

INDEPENDENT EXAMINATION OF THE COSSALL NEIGHBOURHOOD PLAN

EXAMINER: Jill Kingaby BSc (Econ) MSc MRTPI

Cllr. Mrs Marie Gilbert
Chair, Cossall Parish Council

Tom Genway
Senior Planning Policy Officer
Broxtowe Borough Council

Via email

Examination Ref:02/JK/CNP

29 August 2023

Dear Cllr. Mrs Gilbert and Mr Genway

Having now reviewed all the documentation submitted with the Cossall Neighbourhood Plan (CNP) and conducted the site visit, I have three questions for the Cossall Neighbourhood Plan Steering Group (CNP Steering Group) which seek clarification on some of the matters which have been raised.

In order to progress the examination, I would be grateful for responses to my questions to be made by **Tuesday 12 September 2023**, if possible. I appreciate a complete response/proposed actions in relation to question 1 (below) may require additional time, however, a preliminary response would be helpful. All the points set out below flow from the requirement to satisfy the Basic Conditions.

1. I have read with interest the "Observations on Awworth PC's Regulation 16 comments" made by the CNP Steering Group. Awworth Parish Council advised that Page 5 – Map 1, and subsequent pages and Maps should be modified to reflect recent local Parish boundary changes. I note that the Cossall Neighbourhood Plan Area was designated in December 2017, to reflect previous Parish boundaries, and that it complements the made Neighbourhood Plan for Awworth. I am satisfied that my Examination of the CNP should proceed for the Area illustrated in Map 1, on Page 5 of the Plan.

However, I consider that it would assist readers and users of the Neighbourhood Plan (including Broxtowe Borough Council with responsibility for determining planning applications relating to Cossall) if the introductory section of the CNP were modified to explain the recent changes in Parish boundaries between Cossall, Awworth and Strelley more explicitly. An abbreviated form of the text from the "Observations on Awworth PC's Regulation 16 comments" with the accompanying map could be inserted in Pages 5/6 of the CNP. Subsequent paragraphs could also be modified so that references are made to the "CNP Area" rather than the "Parish", as well as to the "former Parish Council".

Would the CNP Steering Group be willing to review the Submission Plan, seek to agree new proposed wording and illustrations with Awworth and Strelley Parish Councils (working with Broxtowe Borough Council), and please send me an updated, track changed version and/or schedule of the proposed changes (in relation to this focused matter only)?

2. Map 5b on Page 27 of the Neighbourhood Plan helpfully shows the Cossall Canal Walk. However, the arrow and "N" sign at the top of the map should indicate "east" rather than "north". Please would the CNP Steering Group submit a modified version of Map 5b?

3. Map 2 of the CNP indicates that all the CNP Area, except for the Existing Employment Sites alongside Coronation Road, is located within the Green Belt. Both national planning policy and Broxtowe Local Plan provide protection for the Green Belt against urban sprawl and aim to keep the land permanently open. Criterion 1 of Policy 1 in the CNP is consistent and in general conformity with that point.

Criterion 2b) of Policy 1 also seeks to safeguard the integrity, function and character of the '*Significant Green Gaps*' shown in Map 3, among other features. Consultation Responses to the Regulation 16 exercise include one from Mulberry Land, who are promoting land to the east and west of Shilo Way (A6096) for future development. Mulberry Land disagrees with the designation of Significant Green Gap 3. Please could the CNP Steering Group respond to the points raised by Mulberry Land?

In addition, I have read the description and explanation for defining *Significant Green Gaps* on Pages 18-20 of the CNP, and in the AECOM Cossall Parish Council - Design guidance and codes, notably Page 49. However, I am unaware of references to the notion of *Significant Green Gaps* in national planning policy or the Broxtowe Local Plan and would appreciate some additional information from the CNP Steering Group as to the origins of the concept.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on both the Parish and Borough Council websites.

Thank you in advance for your assistance.

Yours sincerely

Jill Kingaby

Examiner