

# Submission

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## Cossall Neighbourhood Plan 2022-2037

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### Building Our Future Together



***Produced by Cossall Neighbourhood Plan Steering Group on behalf of Cossall Parish Council and residents***

07/03/2023

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## Common Abbreviations

BBC	Broxtowe Borough Council
BFHL	Building for a Healthy Life
LCA	Landscape Character Assessment 2009
LWS	Local Wildlife Site
NCC	Nottinghamshire County Council
NPPF	National Planning Policy Framework
NPSG	Neighbourhood Plan Steering Group
CNP	Cossall Neighbourhood Plan
SGG	Significant Green Gap
HEDNA	Housing and Economic Development Needs Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document



**Cossall Open Gardens Event**

## Foreword

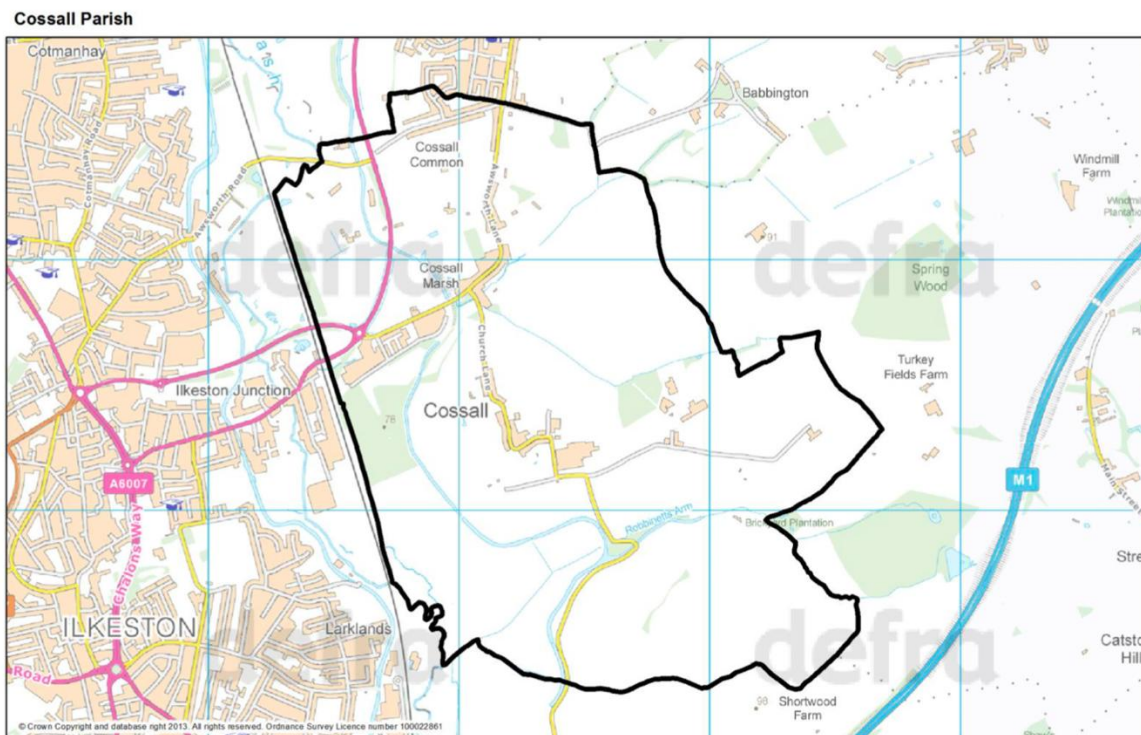
1. Cossall Neighbourhood Plan sets out a clear vision for the next 15 years. It focuses on the issues that matter to the community and that were identified during consultation with residents, local businesses, community groups and others. The Vision Statement reflects the aspirations of the community for Cossall, and the Neighbourhood Plan policies provide a framework to ensure that new development contributes to achieving that Vision.
2. Cossall is a rural Parish set amongst an attractive landscape. Open countryside can be viewed from almost every part of the Parish and adds to Cossall's distinctive character. Protecting the surrounding countryside, the open green spaces and the greenbelt from further development is important to residents and visitors alike and will remain central to all decisions taken on future development.
3. The Neighbourhood Plan will therefore seek to ensure that future development is in sustainable locations and meets local needs. It will be in keeping with the surrounding area and supported by a good road network.
4. Policies will address concerns about the increase in traffic and issues surrounding safety on the roads, including motorists exceeding the speed limits and heavy vehicles exceeding the weight limits. The Parish Council will work closely with planners to improve road safety throughout the Parish for all road users, including motorists, pedestrians, cyclists and horse riders.
5. Policies for the natural environment will protect the landscape, greenbelt, open views and green spaces and ensure wildlife habitats and biodiversity are protected.
6. Policies will support local businesses and help provide more opportunities for increased local employment where possible. The Parish Council will work with transport providers to provide a more flexible and viable bus service and with education providers to ensure places are available for local children as Cossall and Awwsworth's population increases.
7. Residents will continue to be kept informed of activities and events taking place in the Parish and existing facilities will be preserved and where possible enhanced. The aim will be to maintain and boost the existing strong community spirit where everyone feels a sense of belonging.
8. The Plan will be kept under review by Cossall Parish Council to ensure it reflects changing needs locally and changes to legislation at a local or national level.

**Marilyn Reed, Chair of Neighbourhood Plan Steering Group**

## 1 The Cossall Neighbourhood Plan

9. The Cossall Neighbourhood Plan (CNP) is a document produced in accordance with the Localism Act 2011. Once it has been ‘made’ by Broxtowe Borough Council it will form part of the Development Plan for Broxtowe, which also includes the Part 1 Local Plan (Aligned Core Strategy) and Part 2 Local Plan. The Neighbourhood Plan will have significant weight in the determination of planning applications. The Cossall Neighbourhood Plan will be used by
  - a) Planners at Broxtowe Borough Council (the planning authority) in assessing future planning applications; and
  - b) Developers as they prepare planning applications for submission to Broxtowe Borough Council.
10. The Plan designated area is the Parish boundary prior to 2023. (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**



11. Planning policy is formulated and delivered by Broxtowe Borough Council and this body will continue to have the legal duty to provide this.
12. The CNP is required to be in general conformity with the National Planning Policy Framework and the Local Plan Part 1 and Part 2. The evidence base for the Part 2 Local Plan has also been used (for example the Green Infrastructure Strategy 2015-2030, the Strategic Housing Land Availability Assessment (SHLAA) 2017/18 and the Conservation Area Assessment).

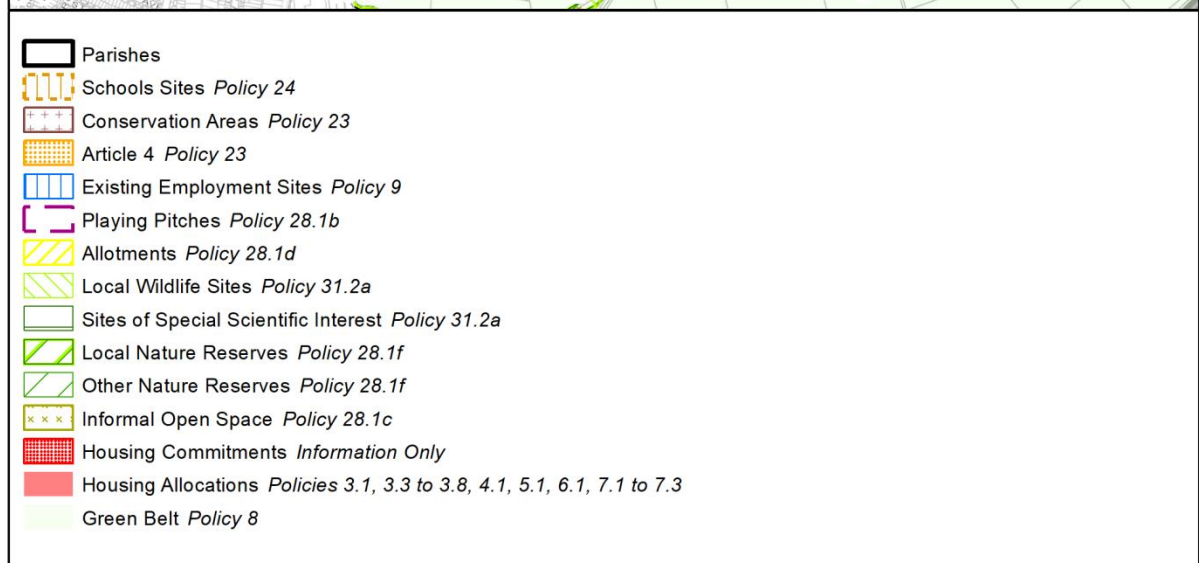
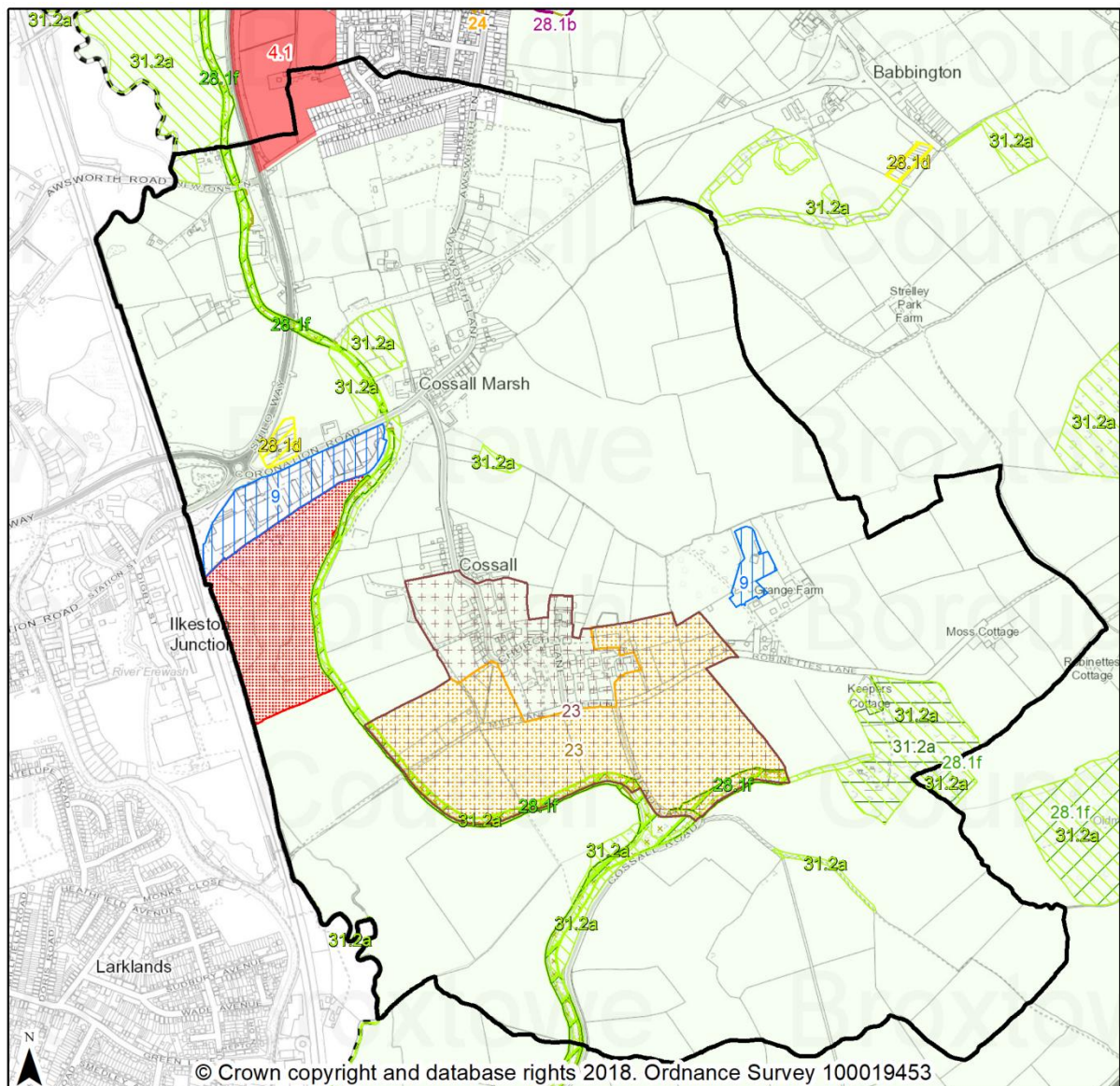
**5** All policies should be read in conjunction with policies in Broxtowe Borough Council’s adopted Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

13. The time frame for the Cossall Neighbourhood Plan is 15 years and runs to 2037 although the CNP will be reviewed every 5 years to ensure it is in general conformity with BBC's adopted planning policy.
14. Supporting evidence includes a household and business consultation undertaken in 2019 and the Cossall Design Guidance and Codes (AECOM) 2022. The consultation feedback and AECOM report are under the Neighbourhood Plan tab at <https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/cossall-neighbourhood-plan-supporting-evidence/>
15. The NPSG also did their own analysis of Key Views and Significant Green Gap identification in 2021. This work forms the basis of the policy on protecting landscape character.
16. Other useful data is in the Parish Profile on BBCs web site. See <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/Parish-profiles/>

## 2 Local Planning Matters

17. This Neighbourhood Plan process has provided the opportunity for the community to work collaboratively with Broxtowe Borough Council to help shape how Cossall will grow.
18. Cossall is only mentioned briefly in the Local Plan Part 1 *'In Broxtowe, there are a limited number of settlements not named in Policy 2 [The Spatial Strategy] (Babbington, Cossall, Trowell and Strelley), these are relatively small and will only be considered for limited infill and therefore no specific development provision is considered appropriate.'*
19. However, the adjoining Parish of Awsworth is classed as a 'key settlement identified for growth' and the strategic allocation of 250 dwellings includes approx. (1.88 hectares in Cossall Parish). An outline planning application was approved in June 2021 (see Part 1 Local Plan para 3.2.20). The current planning application is seeking 50 dwellings on that part of the strategic allocation that is in Cossall Parish.
20. In addition, a hybrid planning application was approved in June 2021 for 64 dwellings at the former dry ski slope (outline) and a full application for the change of use to create a country park on adjoining land (that was all part of the former Cossall Colliery). See 19/00524/OUT at <https://planning.broxtowe.gov.uk/ApplicationSearch>
21. Although the Local Plan Part 1 indicated that Cossall would only be considered for limited infill up to 2028\* there will be major development in the Parish in addition to any limited infill on windfall sites. \* 2028 is the timeframe for the Local Plan Part 2
22. Map 2 shows the spatial policies from the Local Plan Part 2 and the housing commitment on the ski slope.

Map 2 Cossall Parish showing Borough Policies that apply



**7** 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

23. The oldest part of Cossall is a small hilltop settlement of historical importance with views across the Erewash Valley. Cossall is a washed over greenbelt village with a Conservation Area. It also has an Article 4 Direction along the southern edge of the village that runs to the disused Nottingham Canal. This existing policy constraint on development reflects the sensitivity of the landscape and the contribution the open countryside makes to the historic rural character of the Parish.
24. There are two employment sites in the Parish, Robinettes Lane and Cossall Industrial Estate. The latter benefits from its location near to the Ilkeston Railway Station and the road network that takes you directly to Ilkeston or the A610 for access to the wider urban area. A review of the existing employment land by BBC in 2019/20 confirmed the continuing contribution both these sites make to the economic vitality of the Parish and the Borough. See BBC's Housing Delivery Test Action Plan para 2.1.4.

### 3 Consultation

25. The NPSG recognise that consultation is key to successfully developing a Neighbourhood Plan for Cossall Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the Parish.
26. The households and businesses of the Parish were each sent a Questionnaire in 2019. The return rate was 36% and 38% which is sufficient to assume a good confidence level in the responses. The key findings of these Questionnaires are on the Parish council website. See <https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/cossall-neighbourhood-plan-consultation/> Residents have continued to be kept informed throughout the process via leaflet drops and open meetings.
27. This ongoing feedback further assisted the NPSG and ensured that it was the community that set the priorities for the Neighbourhood Plan.
28. Progress on the Neighbourhood Plan is reported to the Parish Council as a standing item and the minutes are available on the Cossall Parish Council website. This has ensured that all residents could not only be kept informed about the process but have had the opportunity to influence the extent and scope of the Plan.

### 4 Community Projects and Actions

29. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of the CNP. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed at Appendix A.



## 5 Cossall in Context

### History

30. The earliest reference suggests that the area was inhabited during the iron-age and maybe even before. The Domesday Survey of 1086 refers to Cossall as Coteshale and the land was owned by Ralph Fitzhubert, son of Lord Hubert, and William Peverel, a military follower of William the Conqueror, as a dependency of his manor in Wollaton. Lord Hubert held lands as tenant-in-chief of the King William in Derbyshire, Leicestershire, Lincolnshire, Norfolk, Nottinghamshire, Staffordshire and Suffolk.
31. In 1283 colliers were working a mine of sea coal. This is reported as being the first Nottinghamshire coalmine in W E Doubleday, Notts villages: Cossall, *The Nottinghamshire Guardian* (1945). From 1586 the Manor was owned by Sir Francis Willoughby. The Willoughby family held the Manor of Cossall until Lord Middleton's estate was sold in 1925 in order to pay for death duties.
32. The coal mining industry has been an important part of the local economy for many centuries and has been documented in the Cossall Parish from the 13<sup>th</sup> Century onwards. Cossall colliery was sunk in 1878-1879 by the Cossall Colliery Co and was situated to the eastern side of the railway line at Cossall. By 1896 the colliery employed 557 people and by 1937 it employed 1629 people and was producing 300,000 tons per year.



**Image 1 Cossall Colliery from Coronation Road late 1960's** (by kind permission of the Coal Authority)

33. The surge in mining and general industrialisation along the Erewash Valley resulted in housing development on the western and northern edges of the Parish. In the main this is linear development running along Awsworth Lane and Newtons Lane.
34. The pit finally closed in November 1966 and the pit spoil heap would regularly catch fire for a number of years after the pit closed. In the late sixties the Colliery site was converted to Cossall Industrial Estate.
35. After remediation and environmental works, the spoil heap was used as a dry ski slope and now has outline planning permission for 64 dwellings with a country park.

