



**Broxtowe
Borough
COUNCIL**

COSSALL NEIGHBOURHOOD PLAN

**REGULATIONS 16 AND 17 OF THE NEIGHBOURHOOD PLANNING
(GENERAL) REGULATIONS 2012 (AS AMENDED).**

**CONSULTATION RESPONSES RECEIVED BY THE LOCAL
PLANNING AUTHORITY TO THE
REGULATION 16 CONSULTATION**

BROXTOWE BOROUGH COUNCIL

JULY 2023

1.0 Introduction

- 1.1 In accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended), Broxtowe Borough Council consulted upon the draft Cossall Neighbourhood Plan between Tuesday 30th May 2023 and Friday 14th July 2023.
- 1.2 The Cossall Neighbourhood Plan and other supporting documents are available to view on the Borough Council's website at www.broxtowe.gov.uk/cossallneighbourhoodplan.

2.0 Representations Received

- 2.1 Broxtowe Borough Council has received 15 responses to the Regulation 16 Consultation of the Cossall Neighbourhood Plan. These are summarised within the below table and the redacted responses are included within Appendix 1.

REFERENCE	RESPONDENT	SUPPORT / OBJECT / COMMENTS	ASKED TO BE NOTIFIED OF DECISION IN RELATION TO NP
A1	Environment Agency	No comments	N/A
A2	Historic England	Comments only	N/A
A3	Natural England	No comments	N/A
B1	Canal and River Trust	No comments	N/A
B2	Coal Authority	Comments only	N/A
B3	Forestry Commission	Comments only	N/A
B4	National Highways	No further comments	N/A
B5	Pedals	Comments	N/A
B6	Severn Trent	Comments	N/A
C1	Ashfield District Council	No comments	N/A
C2	Awsworth Parish Council	Detailed comments	N/A
C3	Derbyshire County Council (Rights of Way)	Comments	Yes
C4	Erewash Borough Council	No comments	N/A
C5	Nottinghamshire County Council (Lead Local Flood Authority)	No specific comments	N/A
D1	Mulberry Land	Promoting site / various comments	Yes

3.0 Further Information

- 3.1 If you have any questions or would like any further information in relation to the Cossall Neighbourhood Plan or these representations, please feel free to contact the Borough Council's Planning Policy Team on 0115 917 3015 or via email at: policy@broxtowe.gov.uk.

Broxtowe Borough Council
17 July 2023

APPENDIX 1:

REDACTED REPRESENTATIONS TO THE REGULATION 16 CONSULTATION OF THE COSSALL NEIGHBOURHOOD PLAN

Broxtowe Borough Council
Planning Policy
Town Hall Foster Avenue
Beeston
Nottingham
NG9 1AB

Our ref: LT/2011/113450/OR-
07/PO1-L01

Your ref:

Date: 22 June 2023

Dear Sir/Madam

Cossall Neighbourhood Plan Regulation 16 Consultation

Thank you for giving us the opportunity to comment on the above mentioned Cossall Neighbourhood Plan (NHP) Regulation 16 Consultation.

We provided detailed comments during the regulation 14 consultation and we are pleased to see that all comments have been considered and have been incorporated in to the latest version of the NHP.

As such we have no further comment to make.

Yours faithfully


Planning Specialist


cc Cossall Parish Council

Dear [REDACTED],

Neighbourhood Plan for Cossall

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

You may also find the advice in “*Planning for the Environment at the Neighbourhood Level*” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[REDACTED]

Date: 13 July 2023
Our ref: 436677
Your ref: Cossall Neighbourhood Plan



[REDACTED]
Broxtowe Borough Council

BY EMAIL ONLY
policy@broxtowe.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
[REDACTED]

Dear [REDACTED]

Cossall Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 01 June 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on the Cossall Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

[REDACTED]
Consultations Team



**Canal &
River Trust**

Making life better by water

Broxtowe Borough Council
Council Offices
Foster Avenue
Beeston
Nottinghamshire
NG9 1AB

