and future needs of occupants.
- Ideally dwellings should be 1-3 bedroomed.



Proposed new houses and country park on former dry ski slope

Do you agree with this policy?	YES	NO
Comments		

WHAT IS A DESIGN CODE?

A Design Code is a set of simple, concise, illustrated design requirements which set out the key criteria and parameters for the physical development of a site or area.

Design Codes provide clarity on what is expected of developments at the beginning of the design process, setting out requirements for how the built environment will look and function, and can be used to encompass many other forms of good planning and place-making. They are predominantly visual documents which are easy to understand and use and are based on local issues and community aspirations.

Our Design Code can be found online at www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan.



MAINTAINING LOCAL EMPLOYMENT

POLICY 8

- The sustainable growth of businesses will be supported where located, in line with Borough policies.
- New sites will be supported on brownfield sites, where small scale concerns already exist and when the proposal is in keeping with the area.
- Cossall Industrial Estate is a protected employment site and developments for further employment, in line with the Local Plan Part 2, is supported.
- Robinettes Lane is a protected employment site in the Green Belt, further development on this site will also be supported as long as it doesn't impact on the openness of the Green Belt.
- Proposals for new dwellings with a flexible layout to facilitate homeworking will be supported.

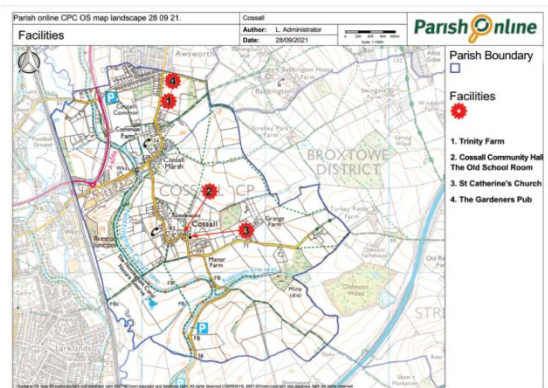


Do you agree with this policy?	YES	NO
Comments		

ENHANCING THE PROVISION OF COMMUNITY FACILITIES

POLICY 9

- Improving existing facilities, the provision of a small shop or similar community service will be supported if there is consultation support and the design and location accords with other plan policies.
- Any proposal should demonstrate the development can be satisfactorily accommodated along with car parking.
- Unless a community facility is no longer financially viable, necessary or can be replaced, then redevelopment for non-community purposes will not be supported.



Do you agree with this policy?	YES	NO
Comments		

TRAFFIC MANAGEMENT

POLICY 10

- The safety of pedestrians and cyclists must be given priority in the design of the access point for the new housing estate off Newtons Lane.
- Modifications to the junction at Newtons Lane and Awsworth Lane/The Lane, to reflect the increase in traffic volume over the Plan period.
- Measures to improve the safety of all non-vehicular users in traffic hot spot areas will be supported.

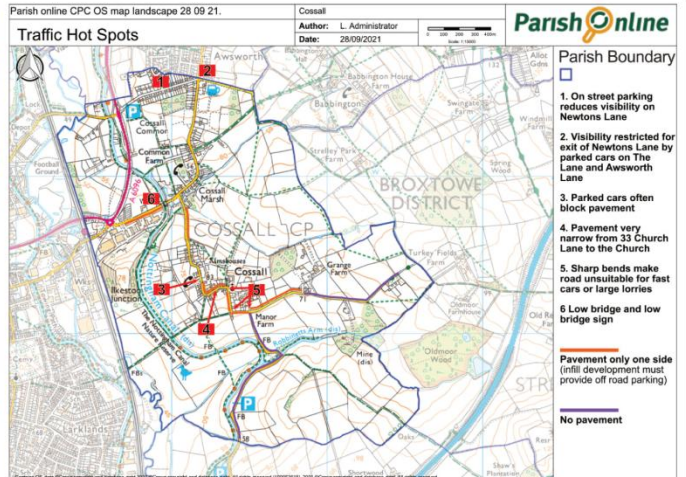


Do you agree with this policy?	YES	NO
Comments		

CAR PARKING ON CHURCH LANE

POLICY 11

- Any infill development in the area marked on map 10b, must provide adequate off-street parking for residents and visitors.