36. A more detailed history of the Parish is provided on the Cossall Parish Council website. See <https://www.cossallParishCouncil.co.uk/initiatives/neighbourhood-plan/>

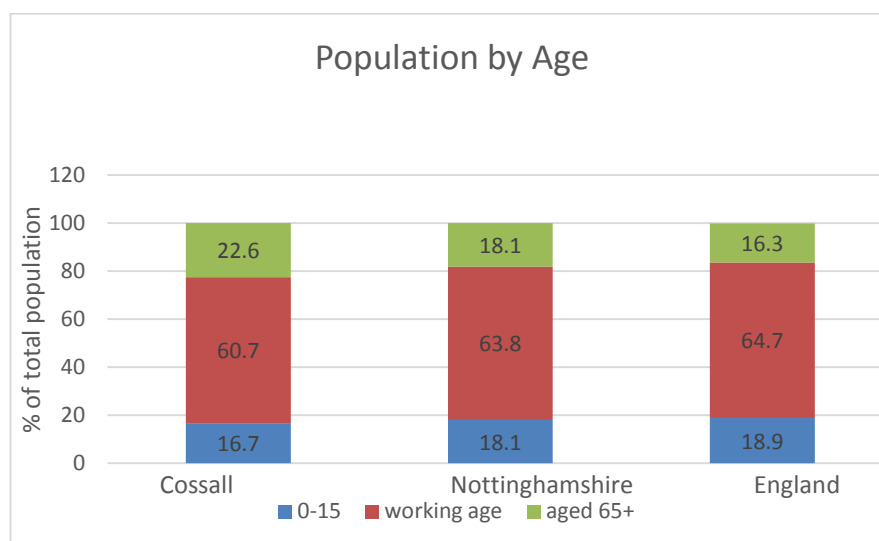
### Location

37. Cossall Parish is situated approximately 6 miles to the west of Nottingham. A good road and rail network with easy access to the wider country makes it an attractive location for businesses and those needing to commute.
38. There is a good network of routes for cycling, walking and bridleways along the Erewash Valley with access across Cossall Parish to the Erewash Canal and the disused Nottingham Canal.
39. The western boundary of the Parish is the railway line. The northern boundary abuts Awsworth Parish, including properties either side of Newtons Lane and 15 properties on The Glebe, and continues east following Westby Lane. The southern and eastern boundary of the Parish follows field boundaries into open countryside.

### The People

40. The 2011 census showed there were 605 people living in 245 households. Figure 1 shows that Cossall Parish had more people over 65 than the national or county average.

Figure 1



41. The NPSG calculated that since 2011 51 houses have changed ownership (20% of the housing stock) and the trend seems to be for couples or young families to be occupying houses previously owned by single pensioners. The population is estimated to be about 623 in 2021 (NPSG calculation). With an additional 114 dwellings with outline planning permission the population is likely to increase by 274\* (a total increase of 30%) over the Plan period.

\*Based on average occupancy of 2.4 persons per household

## 6 Community Vision

42. This vision has been prepared by the NPSG and is endorsed by the community based on the consultation events and questionnaire feedback.

**Cossall Parish will retain its unique geography and character within a green and spacious rural setting. The countryside, greenbelt, open spaces, and views from the Parish will be safeguarded, and all new development will be in keeping with the surrounding area and reflect community need.**

**A safe network of pedestrian and cycling paths will connect all areas of the Parish, and footpaths and bridleways will be maintained and enhanced to enable walkers, cyclists, and horse riders to enjoy the peaceful surroundings and wildlife that make Cossall Parish a special place to live, work and visit.**

**An improved infrastructure, including good public transport and traffic management, will support the growing population and improve road and pedestrian safety.**

**Community facilities will be protected and enhanced to meet the needs of all sections of the community. Employment opportunities that enable residents to work locally will be encouraged.**

**A strong sense of community spirit will ensure residents feel valued and cared for.**

## 7 Community Objectives

43. A range of issues were confirmed through the early consultation processes. The objectives below reflect the greatest concerns of the residents and the primary area of focus for this Neighbourhood Plan.

**Community Objective 1:** To ensure housing development is limited in scale, reflecting the size of the settlement, the sensitivity of the landscape and the capacity of local infrastructure (e.g., roads).

**Community Objective 2:** To ensure new housing type and tenure meets local housing need.

**Community Objective 3:** To maintain the low density and historic character of the built environment so that new housing integrates into the Parish to preserve its rural character.

**Community Objective 4:** To protect and enhance the Parish landscape, its green spaces and surrounding open countryside and to recognise the value of long views and vistas into and out of the rural setting of the Parish.

**Community Objective 5:** To protect and enhance the rich biodiversity of the Parish particularly the mature trees, hedgerows, the canal corridor and areas designated for their nature conservation.

**Community Objective 6:** To ensure all development is designed to a high quality that respects the materials, style and layout of the historic rural Parish.

**Community Objective 7:** To reduce the impact of road traffic on residents and property by seeking design solutions to slow the traffic, increase pedestrian safety and reduce the volume of through traffic cutting through Cossall.

**Community Objective 8:** To contribute to an improving quality of life for its residents by seeking opportunities to maintain and enhance the social vitality of the Parish by supporting the existing facilities and expanding the range of local services within the Parish where possible.

**Community Objective 9:** To ensure that heritage assets are protected and, where possible, enhanced.

**Community Objective 10:** To protect, enhance and where possible extend the network of walking, cycling and bridleways that run throughout the Parish, including the highly valued canal and routes along the Erewash Valley.

**Community Objective 11:** To promote energy efficiency in new buildings and retro fitting. To ensure new development minimises the use of carbon in its construction and operation.

**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.

## 8 Engaging with the Community: A Key Principle

44. This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2022 and 2037. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
45. The NPPF recognises the importance of early discussion between applicants and the local community. Paragraph 39 states that *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community'*.
46. Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by Broxtowe Borough Council.

### *Key Principle: Pre-Application Community Engagement*

1. Applicants are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.
2. Applicants are encouraged to provide a short document with the planning application to explain:
  - a) how the developer has consulted with the community; and
  - b) how issues of concern raised by local people and the Parish Council have been addressed; and
  - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Cossall Design Guide or equivalent); and
  - d) (where the proposals are for housing development), how this meets local housing need.

## 9 Sustainable Development

47. The purpose of the planning system is to contribute to the achievement of Sustainable Development which seeks to address social progress, economic well-being and environmental protection (NPPF para 7). The CNP policies seek to achieve community net gains by ensuring that development meets these economic, social and environmental objectives. The NPPF notes that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'* (NPPF para 9.)
48. The Cossall Design Guidance and Codes 2022 provides overarching design principles for different aspects of the Parish as set out in Table 1. This document is available at <https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/cossall-neighbourhood-plan-supporting-evidence/>. These overarching principles are the sustainable design principles that should apply across the Parish. (Policy 6 provides a design policy to embrace both these overarching and the specific design principles.)
49. Developers and decision makers should take into account the Cossall Design Guidance and Codes 2022 in its entirety. Some design principles have been highlighted because they are particularly relevant to the community focus, this does not imply that they should carry more weight than others.

**Table 1 Overarching Design Principles from the Design Guidance and Codes Report 2022 Section 2**

<p style="text-align: center;"><b>Heritage Assets</b></p> <p style="text-align: center;"><b>Overarching Design Principles</b></p> <ul style="list-style-type: none"> <li>• A successful design should consider building materials which visually refer to and complement the local vernacular. Key local materials and architectural features include but are not limited to: Red brick; Render; Pitched slate or pantile roofs with brick chimney stacks; and Gables (some with decorative timber studding).</li> <li>• The use of innovative new materials should be encouraged as long as development is sensitive to heritage assets and continues to reflect local character.</li> <li>• New development should respect the scale and massing of the local historic form. Buildings in the study area are typically modest and domestic in scale limited to two storeys.</li> </ul>	<p style="text-align: center;"><b>Environmental Designations and Open Spaces</b></p> <p style="text-align: center;"><b>Overarching Design Principles</b></p> <ul style="list-style-type: none"> <li>• Field boundaries should be retained and reinforced e.g. traditional stone boundary walls or through the retention and use of traditional hedge plants species;</li> <li>• New development proposals should produce a net gain in biodiversity e.g. by new habitats and wildlife corridors; and</li> <li>• Gardens and site boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.</li> </ul>
<p style="text-align: center;"><b>Green Belt and Proposed Public Open Space [Former Cossall Colliery Country Park]</b></p> <p style="text-align: center;"><b>Overarching Design Principles</b></p> <ul style="list-style-type: none"> <li>• Any development should respect local plan policies that promote the aims and objectives of the Local Plan, and seek to protect and enhance countryside;</li> <li>• Development in the open countryside should be carefully considered to ensure its overall impact is assessed as beneficial and not detrimental to the landscape protection areas, is environmentally acceptable, and protects the area's landscape character; and</li> <li>• Green Belt and open spaces should be protected.</li> </ul>	<p style="text-align: center;"><b>Topography and Flood Risk</b></p> <p style="text-align: center;"><b>Overarching Design Principles</b></p> <ul style="list-style-type: none"> <li>• Existing watercourses and existing drainage systems, should be taken into consideration and the drainage strategy should use and mimic natural drainage patterns as closely as possible.</li> <li>• Site drainage and off-site drainage impacts should be considered early in the development planning and design process; run-off rates should be no greater than as a greenfield site; and</li> <li>• Watercourses should be protected and enhanced to strengthen the natural ecosystem and contribute to flood risk management.</li> </ul>

50. All of the open countryside in Cossall Parish is designated Green Belt. Green Belt policy has a number of functions, to prevent the coalescence of neighbouring towns, to check unrestricted sprawl of large, built-up areas, to assist in urban regeneration and to preserve the setting and special character of historic towns. It is the last function that is the most relevant to Cossall. The NPPF is clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances (NPPF para 147). New buildings are inappropriate in the Green Belt with exceptions, for example buildings for agriculture and forestry, facilities for outdoor sport and recreation, extensions, replacement of a building, limited infilling and limited affordable housing.

51. Policy 8 of the Part 2 Local Plan adds additional Broxtowe specific points to the criteria for assessing development in the Green Belt which includes limiting the size of extensions and proposals for diversification of the rural economy.
52. Environmental protection is an important aspect of sustainable development in Cossall Parish and this is reflected in the detail provided in the CNP on landscape character to support Policy 2. The biodiversity of the Parish is demonstrated in the designation of Local Wildlife Sites (LWS), see Map 2, and sustainable development should protect and enhance this biodiversity.
53. However, the countryside around Cossall isn't just passively enjoyed by locals for its aesthetic beauty. The network of bridleways, footpaths and cycle trails provide a green lung for local people. These open spaces and network of routes also play an important role in providing healthy leisure and recreation for people living on the urban fringe of Nottingham and Ilkeston.
54. Sustainable development should seek opportunities to protect and enhance these non-vehicular routes and connections.
55. The Borough's social objectives are reflected in the allocation of a major housing site on the edge of Awsworth that includes approx. 1.88 hectares of land in Cossall, as well as the permission for the redevelopment of the former ski slope site (a brown field site) for housing and a Country Park.
56. This CNP provides more detail, based on local evidence about what the housing mix and type should be and the Design Code provides a framework for the design of development within the Parish. This will ensure that new development is of a high design quality, is energy efficient and provides a range of house types and tenures to meet local and Borough need.

## Infill

57. It is possible that, over the Plan period, small infill sites will come forward for development. However, development that would erode the open character of Cossall Parish would be inappropriate development in the Green Belt and would not be permitted.
58. Cossall is easily defined based on glimpses and key views to the wider surrounds. Early on in this neighbourhood plan process the community identified the need to define more clearly the rural character of the village. The protection of Local Green Spaces (Policy 4 below) and the protection of Key Views and Significant Green Gaps (Policy 2) identify the spaces that are character defining and have a high landscape sensitivity.
59. The spaces between buildings and views out over the surrounding countryside are important elements in the character and appearance of the Conservation Area and the Green Belt. Visual closure of these significant green gaps would take away the breadth of long views that exist.
60. The Environment Agency noted in its Reg 14 comments that in terms of flood risk, Cossall village 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. Development in flood zone 2 and 3 will require flood risk mitigation and that more appropriate infill sites are located within flood zone 1.
61. Policy 1 is an overarching policy; more detail is provided in subsequent policies.

***Policy 1 Sustainable Development***

1. Unless promoted through a Site Allocation in the Part 2 Local Plan, proposals for new development within Cossall Parish will be limited to that considered appropriate in the Green Belt in accordance with National and Borough policy\*.
2. Proposals should demonstrate how they accord with the Over Arching Design Principles and Design Codes in the Cossall Design Guidance and Codes 2022 and should address the following matters:
  - a) be compatible with the character, appearance and amenity of that part of Cossall Parish in which it is located;
  - b) safeguard the integrity, function and character of the Significant Green Gaps (Map 3), Key Views (Map 4), local nature reserves or any other area designated for its nature conservation or priority habitat (identified on Map 2) and Landscape Character Areas NC01 and NC02;
  - c) protect and enhance the biodiversity of the site in accordance with biodiversity net gain requirements as set out in national legislation;
  - d) safeguard any natural or built features on the site that have heritage or nature conservation value and incorporate into the scheme where practicable;
  - e) incorporate measures which would promote walking and cycling into the design and layout of the proposed development;
  - f) include Sustainable Drainage Systems that improve biodiversity as well as mitigating surface water flood risk (where applicable) in accordance with the drainage hierarchy in Planning Practice Guidance para 80\*\*; and
  - g) where applicable, proposals should increase access to public transport (to reduce car usage).
3. Proposals should be directed to area of low flood risk (flood zone 1) unless appropriate mitigation measures can be demonstrated.

\* Part 2 Local Plan Policy 8 which defines that some rural diversification will be supported, that additions to buildings can only be up to 30% and that Cossall is included in the NPPF reference to towns

\*\* In Severn Trent Water's Regulation 14 consultation response, they sought to emphasise the importance of drainage hierarchy (Planning Practice Guidance, paragraph 80 (see <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para55>) and highlight the need to discharge surface water to the natural watercourse system instead of sewers.

**10 Protecting Landscape Character**

62. Properties in Cossall Parish either overlook or are within close walking distance to open countryside and having this attractive amenity on the doorstep is one of the main reasons residents give for why they like living in Cossall. To preserve Cossall's uniqueness, safeguarding the surrounding countryside from future development and ensuring any new properties, extensions and alterations are in keeping with the surrounding area are all regarded as being important by residents.



63. In the Household Questionnaire 2019 respondents were asked what they liked about living in Cossall Parish with the opportunity to select from 14 options. The 5 most popular options from the list all related to the natural environment and were selected by over 90% of the participants. The responses are set out below.

**Table 2**

What do you like about living in Cossall Parish?	Score %
Surrounding open countryside, green spaces and open views	99
Footpaths and bridleways through the countryside and along the canal	97
Surrounding Green Belt	92
Quiet and peaceful	85
Hedgerows, trees and verges	92
Local wildlife and habitats	92

### Landscape Character Area

64. The 2009 Landscape Character assessment is incorporated into Appendix 7 of the Local Plan Part 2 pages 191-195 and identifies that Cossall Parish covers two character areas. The western edge of the Parish is in the NC01 Erewash River Corridor. This is described as *'a flood plain lying in a broad valley'*. *The river channel of the Erewash is not visually prominent although the effects of its presence are clearly seen in the landscape e.g., wetland habitats and marginal bank side vegetation. Low lying floodplain pasture is frequently used as grazing meadow primarily for horses and cattle and arable farming is evident on the valley slopes. Where field boundaries are present these are mainly formed by well managed hedgerows.*
65. The majority of the Parish is in NC02 Babbington Rolling Farmlands. *'The disused Nottingham Canal to the west of the area forms a principal watercourse and there are several small brooks and ditches within the area which drain towards the Nottingham Canal and the River Erewash with long open views over the rolling landscape to wooded horizons.'* (Page 193 Part 2 Local Plan).
66. The historic field pattern has mostly been modified or modernised in this area, although there are some pockets of smaller fields with historic characteristics still evident around Cossall village. The LCA Assessment notes that *'small isolated settlements such as Cossall have retained their original rural settlement pattern with distinctive centres, brick-built farmsteads and traditional churches'* (Page 193 Part 2 Local Plan).
67. The Landscape Character is defined as 'moderate to good' for both character areas with the overall landscape strategy being to 'conserve and enhance'.
68. The distinctive landscape in the Parish is a key defining characteristic that strongly informs the area. Water is present, both from the disused Nottingham Canal and the lower lying Erewash Valley on the western edge of the Parish. The topography, with the oldest parts of

Cossall sitting on top of the hill, along with the surge in industrialisation associated with the mining industry, means that development has been sporadic and clustered along through roads. There are however important gaps.

### Significant Green Gaps

69. The historic character of the landscape, the importance of the gaps within Cossall Parish and the wider value of this open countryside (given the Parish's location between the western edge of Nottingham and Ilkeston) is reflected in the Green Belt, Article 4 and Conservation Area designations. There is evidently an interconnection between landscape and heritage in this Parish. An appeal decision has also identified and given significant weight to the strong visual link between the hill top settlement and the landscape (this is discussed more fully in the section on heritage).
70. The preparation of this Neighbourhood Plan was an opportunity to build on these designations and to provide more analysis of the value of these gaps within and on the edge of the built-up areas of Cossall Parish. In this Neighbourhood Plan these areas are more specifically defined and are called Significant Green Gaps and are based on survey work and analysis done by the NPSG in 2021. These are spaces that have an open and undeveloped character and meet at least one of the following criteria:
- Form a visual break between settlements – actual and perceived (from physical development or level of activity).
  - Reinforce the loose grained rural character within Cossall Parish
  - Boundaries follow physical features on the ground taking account of the need to accommodate the development requirements of the Local Plan.
71. It should be stressed that the Significant Green Gaps have not been defined on the basis of landscape quality (although gap areas may happen to contain areas of good landscape quality), or due to the fact that they contain historic buildings or afford attractive and/ or significant views. Only land necessary to secure the objectives of gaps on a long-term basis have been included.