Your Ref

Our Ref CRTR-POL-2023-39113

Wednesday 21 June 2023

Dear Broxtowe Borough Council,

Proposal: Cossall Neighbourhood Plan Regulation 16 consultation

Thank you for consulting the Canal & River Trust on the draft Cossall Neighbourhood Plan.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Having reviewed the draft Plan we can advise that the Trust does not own or operate any waterways within the Plan area; we therefore do not have any comments to make on the draft Plan.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

[Redacted]
Area Planner
[Redacted]
[Redacted]

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW

E: nationalwaterwaysmuseum@canalrivertrust.org.uk W: canalrivertrust.org.uk



The Coal
Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

**FAO: Planning Policy Team
Broxtowe Borough Council**

BY EMAIL: policy@broxtowe.gov.uk

12th July 2023

Dear Planning Policy Team

Re: Cossall Neighbourhood Plan

Thank you for your notification received on the 1st June 2023 in respect of the above consultation.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the identified Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including: mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

The Coal Authority's records also indicate that surface coal resource is present in the area, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.

It does not appear that the Neighbourhood Plan proposes to allocate any sites for future development and on this basis the Planning team at the Coal Authority have no specific comments to make.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully

[Redacted signature]

Principal Planning & Development Manager



[REDACTED]

From: East and East Midlands Forest Area Enquiries
[REDACTED]
Sent: 02 June 2023 12:50
To: [REDACTED]
Subject: RE: Cossall Neighbourhood Plan Regulation 16 Consultation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for inviting the Forestry Commission to respond to the consultation on the Neighbourhood Plan. Unfortunately, we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.

Forestry Commission and Neighbourhood Planning

Existing trees in your community

The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more [here](#). Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are [resources](#) available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient.

Ancient Woodland

If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” ([National Planning Policy Framework](#) paragraph 180).

The Forestry Commission has prepared joint [standing advice](#) with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.

The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England’s [Ancient Woodland Inventory](#) and [assessment guides](#) as well as other tools to assist you in assessing potential impacts.

Deforestation

The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.

Woodland Creation

The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.

From: [REDACTED]
Sent: Friday, June 2, 2023 11:50 AM
To: East and East Midlands Forest Area Enquiries [REDACTED]
Subject: Cossall Neighbourhood Plan Regulation 16 Consultation
This Message originated outside your organisation.

Dear Sir or Madam,

COSSALL NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Cossall Parish Council has submitted its Neighbourhood Development Plan ('Neighbourhood Plan') to Broxtowe Borough Council.

A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. It may contain a vision, objectives, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

Broxtowe Borough Council is now inviting comments on this Plan.

Details of where to view the documents, and how to respond, are set out in the Notice of Consultation (included below) and on the Borough Council's website: <http://www.broxtowe.gov.uk/cossallneighbourhoodplan>.

The consultation period will run from **Tuesday 30th May 2023 to Friday 14th July 2023**; all representations must be received within this time.

Yours faithfully

Ryan Dawson

Head of Planning and Economic Development

TOWN AND COUNTRY PLANNING ACT 1990 (AMENDED BY THE LOCALISM ACT 2011)

NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)

SUBMISSION OF THE NEIGHBOURHOOD DEVELOPMENT PLAN FOR THE COSSALL NEIGHBOURHOOD AREA (THE "COSSALL NEIGHBOURHOOD PLAN"):

CONSULTATION UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)

Notice is given, that on 9th March 2023, a draft neighbourhood development plan (the "Cossall Neighbourhood Plan") was submitted to Broxtowe Borough Council, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The 'plan proposal'

In accordance with Regulation 16, Broxtowe Borough Council is now consulting upon the draft Cossall Neighbourhood Plan. The following documents are available on our website at

www.broxtowe.gov.uk/cossallneighbourhoodplan:

- Cossall Neighbourhood Plan (including a map of the area covered by the Neighbourhood Plan);
- Notice of the Consultation;
- Consultation Statement;
- Basic Conditions Statement;
- Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report;
- Cossall Design Codes and Guidance 2022

Submitting Representations under Regulation 16

If you would like to make comments on the Neighbourhood Plan proposals, please email your comments to Broxtowe Borough Council at policy@broxtowe.gov.uk. A response form is available on our website at: www.broxtowe.gov.uk/cossallneighbourhoodplan. You can also post a copy of your comments to Broxtowe Borough Council at:

Cossall Neighbourhood Plan Consultation,
Planning Policy Team,
Broxtowe Borough Council,
Council Offices,
Foster Avenue,
Beeston,
Nottingham,
NG9 1AB.