Do you agree with this policy?	YES	NO
Comments		

COSSALL NEIGHBOURHOOD PLAN

Your chance to choose the cover photograph for the Cossall Neighbourhood Plan



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9

HAVE YOUR SAY

Using the box below, please vote for the view you would like to see on the front of our Neighbourhood Plan.
Please tick the appropriate box to select the photograph you would like:

View 1	<input type="checkbox"/>	View 2	<input type="checkbox"/>	View 3	<input type="checkbox"/>
View 4	<input type="checkbox"/>	View 5	<input type="checkbox"/>	View 6	<input type="checkbox"/>
View 7	<input type="checkbox"/>	View 8	<input type="checkbox"/>	View 9	<input type="checkbox"/>

The draft of the Cossall Neighbourhood Plan can be found at <https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/>

Please contact mariegilbertcossall@gmail.com, 07771 940721, if you would like to view this document but are not able to access it online.

c). Article from Parish Council Newsletter, Winter 2022



Thank you to all of our residents who came to the open day which we held as part of the consultation for our now well developed Neighbourhood Plan, the draft of which can be found at

<https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/>

All of your opinions are valuable in the formulation of the plan. Following the consultation period when several helpful amendments were suggested, the Plan will be amended accordingly. The Basic Conditions Statement and Consultation Statement will be written and we can proceed to a

referendum. Once the Neighbourhood Plan has been approved at a referendum, it will attain the same legal status as a local plan along with other documents that form part of the statutory development plan.

We also asked residents to vote from a selection of nine photos from around the Parish, for their preferred cover photo for the Neighbourhood Plan, for when it eventually becomes adopted. We will reveal the winning photo in the spring edition of Cossall Communications.

2. List of Statutory Consultees

Statutory Consultee List

Active Notts (Ms Rachael Gyer)
AMEC Foster Wheeler (for National Grid) (Sir/ Madam)
Avison Young (on behalf of National Grid) (Mr Matt Verlander)
Awsorth Neighbourhood Plan Steering Group (Mr Michael Smith)
Awsorth Parish Council (Sir/ Madam)
Beeston and District Civic Society (Mrs Caroline Penn)
Bramcote Neighbourhood Forum (Dr C NATHANAIL)
Brinsley Parish Council (Sir/ Madam)
British Gas (Ms Kim Queeney)
British Horse Society (Wendy Bannerman)
British Waterways (Mr Richard Newton)
British Waterways (Ms Helen Edwards)
Broxtowe Borough Council - Environment (Mr Chris Riley)
Broxtowe Borough Council (Tom Genway)
Broxtowe Borough Council (Tom Genway)
Broxtowe Borough Council Planning Policy
BT (Sir/ Madam)
BT Openreach (Mr Neil Chamberlain)
BT Wholesale (Sir/ Madam)
Cadent Gas (Mr Toby Cooper)
Canal & River Trust (Sir/ Madam)
Central Networks (Mr Richard E Smith)
Chetwynd: The Toton and Chilwell Neighbourhood Forum (Mr Graham Heal)
Civil Aviation Authority (Sir/ Madam)
Civil Aviation Authority (Sir/ Madam)
Civil Aviation Authority (Sir/ Madam)

Cossall Parish Council (Ms Sue Elliott)
Council for British Archaeology (Ms Catherine Bell)
CPRE (Mr Frederick Cook)
Crown Estates Commissioners (Sir/ Madam)
D2N2 (Local Enterprise Partnership) (Sir/ Madam)
Defence Infrastructure Organisation (MOD) (Mr Paul Hinton)
Defence Infrastructure Organisation (Ms Debbie Baker)
Derbyshire County Council (Sir/ Madam)
Derbyshire Police and Crime Commissioner (Sir/ Madam)
DIO Operations (Sir/ Madam)
E.ON (Mr David Ellis)
E.on (Sir/ Madam)
E.ON Plc (Sir/ Madam)
East Midlands Airport (MAG) (Mr Jon Bottomley)
East Midlands Ambulance Service (Mr David Docherty)
East Midlands Railway (Ms Lucy Gallacher)
Eastwood Town Council (Ms Debra Townsend)
EE (Sir/ Madam)
EMF Enquiries (Vodafone and 02) (Sir/ Madam)
Environment Agency (Sir/ Madam)
Erewash Borough Council (Mr Adam Reddish)
Erewash Borough Council (Planning Policy)
Erewash Riders Association (N/A N/A)
Forestry Commission (Sir/ Madam)
Garden History Society (Sir/ Madam)
Greasley Parish Council (Sir/ Madam)
Greasley Parish Council (Sir/ Madam)
Greater Nottingham Planning Partnership
Health and Safety Executive (Sir/ Madam)
High Speed Two (HS2) Limited (Mr Reiss Graham)
Highway Development Control (Sir/ Madam)
Highways England (Mr Steve Freek)
Highways England (Sir/ Madam)
Highways England (Sir/ Madam)
Historic England (Ms Eleanor Clifford)
Historic England (Sir/ Madam)
Home Builders Federation (HBF) (Ms Sue Green)
Homes England (Juliet Rogers)
Homes England (Sir/ Madam)
Housing, Communities and Local Government (Sir/ Madam)
Inland Waterways Association (Mr Michael Snaith)
Kimberley Town Council (Sir/ Madam)
Marine Management Organisation (Ms Georgia Clack)
Mining Heritage (Mr David Amos)
Ministry of Defence (Mr Robert Shopland-Read)
Mobile Operators Association (Ms Carolyn Wilson)