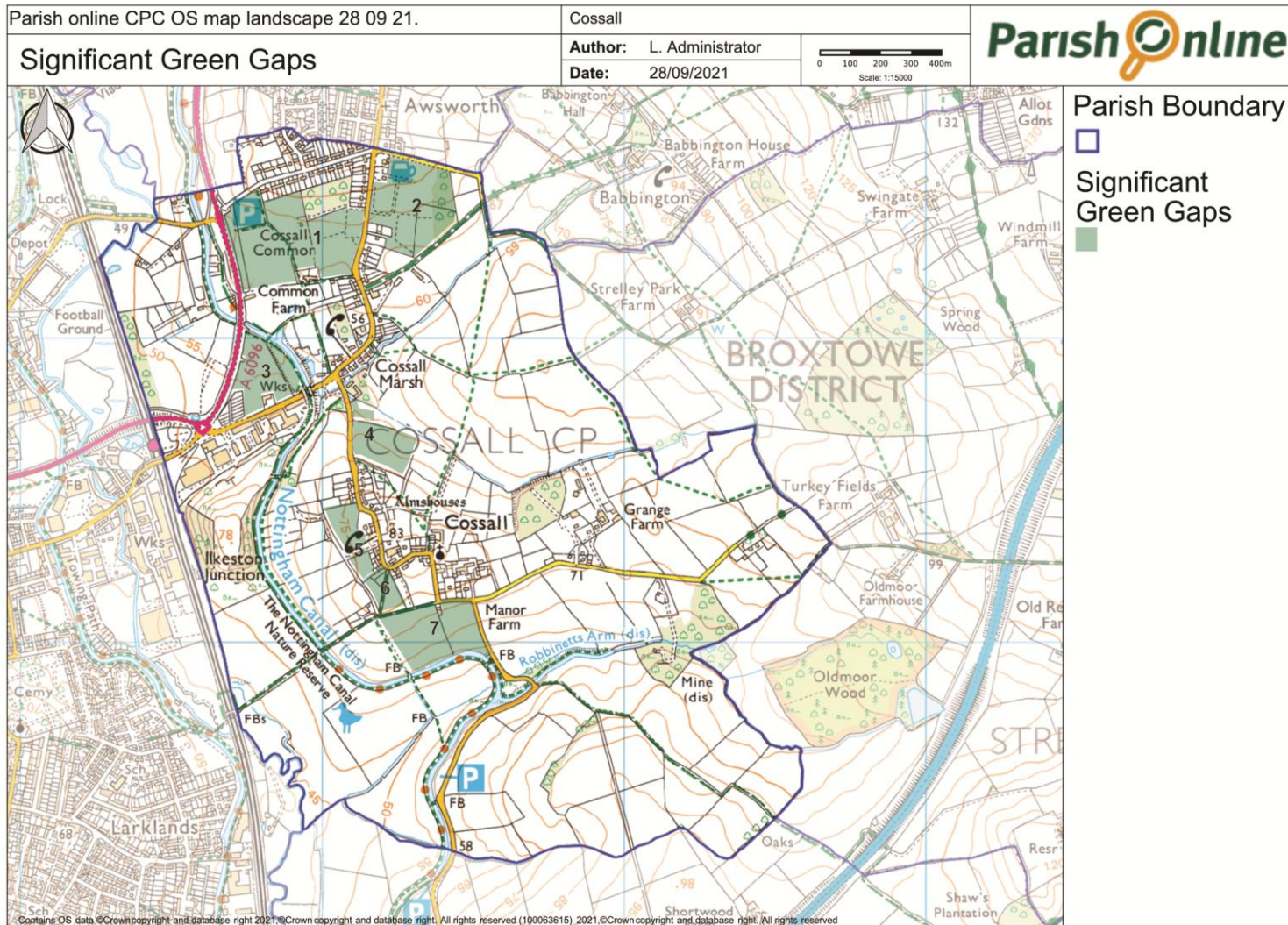
**Table 3 Significant Green Gaps see Map 3**

Number	Qualities
1	This gap provides valuable separation between houses and the bypass, which will be even more important as an open space in view of the future new housing development planned nearby.  The area is a haven for wildlife; sightings include bats, owls, woodpeckers and jays.
2	This gap provides an important break in the linear development that runs along Awsworth Lane. Its use as a valuable market garden/organic farm reinforces the rural character of the place.
3	This gap is a green lung between the industrial area, the bypass and the railway station and provides a landscape buffer for walkers or cyclists on the Nottingham canal and drivers on Shilo Way.

Number	Qualities
4	This green gap provides a natural break between the houses and the farm and so separates the different historical areas of Cossall Marsh and Cossall Village. It softens the transition from the more urbanised parts of Cossall Parish with the distinct landscape character of the hill top settlement of Cossall village.
5	Gap 5 adjoins the article 4 Direction and Conservation Area. The fields run behind the ribbon development of dwellings along Church Lane
6 and 7	<p>Both gaps fall within the Article 4 direction and Conservation Area. Both are special open spaces that contribute to the character and appearance of the Conservation Area. In an architectural historian's report from 1989 (Written in response to a proposed development of houses on the southwest corner of Cossall village. Hard copy available upon request from the Parish Council) it is noted that Gap 6 <i>'provides a particularly dramatic gap and vista at a sharp bend in the road. When approaching the site from the north there is a particularly attractive view of countryside with a hill slope, trees, hedges and fields'</i>.</p> <p>Gap 7 as it rises up to the edge of Cossall village can be viewed on the approach from Cossall Road and as you walk along the Nottingham Canal.</p>

72. Map 3 shows the Significant Green Gaps that are character forming and a valued landscape feature around the built form.
73. Policy 2 sets out an approach which captures the importance of this matter. Development that would affect the significant green gaps identified on Map 3 including the sense of openness and/or the sense of place should include an objective assessment of the effects the proposals will have on the landscape character.

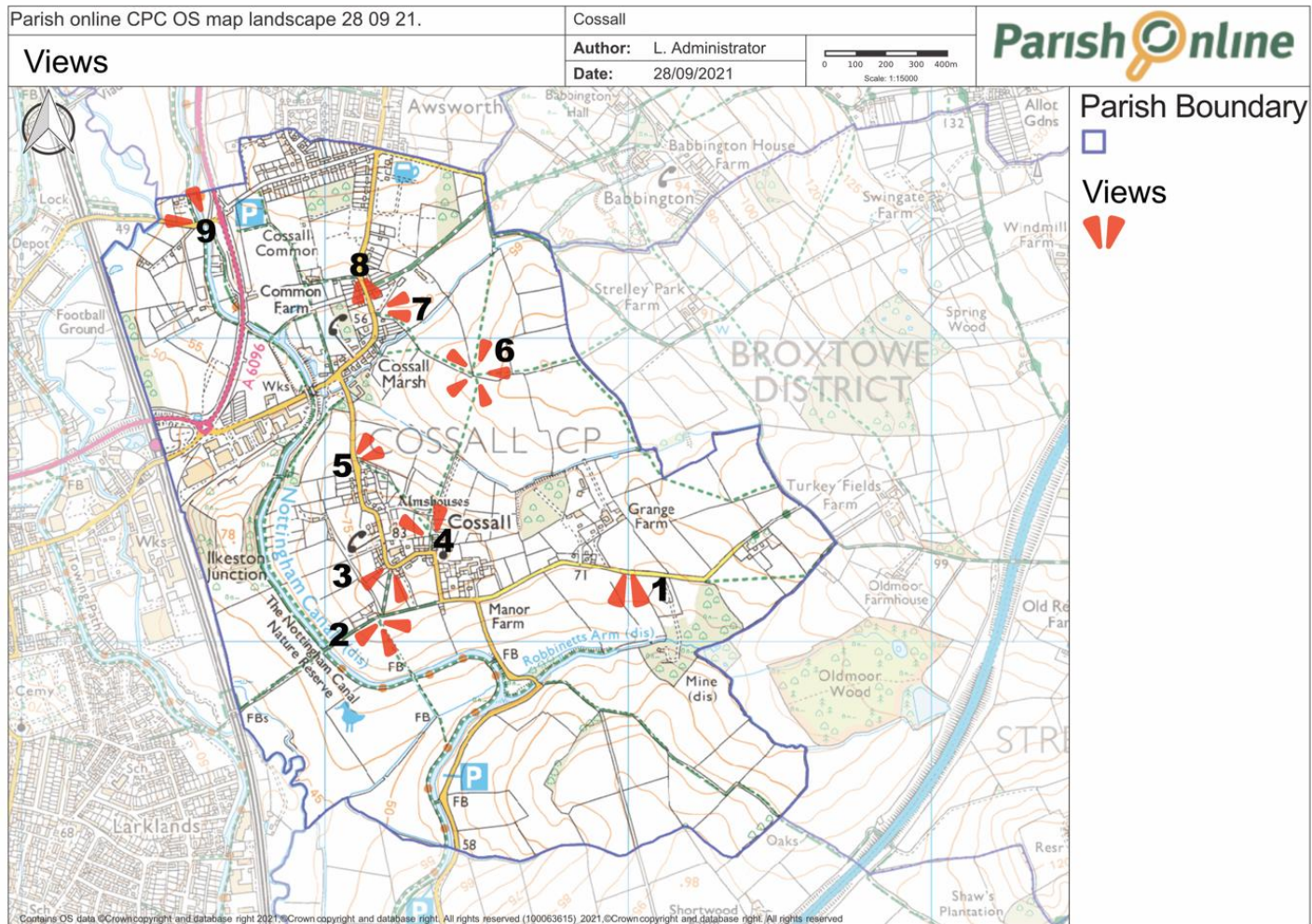
Map 3 Significant Green Gaps



## Key Views

74. The topography of the Plan area affords expansive long views into and out of Cossall village and across the Parish. As part of the community consultation and to further assist developers, the NPSG has identified the Significant Views from publicly accessible locations into and out of the village. Map 4 identifies these Key Views. The open countryside and the long views from the main through roads provide a sense of openness and a very rural sense of place.
75. Appendix B provides a list of photos from these viewpoints.
76. Policy 2 sets out an approach which captures the importance of this matter. Development that would affect the key views identified on Map 4 including the sense of openness and/or the sense of place should include an objective assessment of the effects the proposals will have on the landscape character.

Map 4 Key Views



77. The Cossall Design Guidance and Codes 2022 includes a design code for Woodlands, Trees and Hedgerows in the context of the contribution they make to the character of the built and rural environment.

#### Design Codes: Woodland, Trees and Hedgerows (WTH)

- Developments should be designed to retain trees, particularly those of landscape and biodiversity importance, with a view to increasing tree cover.
- According to the Hedgerow Regulation 1997, any good quality hedgerows classified as important should be protected and enhanced where necessary. This is known as 'Important Hedgerow'.
- The spacing of development should reflect the rural character and allow for long distance views of the countryside from the public realm. Trees and landscaping should be incorporated in the design.
- The rural character of the area should be preserved and enhanced through the retention of grass verges, hedgerows and trees and new plantings to improve biodiversity.
- Species choice should be predominantly native but not completely; a 2:1 ratio would be appropriate to help build a tree population that supports UK wildlife but is also capable of responding to new disease and climate threats.
- Species like great crested newts, water voles, badgers, bats, nesting birds and their habitat are protected and must be considered by any development.

#### *Policy 2 Protecting Landscape Character*

1. As appropriate to their scale, nature and location, development across the Plan area should protect the positive attributes (built and natural) of the open countryside and landscape setting, as defined in the Cossall Design Guidance and Codes 2022 (especially Design Code WTH). This means development should:
  - a) be designed to retain trees, particularly those of landscape and biodiversity importance with a view to increasing tree cover;
  - b) protect any hedgerows classified as important in accordance with the Hedgerow Regulation 1997;
  - c) where applicable, retain grass verges, hedgerows and trees and include new planting to improve biodiversity and reinforce rural character and with spacing to allow long views from publicly accessible locations;
  - d) landscaping schemes should include native species in a ratio of 2 to 1 to reinforce landscape character but also to building resilience to new diseases.
2. Development proposals should respect the Key Views (Map 4) and Significant Green Gaps (Map 3) by careful attention to layout, massing and height. Development proposals which would have an unacceptable impact on the identified views and any of the significant green gaps will not be supported.

3. **With the exception of the development of the former ski slope and the site allocation in the Part 2 Local Plan Policy 4.1 development proposals should:**
  - a) **reinforce the linear form of the settlement ensuring the historic relationship between the streets and plots within the village is protected;**
  - b) **provide a layout that maintains a sense of openness with shallow plots and gaps between buildings to provide views across the valley;**
  - c) **be of a scale that reflects the rural nature of the Parish\*.**

\* With the exception of the development of the former ski slope and the site allocation 4.1.
4. **Where applicable, landscaping schemes should include a soft boundary to the open countryside (native species rich hedges, low fences and native trees) to minimise the impact of development on the landscape character.**

## 11 Protecting and Enhancing Blue and Green Infrastructure and Biodiversity

### Blue and Green Infrastructure

78. Green infrastructure is defined in BBC's Part 2 Local Plan page 224 as '*a network of living multi-functional natural features, green spaces, rivers, canals and lakes that link and connect villages, towns and cities.*' (BBC includes waterways as green infrastructure but comments on this Plan at Reg 14 from Severn Trent and the Environment Agency advised that this was specifically mentioned.)
79. For local residents and visitors, it is the network of canal towpaths, bridleways and footpaths that make the Parish a green lung for both residents and the wider population. The footpath network is extensive, allowing residents and visitors access to footpaths with views overlooking heritage assets and a rolling rural landscape. Residents value highly the access to local walks which are an important leisure activity and good for health and well-being.
80. The Cossall Design Guidance and Codes 2022 section 4.7 notes that '*Cossall has a wealth of both statutory and non-statutory Environmental Designations. This comprises the network of green spaces, water bodies, biodiversity habitats and other natural elements.*'
81. The health benefits, both physical and mental, of being able to see trees and green spaces and to walk and ride in them is well evidenced. See [https://www.wildlifetrusts.org/sites/default/files/2018-05/r1\\_literature\\_review\\_wellbeing\\_benefits\\_of\\_wild\\_places\\_lres\\_0.pdf](https://www.wildlifetrusts.org/sites/default/files/2018-05/r1_literature_review_wellbeing_benefits_of_wild_places_lres_0.pdf)

In fact, the presence of such a network of bridleways provides economic benefits with a concentration of liveries and stables within the Parish (see section 16 on local businesses).

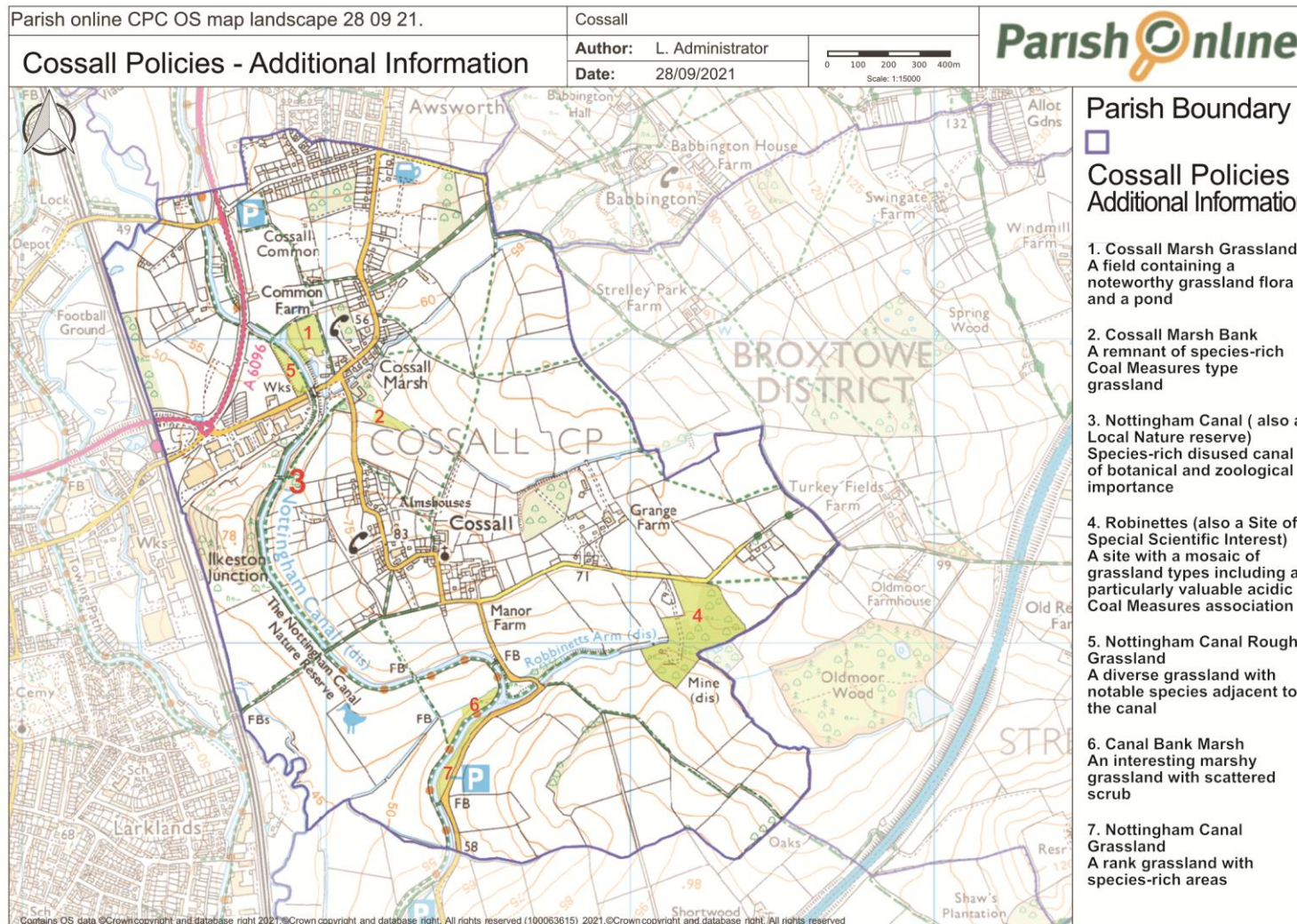
82. Local Wildlife Sites are identified and selected for their local nature conservation value. They protect threatened species and habitats acting as buffers, stepping stones and corridors between nationally-designated wildlife sites. BBCs Green Infrastructure Strategy (GIS) 2015-2030 pages 41-43 lists the following Local Wildlife Sites in Cossall.
83. Development should integrate and increase 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.



**Table 4 from Broxtowe Borough Council's Green Infrastructure Strategy 2015-2030 (see Map 2 for their location) shown on Map 5a below**

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

Map 5a Areas of Designated Nature Conservation Value



see <https://maps.nottinghamcity.gov.uk/insightmapping/#>

84. The Green Infrastructure Strategy identifies Nottingham Canal and the Central Cossall to Strelley Corridor as secondary Green Infrastructure Corridors and the Monks Way as a recreational route. Local Plan Part 2 Policy 28 requires development proposals that are likely to increase the use of these assets to take reasonable opportunities to enhance them.
85. The Cossall Canal Circular Walk follows the former canal and continues through Millennium Park. It is one of several walks through Cossall Parish enjoyed by residents and visitors.

Map 5b Cossall Canal Walk



86. The Cossall Design Guidance and Codes 2022 includes a design code for Green Infrastructure.

#### Design Code: Green Infrastructure(GI)

- Any development should enhance biodiversity and landscape characteristics wherever possible. This will involve restoring and increasing the total area of natural habitats and landscape features, and provision of a clear landscaping scheme to demonstrate how new development will create positive green linkages and contribute to these assets.
- New developments should strengthen biodiversity and the natural environment. Biodiversity Net Gain (BNG) should be adopted as a requirement for all relevant development.
- New development proposals should aim for the creation of new habitats and wildlife corridors; e.g. by aligning back and front gardens, and new areas of woodland, stone walls/hedgerows, grassland or wetland habitats. Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. Signs and safe crossing points for wildlife such as amphibians, ducks and hedgehogs should be considered as part of proposals.

87. The Green Infrastructure Strategy mapped the existing access routes and long-distance trails to identify where there are gaps in the provision. In addition, the GIS included the findings of Biodiversity Workshops that were used to inform the Broxtowe Biodiversity Opportunity Mapping Report (BOM) that was produced by Nottinghamshire Biodiversity Action Group. This work identified opportunities for action to improve biodiversity. Recommendations for action were made for Cossall as follows:

#### **Actions Identified in the Green Infrastructure Strategy**

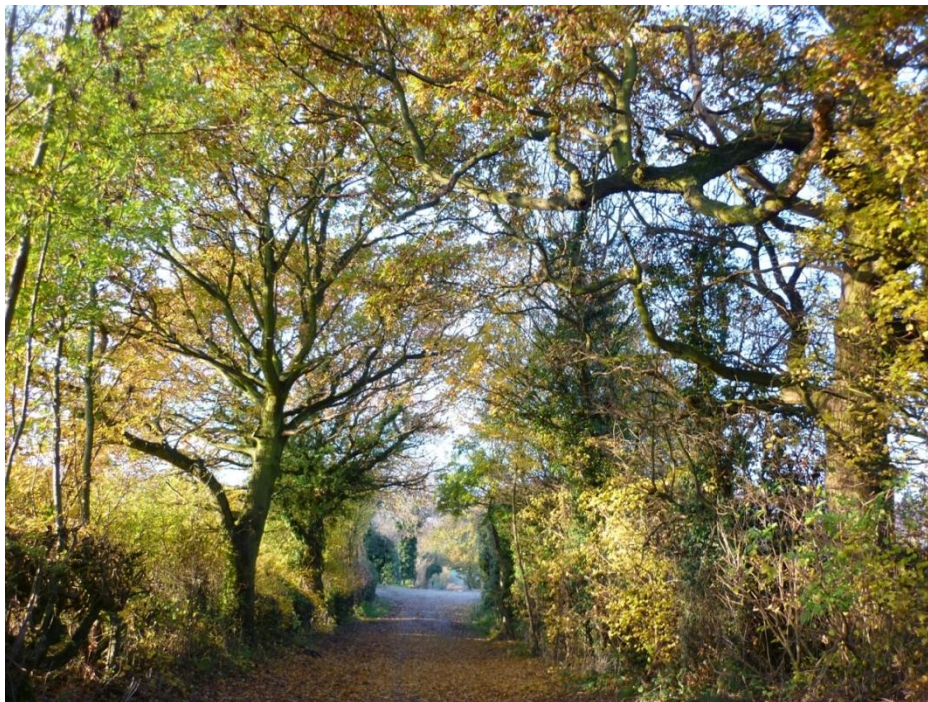
##### **Access: Areas for Improvements**

Ac7. Robinettes Arm at Cossall – Potential to connect this to Robinettes Lane and improve the connection with Strelley Bridleway 1.

Ac8. Canal towpath use in Cossall – The towpath is available for cyclists on a permissive basis and some sections have bridleway status. There is a need to look at the connectivity of the network and wherever possible make towpaths available for equestrians who currently use very busy road routes.

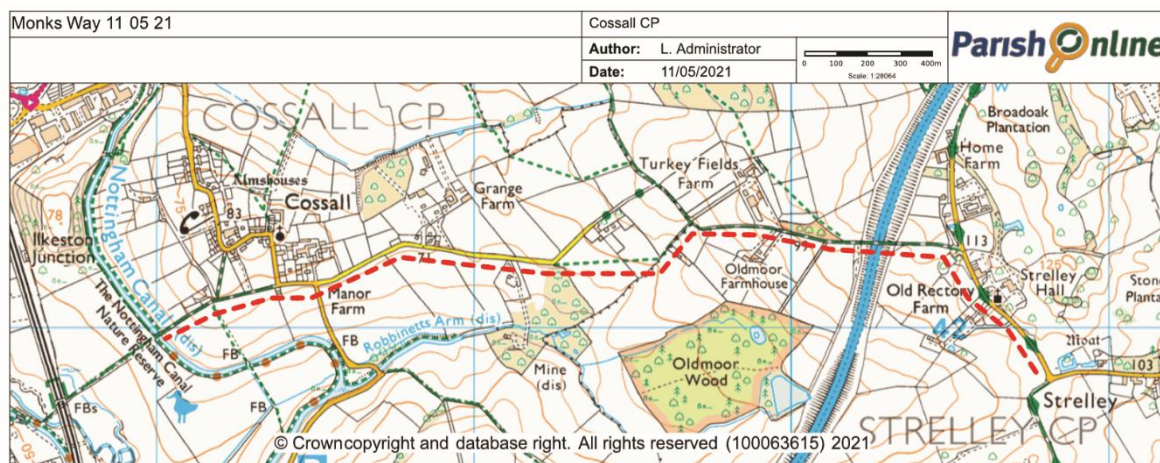
##### **Biodiversity Opportunity**

Substantial concentrations of existing grasslands occur between Strelley, Cossall and Trowell .... there are good opportunities to improve, extend and link the grassland habitats in these locations.



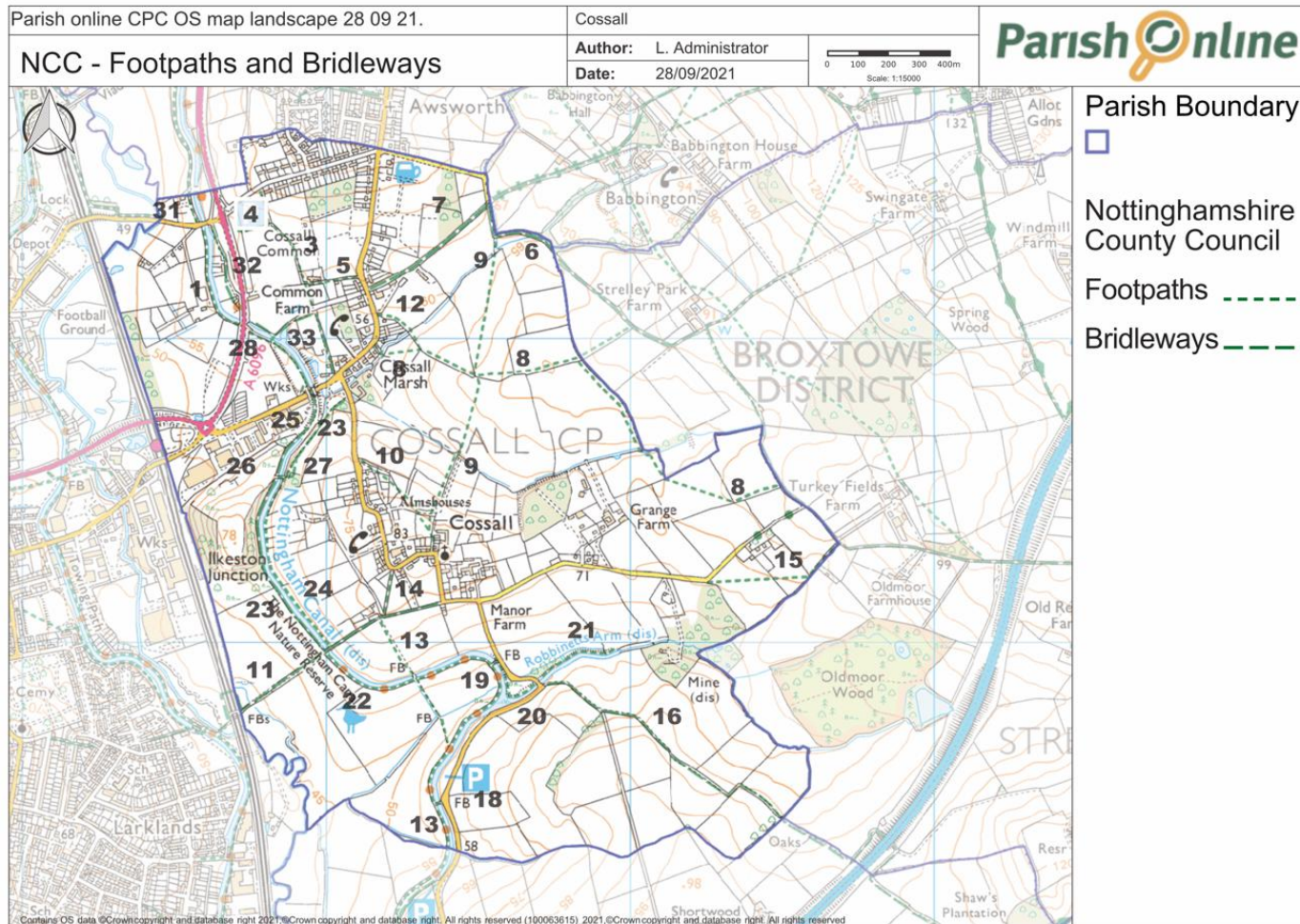
**Mill Lane that forms part of the historic Monks Way**

## Map 5c Monks Way



88. Map 5c shows the section of the Monks Way highlighted.
89. Map 5d shows the network of footpaths and bridleways. Appendix C provides photographs of these highly valued blue and green routes.

Map 5d Footpaths and Bridleways



90. The Cossall Design Guidance and Codes 2022 includes a design code for non-vehicular movement, recognising that the design code aims to guide any future development to contribute to sustainable connectivity, particularly walking and cycling as a means of local movement measures.

### **Design Code: Non-vehicular Movement (NVM)**

- **The quality and safety of walking and cycling environments within Cossall Parish should be enhanced;**
- **Any proposed routes should provide a permeable and connected pattern, creating different travel options, particularly for pedestrians. Integration between transport modes should be improved; and**
- **Better Information systems, such as finger posts, should be provided at appropriate locations.**

#### *Policy 3a Protecting and Enhancing Blue and Green Infrastructure*

1. In accordance with Design Code NVM in the Cossall Design Guidance and Codes 2022 and as appropriate to their scale, nature and location, development should:
  - a) seek opportunities to improve the existing towpaths, footpaths and bridleways as identified in Map 5d, and to enhance access to them,
  - b) provide permeable and connected routes for walking and cycling and seeking opportunities to increase this provision where possible.
2. In accordance with Design Code GI of the Cossall Design Guidance and Codes 2022 development should:
  - a) aim to create new habitats and wildlife corridors where possible (e.g., by aligning back and front gardens, new areas of woodland, stone walls/hedgerows, grassland or wetland habitats),
  - b) design gardens and boundary treatments to allow the movement of wildlife and provide habitat for local species,
  - c) demonstrate how new development will create positive green linkages and how it will contribute to the assets.
3. Development should where possible create and enhance blue-green corridors to protect watercourses and their associated habitats from harm.

## Enhancing Biodiversity

91. A Natural History Museum report in October 2021 found that England's biodiversity intactness is 53% - the safe limit is 90%. See <https://www.nhm.ac.uk/press-office/press-releases/natural-history-museum-reveals-the-world-has-crashed-through-the.html>
92. Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. Hedges are a relatively simple and cheap natural barrier capable of providing a spectrum of benefits. They capture air pollutants, reduce risks of localised flooding (through intercepting rainfall), cool the proximate air, support wildlife and much more.
93. The boundaries of (commonly) very large hedges, with hedgerow trees and mature garden and street trees are a defining feature of the landscape character. Trees also play a significant part in the street scene in most of Cossall. Trees will also help the Parish adapt to the effects of climate change.
94. A Friends of the Earth (FoE) Report Performance on Climate Change by Local Authority Area found that only 7% of the Borough is woodland. The highest in a similar authority is 15%. (See <https://friendsoftheearth.uk/climate-friendly-communities>). The landscape actions from the 2009 LCA assessment for NC01 and NC02 were to enhance the field pattern and to replace lost hedgerows and to establish a programme of replacement and management of hedgerow trees.
95. The Environment Act requires at least 10% biodiversity net gain (although the Regulation 14 comments from the Nottinghamshire Wildlife Trust indicated they are keen to achieve a 20% net gain).<sup>1</sup> The use of a Biodiversity Metric tool in assessing the biodiversity impact of major development in accordance with guidance from Natural England is supported. (*The Biodiversity Metric 3.1 (JP039) (Natural England) or later versions along with their User Guide should be used to assess biodiversity net gain required in developments*)
96. Good quality watercourses and groundwater are vital for the continued sustainability of the Parish. New development results in the need for an increase in the amount of water that needs to be supplied and new developments have a role to play in protecting water resources. The importance of water efficient design is covered in Policy 6. There is also a need to ensure that development does not harm watercourses and groundwater.
97. 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.

### *Policy 3b Protecting and Enhancing Biodiversity*

- 1. Proposals should provide a net biodiversity gain. Enhancement measures may include:**
  - a) strengthening hedgerows and field boundaries to provide more robust habitat 'corridors';**
  - b) planting wild flower meadows and strips;**
  - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources;**

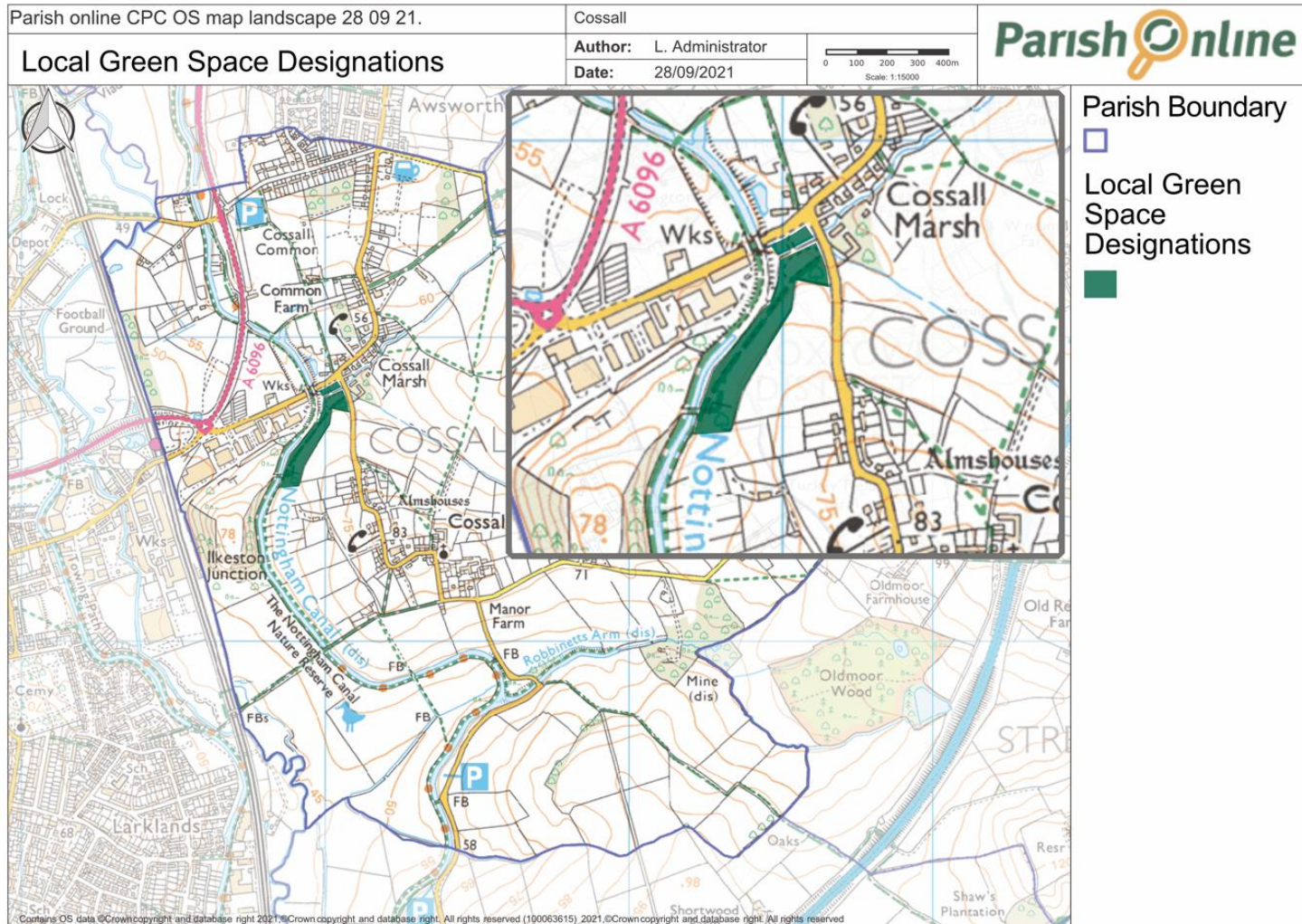


- d) encouraging the creation of sustainable urban drainage schemes (SuDS), (e.g. rain gardens, pond and wetland creation) in new schemes and ‘retrofitting’ where appropriate;
  - e) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow;
  - f) protecting dry ditches - as these features are essential to the sustainable management of surface water;
  - g) a reduction in light pollution so as to preserve dark landscapes;
  - h) improvements to the Nottingham Canal that increase biodiversity;
  - i) linking the grassland habitats as identified in the Green Infrastructure Strategy, and
  - j) a design that incorporates gaps and holes in boundaries to allow wildlife through. Areas identified in Table 4 and Map 2 are particularly significant in this regard.
2. Development should aim to avoid impacts to protected species and species of principal importance (Section 41 of the Natural Environment and Rural Communities Act 2006). Where impacts are unavoidable, and as a last resort, a robust mitigation and compensation strategy will be required, in line with current wildlife legislation. Mitigation planting and boundary treatment should include native species recommended for the NC01 Erewash River Corridor and NC02 Babbington Rolling Farmlands Landscape Character Type indicated in Appendix 7 of the Part 2 Local Plan. Mitigation or compensatory measures should be targeted to benefit local conservation priorities identified in an up to date assessment and be in accordance with Local Nature Recovery Strategies (or equivalent), and implemented in partnership with an appropriate nature conservation body.
3. Where applicable, development should incorporate Sustainable Drainage Systems (SuDS) where practicable and related to the circumstances of the site concerned. SuDS proposals should be managed in line with the Government’s Water Strategy\*.
- \*see <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>
4. Development proposals must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water and contribute positively to the environment and ecology.