National Air Traffic Services Ltd (Sir/ Madam)
National Farmers Union (Mr Simon Fisher)
National Federation of Gypsy Liaison Groups (Mr Yarwood)
National Grid (Mr Spencer Jeffries)
National Grid UK Transmission (Sir/ Madam)
Natural England (Sir/ Madam)
NET (Sir/ Madam)
Network Rail (Sir/ Madam)
NHS (Mr John Simpson)
NHS England (Ms Rachael Owen)
NHS Erewash Clinical Commissioning Group (Sir/ Madam)
NHS Nottingham West Clinical Commissioning Group (Sir/ Madam)
NHS Nottingham West Clinical Commissioning Group (Sir/ Madam)
Nottingham City Council (Local Plan Team)
Nottingham City Council (Mr Peter McAnespie)
Nottingham City Council/ GNPP (Mr Mark Thompson)
Nottingham City Transport (Mr David Astill)
Nottinghamshire Campaign to Protect Rural England (Ms Bettina Lange)
Nottinghamshire CC (Nina Wilson)
Nottinghamshire County Council (Mr Andrew Norton)
Nottinghamshire County Council (Mr David Buckland)
Nottinghamshire County Council (Mr David Pick)
Nottinghamshire County Council (Mr Eilidh Mccallum)
Nottinghamshire County Council (Mr Jason Mordan)
Nottinghamshire County Council (Mr Joel Marshall)
Nottinghamshire County Council (Mr Jonathan Smith)
Nottinghamshire County Council (Mr Matthew Lockley)
Nottinghamshire County Council (Mr Nick Crouch)
Nottinghamshire County Council (Mr Stephen Pointer)
Nottinghamshire County Council (Mrs Sally Gill)
Nottinghamshire County Council (Ms Anne Pridgeon)
Nottinghamshire County Council (Ms Heather Stokes)
Nottinghamshire County Council (Ms Nic Wort)
Nottinghamshire County Council (Ms Stella Rousou)
Nottinghamshire County Council (Planning Policy)
Nottinghamshire County Council (Sir/ Madam)
Nottinghamshire Police (Mr David Heason)
Nottinghamshire Police (Mr Tim Wendels)
Nottinghamshire Ramblers (Dr Sue Jones)
Nottinghamshire Wildlife Trust (Mr Ben Driver)
Nottinghamshire Wildlife Trust (Sir/ Madam)
Nuthall Parish Council (Ms Susan Stack)
Office of Rail and Road (Mr Paul Wilkinson)
Office of Rail Regulation (Sir/ Madam)
Openreach (Mr Nicholas Flint)
Pedals (Nottingham Cycle Campaign) (Mr Peter Briggs)

Pedals (Nottingham Cycling Campaign) (Hugh McClintock)
Railfuture – East Midlands Branch (Mr Steve Jones)
Regen (on behalf of Western Power Distribution) (Sir/ Madam)
Royal Mail (Mr Andy Garvey)
Royal Mail (Mr Stephen Glover)
Rural Community Action Nottinghamshire (Ms Jenny Kirkwood)
Sandiacre Parish Council (Sir/ Madam)
Severn Trent - Sewerage Management Planning (Mr Chris Bramley)
Severn Trent (Sir/ Madam)
Sport England (Mr Steve Beard)
Sport England (Sir/ Madam)
Sport England (Sir/ Madam)
Stapleford Town Council (Sir/ Madam)
Sustainable Transport Nottingham (Mr David Thornhill)
Sustains and Railway Paths (Mr Bill Thompson)
The Coal Authority (Ms Helen Branson)
The Coal Authority (Sir/ Madam)
The Derby, Notts, Mid & South Linc. Section of the Showmen's Guild of Great
The Gardens Trust (Ms Alison Allighan)
The Ramblers Association (Mr Chris Thompson)
The Showmen's Guild of Great Britain (Mr Desmond FitzGerald)
The Woodland Trust (Mr Nick Sandford)
Theatres Trust (Mr Tom Clarke MRTPI)
Three (Sir/ Madam)
Thrumpton Parish Meeting (Mr Simon Bradley)
Trowell Parish Council (Ms Alison Mitchell M.A.A.T.)
Unite Notts Retired Members Branch (Mr Alan Marshall)
Via East Midlands (Mrs Naomi Cook)
Via East Midlands (Ms Helen Spencer)
Western Power Distribution (Sir/ Madam)
Western Power Distribution (Sir/ Madam)
Western Power Distribution (Sir/ Madam)
Woodland Trust (Mr Ian Roberts)