## 12 Local Green Spaces

98. The National Planning Policy Framework para 101-102 affords Neighbourhood Plans the power to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan period and beyond.
99. The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to ‘*complement investment in sufficient homes, jobs and other essential services.*’
100. The community have identified 2 spaces that meet the NPPF criteria – they are shown on Map 6 and described with photos in the section below.

Map 6 Local Green Spaces Designations



- 101. The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the growth in the Parish, this policy protects these sites from development demonstrating the significance of these spaces and the contribution they make to the character of the Parish. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)
- 102. So far as is consistent with their predominantly open and undeveloped character, opportunities to improve public access and recreational use will be encouraged for the benefit of the wider community.

Site 1	Description	Test against LGS criteria in the NPPF
Wide grass and tree verge on the corner of Church Lane and Coronation Road. Footbridge access to Millennium Park	Owned by NCC includes bench, planters and bus stop. This is an ideal location for outdoor community gatherings.	The land is close to the community it serves, holds a particular local significance, as it is the only open space suitable for outdoor community events and is local in character.



Site 2	Description	Test against LGS criteria in the NPPF
Millennium Park owned and maintained by NCC.	The space is close to the Erewash Trail and accessible from the footbridge from Site 1. It is a valuable grassland area and managed as a Blue Butterfly Site. The Nottingham Canal Nature Reserve runs alongside and it provides a tranquil open space for local residents to walk and meet.	The land is close to the community it serves, holds a particular local significance for its tranquillity and wildlife, is demonstrably special to the local community and is local in character.



Bridge to Millennium Park (from site 1)

Wild flowers in Millennium Park

#### *Policy 4 Designation of Local Green Spaces*

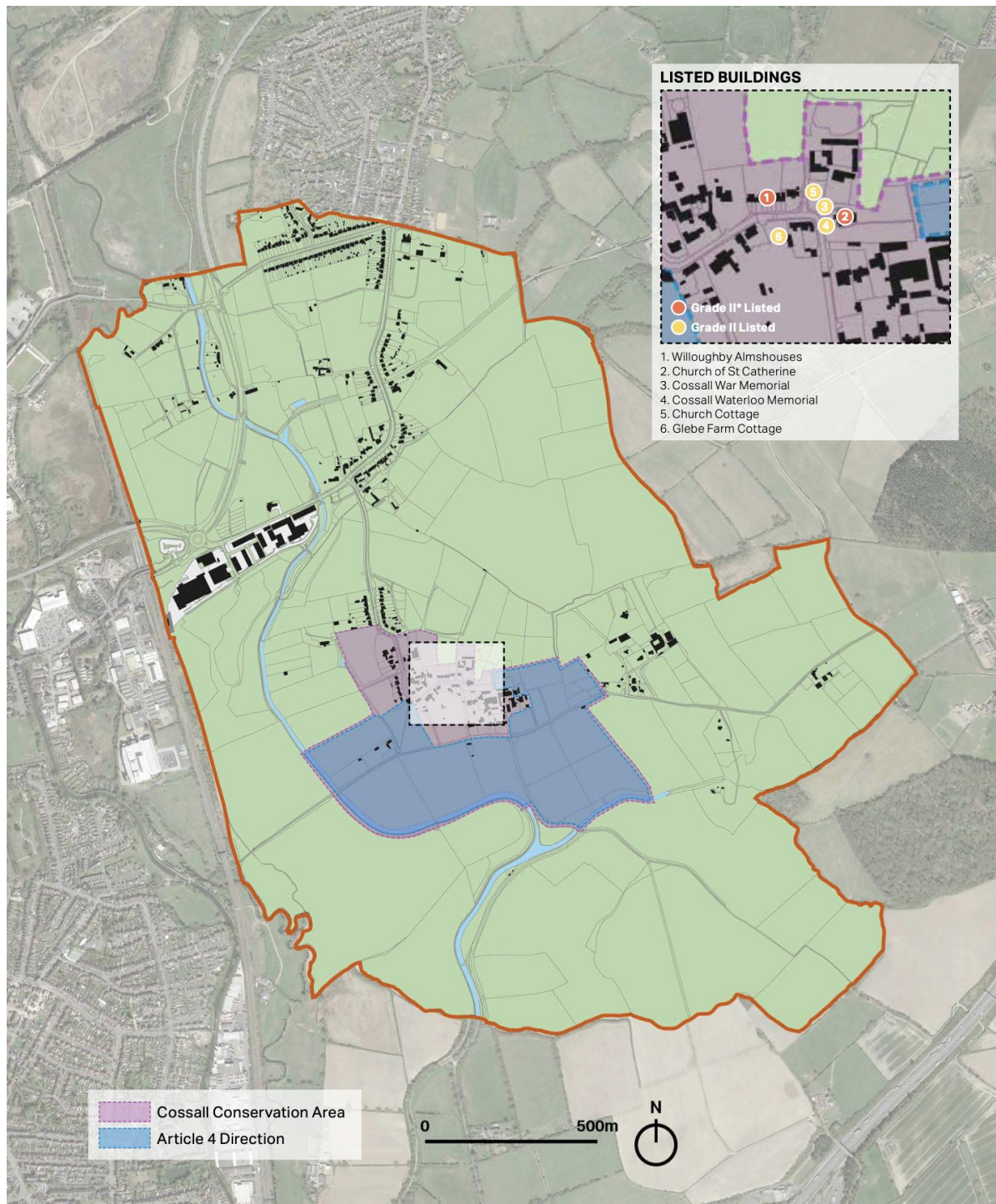
1. The Plan designates the sites shown on Map 6 as Local Green Spaces.
2. Development proposals on a Local Green Space should be consistent with those for Green Belts.

### 13 Protecting or Enhancing Heritage Assets

103. Cossall village is of historical importance. It presents a distinctive skyline from all approaches, with the spire of the church (dating back to the 13<sup>th</sup> Century) forming a landmark. Historic references include the large sandstone slabs on Mill Lane thought to have been placed there by monks forming a causeway between Dale Abbey, Strelley Church and other local priories to Newstead Priory.
104. There is also an historic connection with D H Lawrence, who featured the cottage next to the church in 'The Rainbow'; it was the home of Louie Burrows, to whom Lawrence was engaged.
105. The topography means that the views to and from the village of Cossall are a particularly important part of the historic character and two long narrow plots of typically medieval shape that run from Church Lane down to Mill Lane remain.
106. Cossall Village benefits from a Conservation Area designation. The description in the Local Plan Part 2 notes that 'The single road through the village takes a series of sharp turns which create a series of changing views of attractive red and brick rendered buildings with glimpses out to rolling countryside beyond.... The boundaries of the area were amended in 1994 and 1995 to include land to the west and south'.
107. Further protection from inappropriate development is provided by the Article 4 Direction (which covers the area shown on the plan below). This allows BBC to control the location, size, design and external appearance of all agricultural developments which would not normally require planning permission.

108. Map 7 shows the heritage designations and assets in the Parish.

**Map 7 extracted from the Cossall Design Guidance and Codes 2022**



## Listed Buildings

109. There are 6 listed buildings or structures in Cossall Parish. The NPSG have provided photos and compiled some interesting local detail about the background to these listed buildings and structures. This is found at Appendix E. (The Old School Room is of particular heritage significance and the Parish Council will request that it is listed by Historic England. In the meantime, the Old School Room is added to the list of non designated heritage assets see Appendix F.)

**Table 5**

Listed Buildings/Structures	
St Catherine's Church	Grade II* 13 <sup>th</sup> Century origins repaired and renovated most recently in 1842
Willoughby Almshouses	Grade II* Willoughby family owned the whole Parish for centuries, and endowed a distinctive row of Almshouses near to the church in 1685. They were sold into private ownership in 2016 – the community are keen for them to be renovated and returned to residential use
Church Cottage	Grade II Early 17 <sup>th</sup> Century DH Lawrence's fiancée lived here
Waterloo Memorial	Grade II in the churchyard at Cossall
World War Memorial	Grade II in the churchyard at Cossall
Glebe Farm Cottage	Grade II Late 17 <sup>th</sup> Century

110. There is local concern about the derelict state of the Almshouses (for more details see Appendix E). The houses (built 1685) and boundary wall are on the Heritage At Risk list (See <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/214629>.) The houses are in a prominent location at the centre of the historic part of Cossall village. The restoration of these or any other Listed buildings At Risk, or those on a Local List in similar circumstances, will be supported where the proposed use is compatible with their designation.

## Buildings of Local Architectural and/or Heritage Value

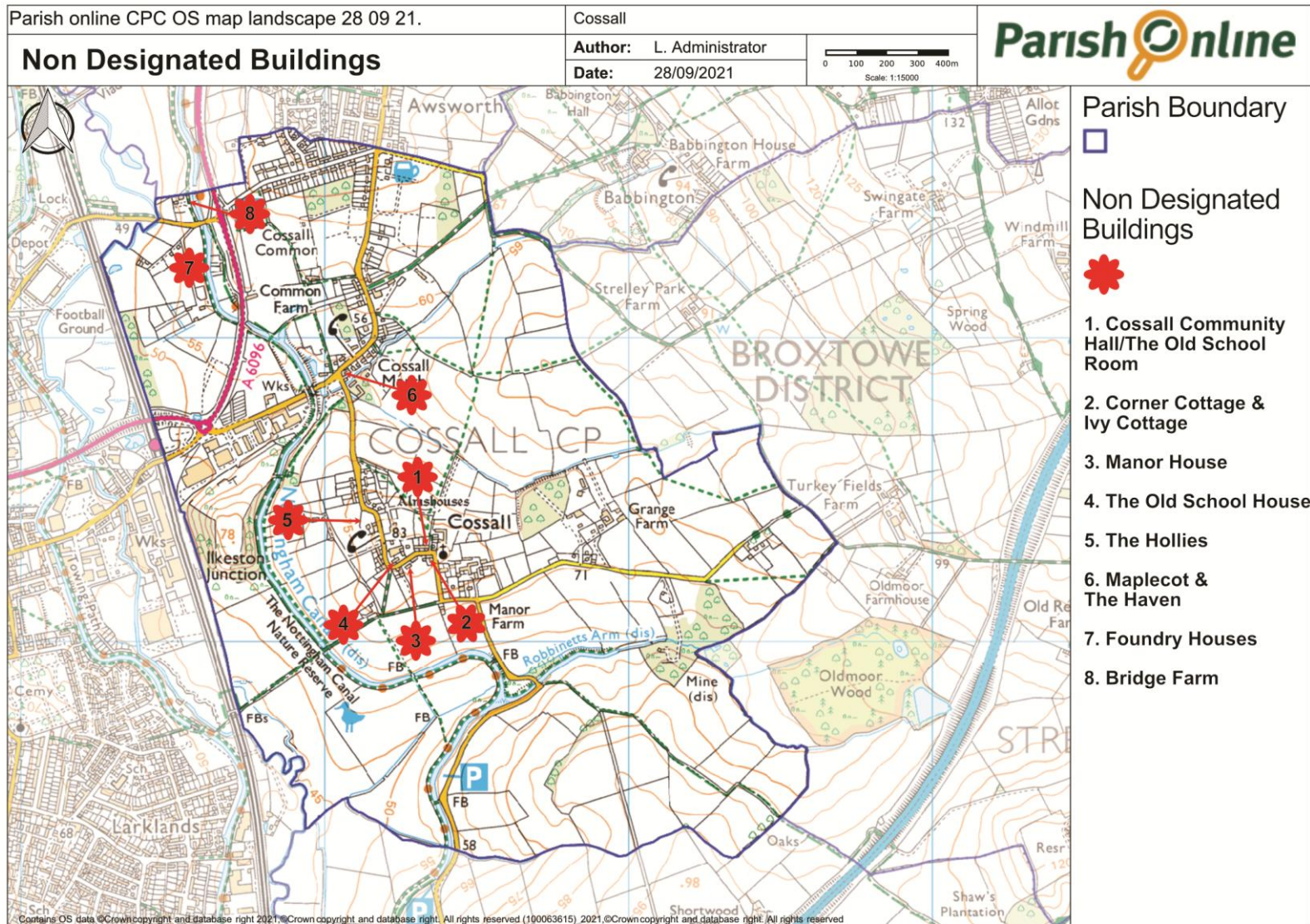
111. There are additional buildings of local heritage and/or architectural value across the Parish that are not listed but that have a heritage value. As part of the preparation of the CNP the NPSG has identified a number of buildings and structures that they consider are of significant local historic and/or architectural merit. These buildings are nominated for assessment by BBC as potential non-designated heritage assets. They are described and identified on Map 8 and photos are provided at Appendix F. It should be noted that buildings 1-5 are within Cossall Conservation Area where there is additional consideration of the impact on the heritage significance of the Conservation Area that may arise from alterations or extensions to buildings within it.
112. Where development affecting heritage assets is proposed, the Parish Council will seek to work with the owners of these buildings and will encourage suitable alternative uses to protect the heritage asset (where that may be necessary) noting that this may not be the most profitable use (if that would significantly alter the integrity of the asset). Sensitive work to ensure there is no erosion of these heritage assets is also encouraged.
113. The Cossall Design Guidance and Codes 2022 includes a design code for Heritage Assets.

**Design Code: Heritage Assets  
(HA)**

- All new development must be respectful of the scale and massing of the historic built form.
- The uniformity of rooflines is of particular importance, and new development should not negatively impact visual uniformity.
- Poor-quality designs that do not successfully assimilate with the historic built form or 'pastiche' should be refused.
- Removal of green spaces and verges within the study area and mature foliage and trees within conservation areas should be avoided.
- New development should seek to incorporate elements of the local vernacular that may have previously been overlooked, such as fenestration proportions.

114. The Historic Environment Record at <https://www.heritagegateway.org.uk/Gateway/Results.aspx> records all the heritage assets from listed buildings to archaeological finds in Cossall Parish and is a valuable reference source.

Map 8 Buildings nominated for Local Listing





**Policy 5 Protecting or Enhancing Heritage Assets**

1. The buildings shown on Map 8 and listed in Appendix F are identified as locally valued heritage assets and are nominated as non-designated heritage assets to be included on BBC's Local List.
2. The effect of a proposal on the significance of a non-designated heritage asset, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to cause substantial harm (as defined in the NPPF para 199-202) to a non-designated heritage asset will require a clear and convincing justification.
3. Gardens and open fields form part of the special interest of the Conservation Area. This is especially significant in the area covered by the Article 4 Direction. Development that would be likely to adversely impact the significance of the Conservation Area or Listed Buildings or their setting should be wholly exceptional and must be considered in the context of paragraphs 199-202 of the National Planning Policy Framework.
4. Development affecting heritage assets on the Heritage At Risk register or those that can be shown to comply with the At-Risk Matrix\* will be permitted where the proposals remove the risk to the heritage assets provided that the proposal:
  - a) recognises the significance of the heritage asset as a central part of the proposal; and
  - b) has special regard to the desirability of preserving the asset or its setting or any features of special architectural or historic interest.

\* See Selection criteria for heritage at risk is at <https://historicengland.org.uk/advice/heritage-at-risk/search-register/selection-criteria/>

5. In accordance with the Design Code HA in the Cossall Design Guidance and Codes 2022, development affecting heritage assets should be respectful of the scale and massing of the historic built form, the uniformity of the roofline and the fenestration proportions.

**14 Ensuring High-Quality Design**

115. The NPPF para 134 notes that *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'*.
116. The NPPF para 127, 128 identifies the important role neighbourhood planning groups can play in identifying the special qualities of each area, how this should be reflected in development and that design policies should be developed with local communities so they are grounded in an understanding and evaluation of the area's defining characteristics.
117. Two proposals for major development in Cossall Parish have outline planning permission
  - a) the former Ski Slope site off Solomon Road - 64 dwellings on 1.82 hectares and
  - b) on the northern edge adjoining Awsworth – 50 dwellings on approx. 1.88 hectares as part of a scheme totalling 250 dwellings.

118. The design of the former ski slope site needs to address creatively the proximity to Cossall Industrial Estate. The proposal must respond positively to this ensuring the layout and orientation of the dwellings provides a healthy living environment and safe access to the development for future residents. Of equal importance is the need to recognise the access and operational requirements of the established businesses on the Industrial Estate.
119. The design of the scheme as part of the Awsworth Site Allocation needs to ensure the design and layout reflects the character of Cossall and the concerns about safe access and egress onto Newtons Lane is integral to the design.
120. In accordance with the NPPF it may be that there will also be some limited infill development in other parts of the Parish. In the Household Questionnaire 99% of respondents thought it was very important for new development to be in keeping with the character of the area.

*'It is vital that any proposed or future development must compliment and be in sympathy with Cossall as it is today. I realise that we cannot live in the past and that we must all accept change but to spoil Cossall by building unsympathetically will create a different neighbourhood to the one that most residents enjoy and love'*

*Quote from Household Questionnaire*

121. The National Design Guide 2019 identifies 10 characteristics of good design based on national policy and Planning Practice Guidance. The National Design Guide states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level'*.
122. To carry weight in decision making (and in accordance with the NPPF) the NPSG commissioned a Design Code for the Parish. Cossall Design Guidance and Codes 2022 provides locally specific analysis that forms the basis of Policy 6 below.
123. The Cossall Design Guidance and Codes 2022 provides an analysis of the positive aspects of the built-up parts of the Parish identifying the key characteristics and providing design codes for future development. Section 3 of the Design Guidance and Codes Report 2022 divides the Parish into countryside focus areas and settlement focus areas and section 4 provides a useful table assisting developers and decision makers in using the correct code based on the category and location of the development. This forms the specific local criteria referred to in the National Design Guidance. The Design Guidance and Codes 2022 is an important part of the CNP. It is not included due to file size but the link is at Appendix D.
124. The overarching design principles are a basis of sustainable development and have been highlighted in section 9 and are also referred to in Policy 1 Sustainable Development.
125. Part 2 Local Plan Policy 17 requires all development of 10 or more dwellings to submit an assessment against the Building for Life 12 criteria with a requirement to score 9 greens or more (which equates to very good design). In the context of Cossall Parish this means that both the major schemes that have outline permission and any other development of 10 or more dwellings in the Green Belt will require this assessment.
126. 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 taken into account the design codes in the Cossall Design Guidance and Codes 2022.
127. The government is committed to achieving net zero emissions by 2050 and the NPPF endorses the 17 Global Goals for Sustainable development to 2030 (NPPF para 7) and is

emphatic that the planning system should ‘support renewable and low carbon energy and associated infrastructure’ (NPPF para 152).

128. The Government’s declaration of a Climate Emergency in May 2019 reinforced the urgency with which the development industry needs to use construction methods and materials that lower energy use. The built environment contributes around 40% of the UKs total carbon footprint. See <https://www.ukgbc.org/climate-change/>.
129. BBC declared a climate emergency in July 2019 See <https://www.broxtowe.gov.uk/for-you/climate-change/> and the Friends of the Earth Analysis notes that only 28% of houses are well insulated in Broxtowe and that 37% of emissions in Broxtowe come from housing see <https://friendsoftheearth.uk/near-me?postcode=ng16>.
130. From 2025 the Government have committed to Future Homes and Buildings Standards. This means that from 2025, new build homes will no longer be permitted to have fossil fuelled (e.g. gas, oil etc.) space heating and hot water generation. June 2022 sees the introduction of revised Building Regulations as a stepping stone to meeting lower carbon output targets. This is encouraging and supported by the NPSG.
131. Policy 6 (4) below, offers support for the construction of low carbon homes. Examples of such an approach might include siting and orientation to optimise passive solar gain, the use of high quality, thermally efficient building materials and installation of energy efficiency measures such as loft and wall insulation and double glazing.
132. High-quality design should incorporate water efficiency designs and technology. Water-efficient design provides energy efficiency benefits by reducing the need to treat wastewater and water for consumption. It also encourages effective water management within the home.

#### ***Policy 6 Ensuring High Quality Design***

- 1. Proposals should demonstrate a high design quality that will contribute to the character of the Parish. In order to achieve this, development should demonstrate how it accords with the Design Codes in the Cossall Design Guidance and Codes 2022.**
- 2. Particular attention should be given to:**
  - a) the use and treatment of formal building lines which are common within medium density development, especially in the area in the north of Cossall Parish, with development that is designed to provide access routes that connect to the surrounding area;**
  - b) the use of treatment of informal buildings lines which are common in the historic core and Cossall Marsh with gardens provided front and rear;**
  - c) maintaining a uniform roof line in the areas where a higher density more urban setting is appropriate;**
  - d) providing a varied roofline in the historic core and other areas heavily influenced by the topography (where the land slopes down to the south, west and east of Cossall village) and the view to the open countryside;**
  - e) ensuring the layout maximises opportunities to integrate new development with the existing settlement pattern; and**
  - f) the use of materials that are sympathetic to the existing built fabric and reflect the colour palette of the surrounding focus areas as defined in the Cossall Design**

**Guidance and Codes 2022 section 3.**

3. **Developments adjoining public open spaces should arrange main building facades and entrances to face the open space.**
4. **Well-designed buildings should be appropriate to their location and context. This may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness.**
5. **High quality design should be demonstrated by providing a report showing how the scheme is in accordance with the Design Codes applicable for that location and type of development as set out in the Cossall Design Guidance and Codes 2022, (excluding householder extensions).**
6. **Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where they are appropriate to their location and context. This will include a consideration of the siting and location to maximise passive solar gain and a water efficient design (110 litres per person per day unless it can be demonstrated that this is not feasible).**
7. **The retrofit of heritage properties/assets will be permitted to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards heritage assets.**

**15 A Mix of Housing Types and Tenures**

133. Evidence has shown<sup>2</sup> that a community thrives when it is made up of people from a mixture of ages and income levels. Young people keep the schools going, young families provide children for the schools, working age people usually have more money to spend on local amenities and may also work within the community providing local services. Ensuring that Cossall Parish has a balanced provision of house types and tenures to meet the needs of young and older people and those on different incomes is an important aim of this Neighbourhood Plan.
134. According to the 2011 census the following breakdown of housing in the Parish was recorded as follows:

**Table 7**

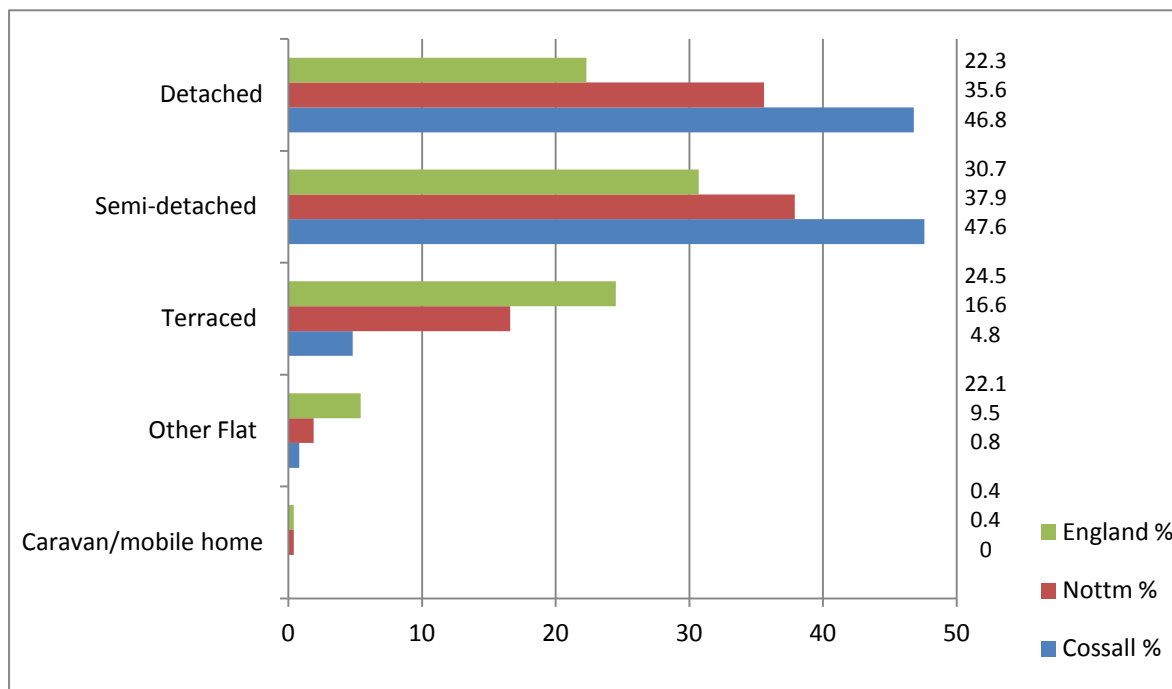
<b>House Type</b>	<b>% Dwellings</b>
118 detached	46.8
120 semi-detached	47.6
12 terraced	4.8
1 flat	0.8

<sup>2</sup> Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

- 135. Detached dwellings tend to be larger dwellings – census data records the average number of bedrooms as 3.
- 136. Figure 2 shows that Cossall (blue bar chart) has a higher proportion of semi-detached and detached dwellings than the County or national average.

**Figure 2**

Dwelling Type Breakdowns



- 137. Census data shows that 19% of all houses in Cossall Parish contained one person (10.9% of whom were over 65). It is likely that data from the 2021 Census will show an increase in the % of Cossall Parish residents are over 65 since 2011 and with more single households (this will include people of working age living alone). This reflects a national trend for the number of households to be increasing but the size of households to be getting smaller.
- 138. The Household Questionnaire results reflected a local concern that in the Parish there is a need for smaller dwellings. 74% of respondents supported the need for 1-2 bed dwellings suitable for starter or retirement homes. Comments provided by the National Pensioners Convention indicated 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. 59% supported the need for 3 bed homes, 38% supported the need for 4 bed homes and 10% supported the need for 5 bed homes.
- 139. In the committee report considering the outline application 20/00056/OUT for the site allocation on the land west of Awsworth (that includes approx. 1.88 hectares of land in Cossall Parish), it is evident that there is a demand for smaller dwellings both for market housing and for affordable housing. (The definition of affordable housing is in Annex 2 of the NPPF and is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

140. In terms of the split of market housing proposed, the indicative scheme is based on the provision of 9 x 1 bed, 52 x 2 bed, 79 x 3 bed and 35 x 4 bed. This balance of smaller market dwellings (with 36% being 2 bed or smaller) would assist in addressing the imbalance in housing stock that exists in Cossall Parish.
141. In terms of affordable housing, Policy 15 of the Local Plan Part 2 requires 30% of housing on the site allocation at Awsworth to be affordable housing. It is noted that the affordable housing contribution is likely to be 20% due to viability issues with the site. This means 50 of the 250 dwellings will be affordable.
142. BBC's Housing Services and Strategy Manager commented on the '*very high demand for [affordable] housing in the Awsworth area..... demand is for two bedroom, then three bedroom housing with the highest need being for one bedroom housing*'. See planning committee report 17.3.21 for further details.
143. Government policy requires 25% of all affordable housing be discounted by at least 30% for first time buyers who meet the criteria (household income of less than £80,000) and the house price has to be less than £250,000 after the discount. 12 or 13 dwellings of these affordable homes will be allocated as First Homes with the rest meeting the need identified by BBC's Housing Services and Strategy Manager.
144. The developer for the former ski slope site has also submitted a viability assessment. This demonstrated to BBC's satisfaction that none of the 64 dwellings on the former ski slope site will be affordable housing due to the costs in remediating the site and bringing forward the Country Park. See Planning Committee Report 10.3.21. 19/00524/OUT.
145. The NPSG accept the approach taken by BBC and do not seek to add anything to Policy 15 in relation to affordable housing provision.
146. Policy 15 of the Part 2 Local Plan includes a requirement to adopt the Building Regulation requirement M4 (2) accessible and adaptable for 10% of dwellings of 10 or more. This is the category of home that can also be seen as lifetime homes suitable for any occupant regardless of disability at the time of initial occupation. The CLG's Housing Standards Review Cost Impact Study suggests that meeting M4(2) standards is likely to cost in the range of £1082 - £1100 per dwelling. (Table 17 Housing Standards Review Cost Impacts 2014.)
147. In Cossall Parish local evidence suggests that accessible and adaptable homes should tend to be focused on the smaller dwellings.
148. Given the foregoing analysis of population change and the growing demand for smaller homes suitable for older people and those looking to buy their first property, it is important that future market housing in Cossall Parish provides lifetime homes and a mixture of sizes, but with an emphasis on meeting the need for smaller dwellings that can be adapted for people with mobility issues.
149. This approach is in general conformity with Policy 15 of the Part 2 Local Plan.

**Policy 7 A Mix of Housing Types**

1. Proposals for new housing development should deliver housing sizes and types that directly reflect housing needs based on evidence provided by BBC.
2. Where it is viable to do so, proposals will be expected to be accessible and adaptable to standards included in Part 4 (2) Accessible and Adaptable buildings of the Building Regulations 2015 and 2016 or any updates of this element of the Regulations. In practical terms this means that:
  - a) reasonable provision must be made for people to gain access to and use the dwellings and their facilities;
  - b) provision must be sufficient to meet the needs of occupants with differing needs, including older and/or disabled people;
  - c) dwellings are able to be adapted to meet the changing needs of occupants over time; and
  - d) M4(2) dwellings should mainly accommodate 1-3 bed dwellings, subject to local need.<sup>3</sup>



**Former ski slope site looking north west on to Cossall Industrial Estate – major housing and country park development**

<sup>3</sup> See page 10

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/540330/BR\\_PDF\\_AD\\_M1\\_2015\\_with\\_2016\\_amendments\\_V3.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf)

## 16 Maintaining Local Employment

150. Coal mining has taken place in Cossall from the 13<sup>th</sup> century. Farming has always been a long-established opportunity for local employment and to a very much smaller extent is still carried on today. The rural setting and access to bridleways means that Cossall is a good location for horse riding and there are two liveryes in the Parish.
151. Cossall Colliery was a big source of employment from 1878/9 until 1966. Cossall Industrial Estate was built on the Colliery site in the late 1960's. There are approximately 33 businesses located at Cossall Industrial Estate and a further 14 businesses registered in Cossall Parish including Mabey's at Robinettes Lane. See <http://www.postcodearea.co.uk/>
152. An important element of sustainable development is supporting existing employment in the Parish and allowing for its expansion (where possible).

### Cossall Industrial Estate and Robinettes Lane

These two sites are identified in Policy 9 of the Local Plan Part 2 as protected employment sites.

Robinettes Lane employment site is located in the Green Belt up a narrow country lane that is not a through route for vehicles. It is the base for Mabey UK Hire Depot, a construction engineering company. The use of the site is constrained by the limitations of the access road. It is also located in close proximity to neighbouring residential properties.

Cossall Industrial Estate is situated on Coronation Road in close proximity to Ilkeston Railway Station with easy access to the M1 at junction 26. It is a thriving centre for a diverse range of businesses from printing and design to engineering, retail and services. The units tend to be fully occupied with only the occasional light industrial unit becoming available. Metreel Ltd, crane suppliers and services, was actually founded in 1969. It is still in business on the industrial estate today as is Ilkeston Plumbing and Heating Supplies that have been operating there for 25 years.

153. From the 40 businesses surveyed in the Business Questionnaire 2019 there were 15 responses and out of these, 6 businesses had been operating in the Parish for more than 16 years and 2 more for between 11 and 15 years.
154. Concerns were raised in the Business Questionnaire about broadband speeds and lack of signage at the entrance to the estate. High speed fibre broadband is now available in Cossall Parish with a high speed hub installed on the estate. Following further consultation in October 2020 with over half of the businesses, most are now satisfied with the current broadband performance and with a fibre connection to the hub speeds of up to 100 megabytes can be achieved. Plans are also underway for a sign displaying unit occupancy and a preliminary design has already been developed, a final design will be submitted for planning approval in due course.





**Cossall Industrial Estate**

155. Given the success of this site and its ability to attract and sustain local businesses it is important that the site remains protected for employment uses given the proximity of proposed housing on the southern side of Solomon Road.

### Other Businesses

156. There is one other well-established businesses in the Parish, Trinity Farm (organic market garden with a shop and cafe).



**Trinity Organic Farm Shop**

### Home based businesses

157. A growing proportion of employed Parishioners are self-employed. The 2019 Household Questionnaire indicated that 9% of Parishioners are self-employed and working from home plus another 6% are self-employed and working from elsewhere making 15% in total. The 2011 census <sup>4</sup>, based on a much larger sample, found 13.1% of the Parishioners were self-employed with 4.3% (20 people) working from home compared with England's average of 3.5%.
158. The arrival of high-speed broadband since 2011 and then the Coronavirus pandemic in 2020 will have undoubtedly increased the number of Cossall Parish residents who are able to work from home some or all of the time. The layout of new homes should take into account the fact that more people will want to or have to work from home.

159. Policy 8 supports the growth of employment opportunities within the Parish whether this is working from home or the expansion or development of existing buildings, subject to proposals being in accordance with Green Belt and other landscape policies.

***Policy 8 Maintaining Local Employment***

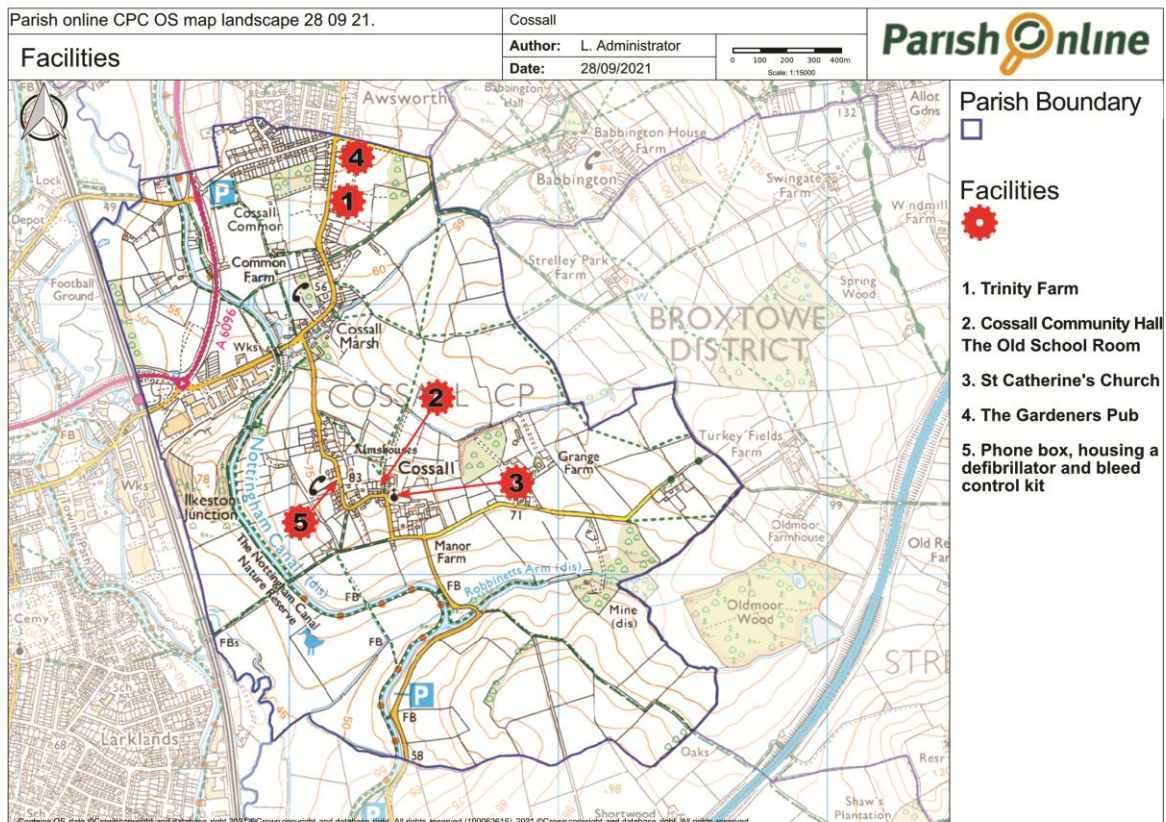
- 1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported where they are located in accordance with Borough policies in relation to the Green Belt Policy 8 and Policy 9 Retention of Good Quality Existing Employment Sites.**
- 2. 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:**
  - a) on brownfield sites; or**
  - b) where small scale concerns already exist in a suitable location.**
- 3. Cossall Industrial Estate is a protected employment site. The expansion, conversion or redevelopment of land and premises for employment purposes in accordance with Policy 9 of the Local Plan Part 2 is supported.**
- 4. 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 and the constraints of the site in terms of very limited access and the impact on neighbouring properties.**
- 5. Proposals for new dwellings which incorporate flexible layouts which will facilitate homeworking will be supported where the use is compatible with a residential area.**

## **17 Enhancing the Provision of Community Facilities**

160. Over 90% of respondents to the Household Questionnaire thought Cossall has a 'friendly feel,' and 25% said the friendliness of the people was one of the reasons they particularly liked living in Cossall. This view was also echoed by pupils at Awsworth Primary and Nursery School, the catchment school for Cossall children, who thought the people were 'nice and friendly' when asked to share their opinions about living in Cossall.
161. It is often community events which bring people together and the annual Cossall Open Gardens has been instrumental in bringing the community together for 23 years and attracts hundreds of visitors to the Parish. Its success relies not only on residents being willing to open their gardens to the public, but also on residents who help in other ways on the day such as baking cakes, serving refreshments, driving the shuttle bus, providing parking space for all the visitors and looking after the car parks. Residents also meet throughout the year to plan for the event.

162. When funds were needed to extend and renovate the Old School Room for community use, residents formed what became known as the Cossall Community Chest and held a wide range of events to raise money. These events were not only successful in fund raising but brought people together who might otherwise not have met. The significant amount raised by residents and a grant from Biffa saw the Old School Room beautifully restored and extended in 2016. The Cossall Community Chest, Cossall Parish Council and St Catherine's Church continue to host a wide range of community events in the Hall which is also increasingly used by residents for private functions. It is now referred to as the Cossall Community Hall, reflecting its role in the community.
163. Throughout the pandemic online events and initiatives to combat loneliness, funded and run jointly by the Parish Council and the Community Chest are a testament to strength of community spirit in the Parish.
164. Map 9 shows the location of the facilities in Cossall that have community value. (Millennium Park and the green space on the corner of Church Lane and Awsworth Lane are also valuable to the community – these are discussed in the section above on Local Green Spaces.)

### Map 9 Community Facilities



165. Trinity Farm grows a range of organic vegetables and fruits which can be purchased in the farm shop along with other produce. The Farm shop also serves meals.
166. Health care providers, pharmacies, leisure facilities, shops and places to eat can be found in nearby Ilkeston and the Giltbrook Retail Park. The latter houses many well-known retailers including IKEA, Decathlon, Boots, M&S and Next.

167. In the 2019 Household Questionnaire respondents commented how much they enjoyed events at the Old School Room and expressed concern about the impact a growing population would have on local facilities and services.



**The Old School Room/Cossall Community Hall**

168. Residents supported the provision of additional facilities such as a shop and health services to support the increasing population. There is no planned provision as part of either planning applications for the ski slope scheme or the site allocation in Awsworth for a shop or community building. However, a proposal that would provide a small convenience store or additional indoor community space would be supported so long as its design, scale and location is in accordance with Borough and national policies.
169. There are various other actions that have arisen from the Household Questionnaire and producing the CNP. These are not land use matters per se, but are important to the community and will contribute to achieving the CNP's vision and are in the box below and listed in Appendix A.

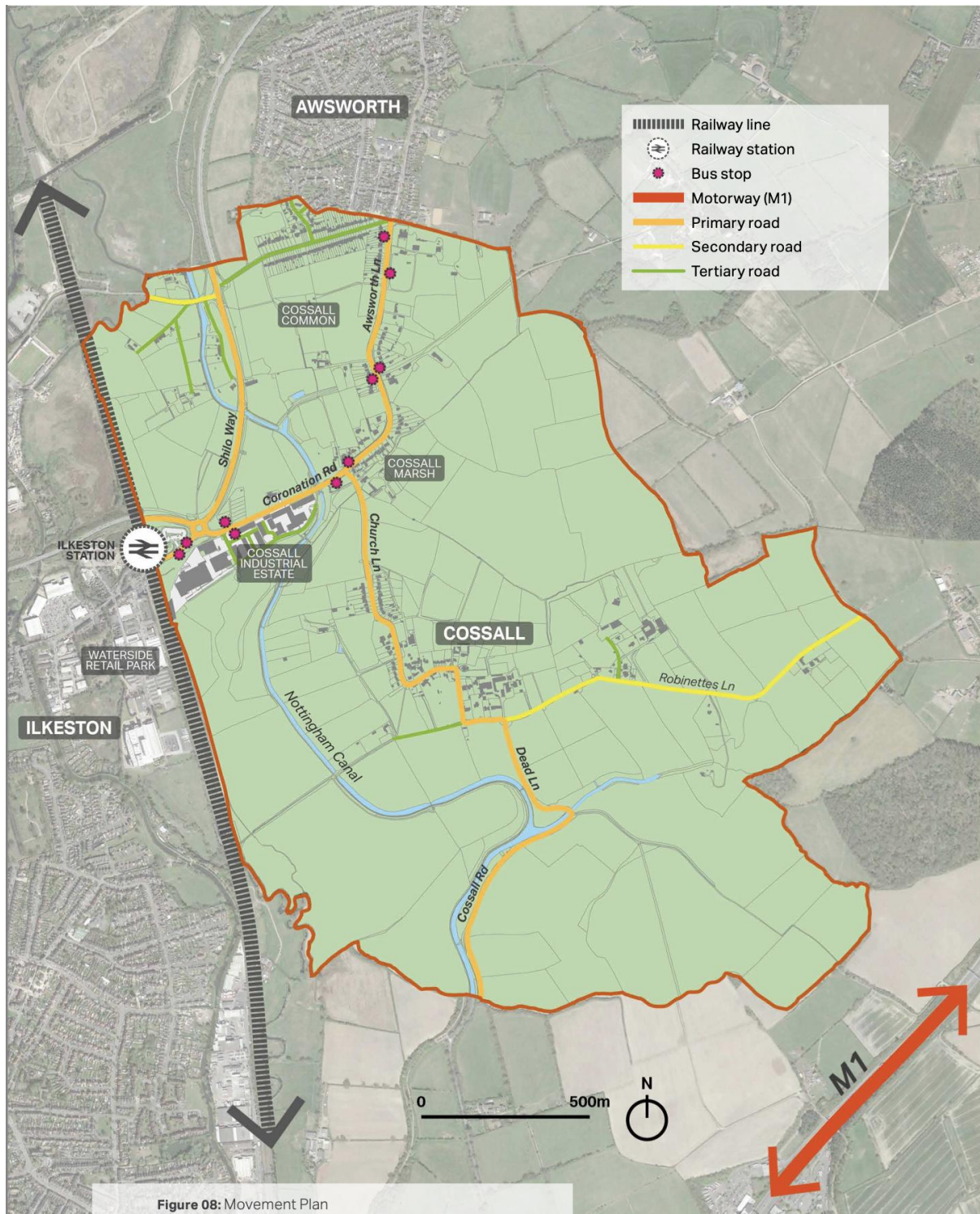
***Policy 9 Enhancing the Provision of Community Facilities***

- 1. Proposals to improve existing community facilities and to provide a small shop or similar community service within the Parish will be supported where:**
  - a) consultation in accordance with the Key Principle has been undertaken which demonstrates support for the proposal; and**
  - b) the design and location of the scheme is in accordance with the other policies in this Plan.**
- 2. Development proposals should demonstrate that they can be satisfactorily accommodated in their intended location (including any car parking).**
- 3. The redevelopment of the community facilities shown on Map 9 for non-community uses will not be supported unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided in an equally accessible location.**

### 18 Traffic and Transport

170. The Cossall Design Guidance and Codes 2022 Section 2.2 includes an analysis of the street network. Figure 3 below shows the roads and train network that are within and very near to the Parish.

Figure 3 from Cossall Design Guidance and Codes 2022



## Traffic Management

171. The majority of roads in Cossall are 'through roads' connecting Cossall to Ilkeston and the adjoining Parishes of Awsworth and Trowell. The north - south route through Cossall Parish (Cossall Road, Dead Lane to Church Lane) is medieval in origin, has developed over many centuries and is not suited to the needs of modern traffic. This endangers motorists, cyclists, pedestrians and horse riders on the roads. The situation is made worse by non-local traffic travelling often at high or inappropriate speeds
172. Movement in and around Cossall is a key concern for the community. In particular the increasing volume of traffic, lack of off-street parking and the limited bus service.
173. Figure 3 shows the proximity of the Parish to major rail and road infrastructure which makes the area an attractive place to live but also generate excess vehicular movements through the Parish.

### *Awsworth Lane*

174. The Shilo Way Bypass/A6096 is sometimes referred to as the Awsworth and Cossall Bypass and was built to limit the number of vehicles passing through Cossall and Awsworth. Providing an alternative route for through traffic initially meant the roads in Cossall and Awsworth were both quieter and safer for residents. However, an ever increasing number of vehicles are passing through the Parishes once again and many of these are exceeding the current speed restrictions on Awsworth Lane.



**Awsworth Lane looking south east with the historic core on the skyline**

### *Church Lane, Mill Lane, Robinettes Lane*

175. An increased volume of traffic and speeding motorists are also experienced on Church Lane, Mill Lane and Robinettes Lane. The lanes connect with Cossall Road and the A609 Nottingham Road in Trowell and provide a short-cut and reduced journey time for commuters who wish to avoid a longer journey through Ilkeston. Church Lane becomes quite narrow as it reaches the top of the hill and has three sharp bends, with a particularly sharp one in front of St Catherine's Church, which needs to be taken with extreme care. Narrow pavements on Church Lane further increase the danger for pedestrians.
176. Road signs on all approaches to Cossall alert drivers to the '7.5 Tonne except for access,' weight restrictions. It is important these are adhered to as it is difficult for HGVs to navigate Church Lane without bringing traffic to a standstill. Drivers of HGVs who need access to the industrial site off Robinettes Lane are expected to avoid Church Lane by approaching and leaving the site from Cossall Road.



**One of several sharp bends on Church Lane**

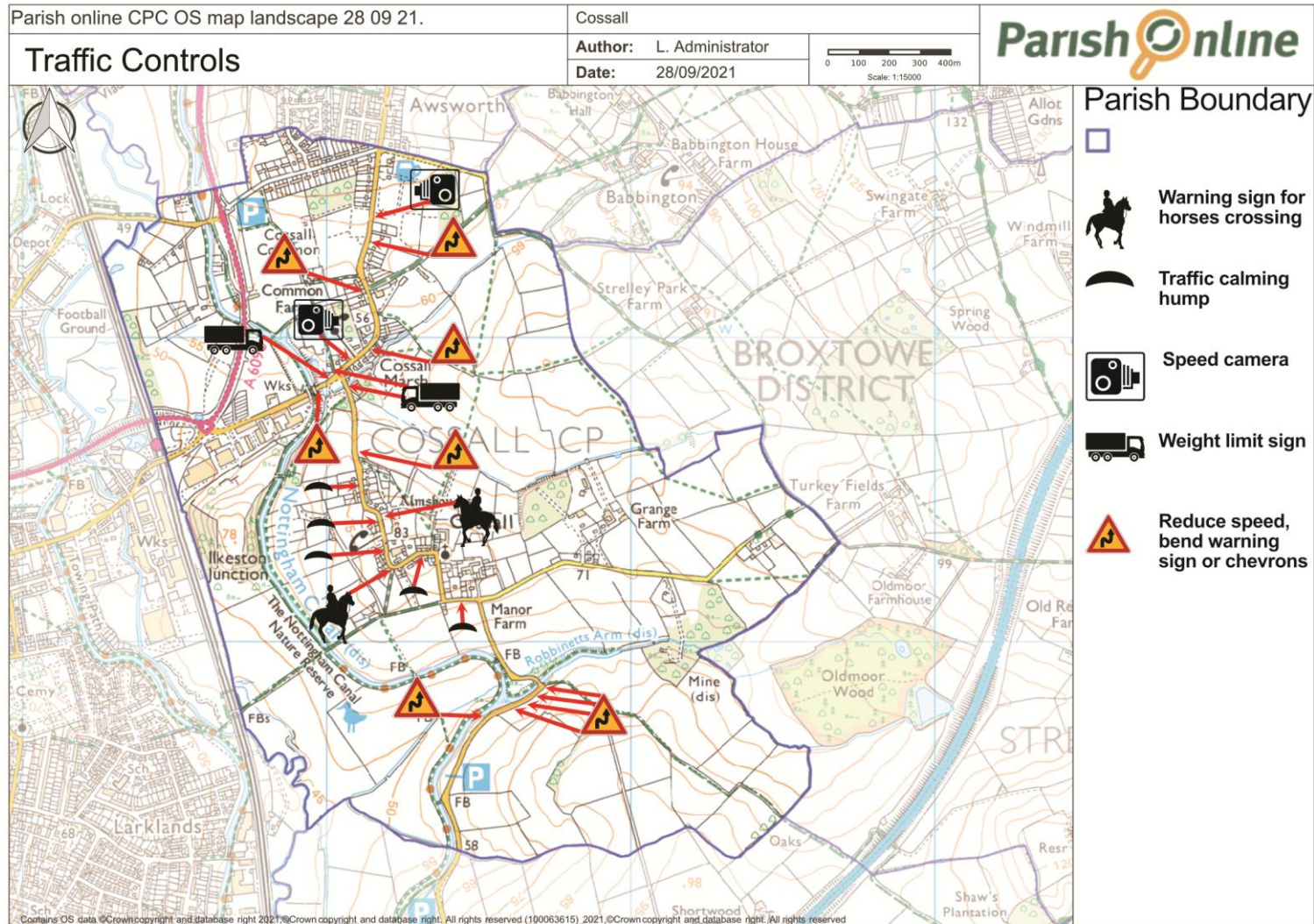
### *Cossall Road*

177. From Robinettes Lane, Cossall Road winds its way through open countryside for a mile and a half before reaching Trowell. It has a series of bends, with a sharp one as the road passes over the Nottingham canal. A small, raised concrete bank has been erected to prevent vehicles which take the bend too fast ending up in the canal, signs and road markings alert motorists to slow down.
178. Further on, visitors can access a small car park and enjoy a walk along the Nottingham canal. Wildlife, horse riders and cyclists are frequently encountered on Cossall Road and occasionally pedestrians as there are no pavements.
179. Wherever motorists are in Cossall Parish they are likely to encounter horse riders as there are two large livery stables in addition to smaller privately owned fields where horses are kept. It is essential that traffic calming and speed reducing methods are regularly reviewed to ensure the safety of everyone using the roads and pavements throughout the Parish.

### *Newtons Lane*

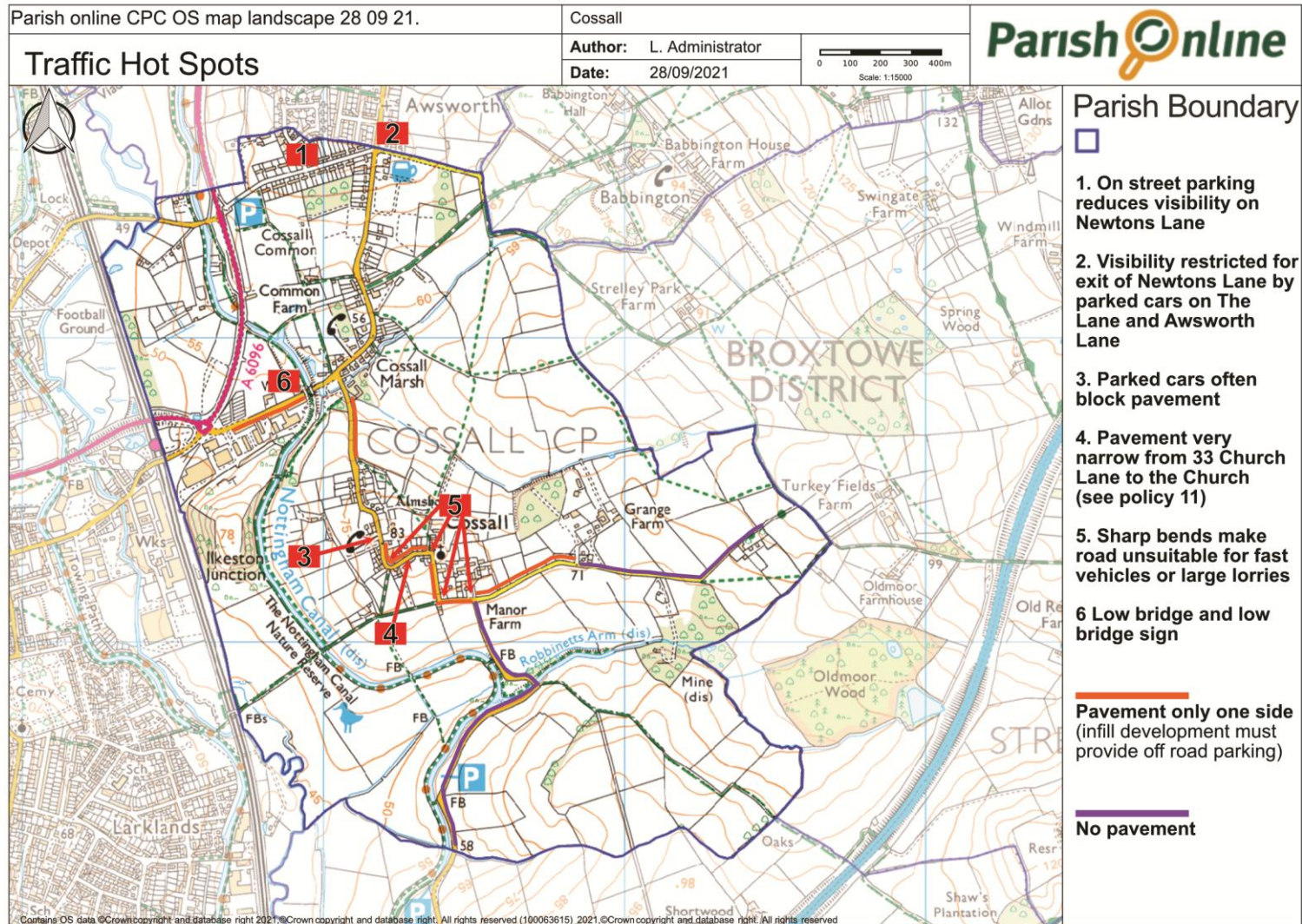
180. Newtons Lane is currently the only access route for 154 dwellings this includes housing on The Glebe (part of which is in the adjoining parish of Awsworth) and on Newtons Lane. Access to Newtons Lane is from Awsworth Lane in Cossall Parish at its junction with The Lane in Awsworth. Exiting Newtons Lane can be problematic if vehicles are parked on either Awsworth Lane or The Lane, as visibility to oncoming traffic is restricted. Parked vehicles on Newtons Lane significantly reduce the width of the road and this is a major safety concern if an additional 250 properties also use it as an access route, especially at peak commuting times.
181. 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. The outline permission granted in March 2021 does include a secondary vehicular access to and from the site from Newtons Lane.
182. Map 10a shows the existing traffic controls on the road network and Map 10b shows the traffic hot spots in the Parish.

Map 10a





Map 10b



57

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

183. The Cossall Design Guidance and Codes 2022 includes an overarching design principle to address issues of vehicular movement.

### Overarching Design Principles

- New street patterns should seek to make new or improve connections and promote active travel;
- Streets should be attractive and safe for all users; and
- Active travel measures should be encouraged.

#### *Policy 10 Traffic Management*

1. Where appropriate to its scale, nature and location, development proposals are required to take into account the overarching design principles for streets in the Cossall Design Guidance and Codes 2022.
2. Access and egress for the major housing site off Newtons Lane must ensure the safety of pedestrians on Newtons Lane. Priority should be given to pedestrians and cyclists in the design of this access point.

184. The aspiration below is the matter of greatest concern to local residents and as part of its on-going work the Parish Council will continue to lobby the Borough and County Council to support and strongly encourage actions that can be taken to improve vehicular and highway safety - especially along and around existing and future hot spots as shown on Map 10b (see Community Actions).

#### *Aspiration 1 Highway Improvements*

1. To ensure continued vehicular safety at the junction modifications to the junction at Newtons Lane and Awworth Lane/The Lane, to reflect the increase in traffic volume over the Plan period, will be supported by the Parish Council. The Parish Council will work with the Borough and County Councils to further this aspiration.
2. Traffic management measures that improve the safety of movement for non-vehicular users (horse riders, walkers and cyclists) will be supported in those areas identified as traffic hot spots on Map 10b. The Parish Council will work with the Borough and County Councils to progress this aspiration.

#### Public Transport

185. The Census 2011 revealed that 92% of households in Cossall have a car. Travelling by car, rather than public transport can sometimes be a necessity rather than a lifestyle choice as it is dependent on where people have to travel to and if they have access to a bus service that meets their needs.

186. In the Household Survey only a third of the respondents said public transport met their needs. The bus service does not run through all parts of Cossall and so accessibility is a problem for many. It is also inadequate as it does not operate after 6:30 pm or on Sundays. Secondary school pupils can access the school bus to Kimberley. Travelling by car is therefore a necessity rather than a lifestyle choice.
187. 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 very accessible to residents who have their own transport.
188. Residents who do have their own transport largely view Cossall as well-situated for commuting. In the Household Questionnaire 76% selected 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.

## 19 Car Parking

189. Map 10a identifies the roads that have parking issues based on local knowledge and feedback from the Household Questionnaire; these are Newtons Lane and Church Lane. On Newtons Lane concern was expressed about it being a narrow road with the implications for the safety of pedestrians, cyclists, horse riders if this became a secondary access route for the proposed development. Exiting Newtons Lane is also difficult due to parked cars on The Lane and Awsorth Lane limiting visibility.
190. The historic width and layout of Church Lane means that parking for community events at St Catherine's Church or the Cossall Community Hall is extremely limited. There is only one very small car park at the Community Hall. Whilst this situation cannot easily be resolved given the historic nature of this part of Cossall Parish, any infill development in the historic core of the village must provide adequate off-street parking to ensure this current situation is not exacerbated.

### *Policy 11 Car Parking on Church Lane*

**In the area of Church Lane marked on Map 10b number 4, any infill development must provide adequate off-street parking for residents and visitors reflecting the width and layout of Church Lane at these points and the lack of any safe or suitable on street provision.**

## 20 Implementation

191. The policies in this plan will be implemented by Broxtowe Borough Council as part of their development management process. Where applicable Cossall Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst Broxtowe Borough Council will be responsible for development

management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

192. There are several areas of activity which will affect delivery and each is important in shaping Cossall Parish in the months and years ahead. These comprise:
- a) The statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Broxtowe Borough Council planning policies and the National Planning Policy Framework.
  - b) Investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the Parish.
  - c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
  - d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
  - e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to Borough and County Council investment programmes where a policy can be shown to be delivering District and County objectives.
193. The Community Actions listed at Appendix A will also be key in implementing elements of the CNP.

## 21 Monitoring and Review

194. The impact that Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Cossall Parish Council.
195. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan Steering Group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
196. Any amendments to the Plan will only be made following consultation with Broxtowe Borough Council, local residents and other statutory stake holders as required by legislation.

### Members of the Steering Group

Residents - Marilyn Reed (Chair), Chris Gilbert, Alyson Owen, Simon Owen, Gillian Thornhill  
Parish Council - Marie Gilbert, Eileen Harrison, Keith Harrison, John Wheatley, Sandra Wheatley.

*The Steering Group would like to thank all the individuals and organisations who have been involved in contributing to and shaping the Neighbourhood Plan.*

## Appendix A Community Projects

Community Objective	Policy	Community Action
8	9	<p>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 <i>wearecossall</i> Facebook page.</p> <p>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.</p> <p>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.</p>
7	10	<p>To encourage the use of Ilkeston Station and to establish the needs of residents and work with transport providers to deliver a more flexible and viable seven day/evening service.</p> <p>To continue the joint initiative between Cossall, Awsworth and Trowell Parish Councils to address the problems caused by off-road bikers that have been seen on the roads across the Parish and who add to the residents' concerns about road safety.</p>
7	11	<p>The Parish Council to continue to lobby BBC, NCC and the developers to ensure the concerns of residents on Newtons Lane are addressed.</p> <p>To make greater use of signage to ensure safe parking when special events take place and encourage visitors to use the Community Hall car park when visiting St Catherine's and the Community Hall.</p>
10	3a	<p>The Parish Council to work with Pedals to explore the ways to improve cycling between Ilkeston Station and Cossall village including from Coronation Road through Millennium Park and along the tow path, signage from Solomon Road to the tow path and/or a cycleway through the Country Park rather than just a footway as shown on their recent plans.</p>

## 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 have effectively 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.

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 Awsworth 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 Awsworth Parish. The aspirations below reflect the overwhelming response to maintain the present boundaries.

### **ASPIRATIONS FOR PARISH BOUNDARIES**

- 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.

## Appendix B Photos of Key Views shown on Map 3



View 1 looking south from Robinettes Lane - valley bottom contains route of Robinettes Arm of the disused Canal



View 2 looking south - valley drops indicating the route of the disused Nottingham Canal



View 3 looking south from the corner of Church Lane



View 4 looking north west from the footpath behind the church towards Cossall Common



View 5 looking north east from Church Lane



View 6 360 vista at the intersection of 4 footpaths in the north west part of the Parish





View 7 looking east from Awsworth Lane



View 8 looking south along Awsworth Lane with the spire of St Catherine's Church in the distance atop the hill



View 9 from Newtons Lane across the Nottingham Canal to Bridge House Farm

### Appendix C Photos of Footpaths and Bridleways

A selection of the many footpaths and bridleways in Cossall Parish see maps 5c and 5d.



Bridleway 16



Bridleway 23 and footpath 24



Footpath 9 at intersection with footpath 8

## Appendix D Cossall Design Guidance and Codes 2022

This is a part of the Neighbourhood Plan and is at

<https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/cossall-neighbourhood-plan-supporting-evidence/> due to file size.

## Appendix E Listed Buildings/Structures Cossall

### St Catherine's Church



197. From 1236 a church or chapel is recorded in Cossall in the Parish of Wollaton for the first time<sup>7</sup> and was in the possession of the de Mortein family and served by the Wollaton rector. The Church at Cossall is dedicated to Saint Catherine a native of Alexandria, who was martyred in the early 4<sup>th</sup> Century at the hands of the emperor Maxentius for her Christian beliefs.
198. The Church is Grade II\* listed, it is quite small and stands at a tight bend on the hilltop. The tower was built in the 13<sup>th</sup> Century and contains two bells, the spire was added later probably in the 14<sup>th</sup> Century. The original nave and chancel were built in the 13<sup>th</sup> Century with arcades built later. The south side was built in the 14<sup>th</sup> Century and contains a chantry chapel and the 15<sup>th</sup> Century font. Over the centuries the church suffered a gradual state of neglect and disrepair and over the years various repairs were carried out and there were alterations recorded in 1718. However, by the mid-19<sup>th</sup> Century, the church had again fallen into significant disrepair. In 1842-1843 the whole edifice except the tower and the spire was rebuilt and the north aisle added. It is recorded that the cost was borne by the incumbent vicar the Rev Francis Hewgill.<sup>4</sup>
199. The chancel arch and south arcade would appear to comprise medieval elements that survived the 19<sup>th</sup> Century reconstruction. Within an arched recess in the north wall of the sanctuary there is an alabaster slab inscribed with five shields, purportedly commemorating the Willoughby family best known for the Almshouses founded by George Willoughby in 1685. Under the altar in the chancel lies the Willoughby vault containing five lead and three stone coffins, one of which is George Willoughby's and another his wife, Elizabeth's.
200. On the south side, the window is stained glass and depicts St Catherine. The east window in the nave is in memory of the Burrows family who lived at Church Cottage which is

<sup>4</sup> <https://southwellchurches.nottingham.ac.uk/cossall/hhistory.php>

mentioned in D H Lawrence's book "The Rainbow". Much of the carving in the church was carried out by Alfred Burrows, Louie Burrows' father and other Parishioners.

201. For over 700 years St Catherine's church had been a parochial chapelry annexed to Wollaton. In June 1934 the Parochial Church proposed that Cossall should be made a separate Parish. Although this proposal had the support of Lord Middleton and the Bishop of Southwell, it wasn't until 1947 that the Chapelry of Cossall was eventually severed from the Benefice of Wollaton and became part of the Benefice of Awsworth.<sup>7</sup> However, Cossall is now part of the benefice of Awsworth, Cossall and Trowell.

### The Willoughby Almshouses



202. The Willoughby Hospital was erected in 1685 for 4 single poor men over 60 years of age and 4 single poor women over 55 years of age. There was an endowment of a farm at Roston and local land rents to enable the inmates (later known as residents) to be paid £10 per year and clothe them with a new grey cloth gown worth 3d per yard every 2 years, also to supply them with 5 shillings worth of coal yearly. All were to live singly and marriage entailed expulsion as did refusal to wear the distinctive hospital dress.<sup>5</sup>
203. The Almshouses are Grade II\* listed and were sold into private ownership in 2016. It is hoped in the near future to hear plans to develop this treasured building that will give it a new lease of life.

<sup>5</sup> <http://www.nottshistory.org.uk/articles/doubleday/cossall2.htm>

## Church Cottage



204. Church Cottage is a Grade II listed building built of brick with a pantile roof. It dates from the early 17<sup>th</sup> Century. Church Cottage was the former home of the Burrows family. Cossall is remembered for its connections with D H Lawrence, who was born at Eastwood, although he never lived in the Parish it was very much part of his “country of my heart”. He was engaged to pupil teacher, Louie Burrows in 1910. Louie was the daughter of Alfred and Louise Burrows. Cossall features in the Lawrence novel "The Rainbow" where it is called "Cossethay" and the cottage is depicted as “Honeymoon Cottage” in the novel. The character of Ursula Brangwen in the story is based on Miss Burrows and a plaque on the wall of Church Cottage commemorates this association.

## Glebe Farm Cottage



205. This building, which is Grade II listed, was part of a small farm called Glebe Farm. A Glebe is an area of land within an ecclesiastical Parish used to support a Parish priest. The land may be owned by the church, or its profits may be reserved to the church.
206. The cottage dates from the late 17<sup>th</sup> Century and is built of red brick with a pantile roof and two gable stacks. It is timber framed with the rear wall having exposed timber framing with arched braces and a single 3-light casement on the ground floor plus a plank door to the left. The south gable wall is partly coursed rubble. The building was extensively refurbished in 2019.

### Waterloo Memorial and World War 1 and 2 Memorial



207. The Waterloo memorial in the churchyard in Cossall is a Grade II listed monument in the Heritage Category (Listed Entry Number 1443883). It was first listed in June 2017. It was unveiled on 18th June 1877, the 62nd anniversary of the battle, by the then High Sheriff of Nottinghamshire and was witnessed by a large crowd. The Ilkeston Pioneer reported that a committee had been formed to raise funds for a tribute, which attracted contributions from a number of notable people of the day including The Duke of Cambridge, Earl Manvers and Lord Middleton.<sup>6</sup>
208. The memorial was erected in the memory of three local men who fought at Waterloo, Corporal John Shaw and Richard Waplinton of the Life Guards, and Thomas Wheatley of the Light Dragoon Guards.
209. John Shaw was born in 1789 on a farm between Cossall and Wollaton. At the age of 13 after minimal schooling he was apprenticed to a joiner and wheelwright, later becoming a carpenter on Lord Middleton's estate at Wollaton Hall.<sup>7</sup> His life, like most of his contemporaries, would have been a hard one. All the trades in the area reflected the

<sup>6</sup> The Ilkeston Pioneer 3 June 1875

<sup>7</sup> Truman Edwin, The History of Ilkeston Together with Shipley, Kirk Hallam, West Hallam, Dale Abbey & Cossall (1880), pp.92-8

manual labouring that was the main source of income for the working class at the time - mining, farm labouring and framework knitting.<sup>8</sup> It is thought that he joined the 2nd Life Guards at Goose Fair in 1807 when he was eighteen. Shaw was a big man and extremely strong, and his exploits during the battle of Waterloo and during his time in the Life Guards, such as prize fighting, ensured his posthumous fame and he became celebrated throughout the country for his strength and bravery in battle.

210. It is believed that Richard Waplinton was born in Cossall in 1787 and worked in a local colliery until 1807 when he enlisted in the 2<sup>nd</sup> Life Guards along with Shaw at the Goose Fair. Waplinton and Shaw were known as the “Cossall Giants”.
211. Thomas Wheatley was born in Cossall Marsh in 1795 and became an apprenticed stocking weaver before enlisting in the 23rd Light Dragoon Guards. He survived Waterloo, returning home to Cossall and worked in the blacksmith’s forge at the Babbington Colliery. The other two soldiers did not return home.

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<sup>8</sup> <http://www.thorotonsociety.org.uk/publications/articles/cossall-monument.htm>



## Appendix F Buildings Nominated for Local Listing (See Map 8 Page 40)

### 1. Old School Room



Research suggests the school was built in 1813, but a plaque on the porch says 1850, which was perhaps when the porch was completed. A larger school was built on Coronation Road in 1891 and in 1925 Lord Middleton gave the Old School Room to St Catherine's to be used for ecclesiastical purposes. It is now widely used for community events.

### 2. (a) Corner Cottage



## 2. (b) Ivy Cottage



Formerly three cottages of considerable age and aesthetic value, which feature in many iconic views of Cossall.

## 3. Manor House



The location of a former coaching inn called The Saracens Head. The inn initially closed in 1817 due to the industrial unrest at the time but later reopened, eventually closing in the mid to late 19<sup>th</sup> century.

## 4. The Old School House



Originally a tied house for school masters of Cossall School and was part of Lord Middleton's estate until it was sold in the 1925 auction. It also served as a post office in the late 19<sup>th</sup> century.

## 5. The Hollies



“The Hollies” makes an impressive entrance to the Conservation Area when approaching from the north. The distinctive trees and walled garden allow only fleeting glimpses of the large red brick house. This was the former home of Lt. Colonel Alfred Hewlett, MD of the Cossall Colliery Company from 1923 to the nationalisation in 1947.

## 6. (a) Maplecot



(b) The Haven (brick part)



Attractive adjoining cottages which originally belonged to Marsh Farm and provided accommodation for farmworkers.

### 7. Foundry Houses



A terrace of four properties which were formerly industrial workers cottages

### 8. Bridge House Farm



Formerly the Robin Hood pub. Working narrow boats ran from here when the canal was in use