A paper copy of the Neighbourhood Plan is also available to view at the Reception of Broxtowe Borough Council's Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB (during normal opening hours). Copies of the response form are also available at the same location.

The consultation will run from Tuesday 30th May 2023 until Friday 14th July 2023. All responses must be received within this time.

Any representations may include a request to be notified of the local planning authority's decision under Regulation 19 in relation to the neighbourhood development plan. Therefore, please confirm within any representations whether you would like to be notified when a decision is taken by the Borough Council on whether or not to 'make' the plan (i.e. if it is adopted as Council Policy under Regulation 19).

If you require any further information or assistance in relation to this public consultation or the Neighbourhood Plan document, please do not hesitate to contact the Planning Policy Team on **0115 917 3452 or 3015**. You can also email us at policy@broxtowe.gov.uk.

Data Protection

Please note that the comment(s) you submit on the Cossall Neighbourhood Plan will be used in the plan process and may be in use for the lifetime of the Cossall Neighbourhood Plan in accordance with the Data Protection Act 2018. The information will be analysed and Broxtowe Borough Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. Comments will be forwarded to the Independent Examiner and made available on the Borough Council's website. A copy of Broxtowe Borough Council's Planning Policy Privacy Notice is available on the Borough Council's website at the following link: <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/planning-policy-privacy-statement/>.

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This email has been scanned for viruses and malware.

Cossall Parish Council
Cossall Community Hall
Church Lane
Cossall
Nottinghamshire
NG16 2RW

[REDACTED]
Assistant Spatial Planner
Stirling House
Lakeside Court, Osier Drive
Sherwood Business Park
Nottingham
NG15 0DS

[REDACTED]
[REDACTED]
1 June 2023

[REDACTED]

Hi [REDACTED]

Cossall Neighbourhood Plan Regulation 16 Consultation

Thank you for consulting National Highways on the Cossall Neighbourhood Plan, the plan period being 2022 - 2037. The plan is to be in conformity with the Broxtowe Borough Council Local Plan, and this is acknowledged within the Plan.

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

We responded to the Cossall Neighbourhood Plan Reg 14 consultation in September 2022.

In responding to Local Plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.

National Highways principal interest is in safeguarding the operation of the M1 motorway and the A52 trunk road which route approximately four miles to the east and south of the Plan area respectively.

The Broxtowe Local Plan Part 1 indicates that any additional development in Cossall would be limited to small infill sites to 2028. However, outline permission has been granted for 114 new dwellings **in addition** to any infill/windfall sites. That aside, due to

the scale and anticipated distribution of the development growth being proposed through the Neighbourhood Plan, it is unlikely that there will be any significant impacts on the safe operation of the SRN in the area.

As such, at this time, National Highways has no further comments to make.

If I can be of any further assistance on this matter, please do not hesitate in contacting me.

Yours sincerely,

[Redacted]

[Redacted]

Midlands Operations Directorate

[Redacted]

[REDACTED]

From: [REDACTED]
Sent: 21 June 2023 14:10
To: [REDACTED]
Cc: [REDACTED]
Subject: Cossall Neighbourhood Plan Regulation 16 Consultation: Pedals response
Attachments: Untitled attachment 00008.txt

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[REDACTED]

Thank you for consulting Pedals about the Cossall Neighbourhood Plan. The only comment we wish to make is to suggest that the Cossall Neighbourhood Plan needs a separate recognition of the cycling routes close by as this is now lacking.

Yours sincerely,

[REDACTED]

[REDACTED]
Sent: Friday, June 2, 2023 11:43 AM

[REDACTED]
Subject: Cossall Neighbourhood Plan Regulation 16 Consultation

Dear Sir or Madam,

COSSALL NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Cossall Parish Council has submitted its Neighbourhood Development Plan ('Neighbourhood Plan') to Broxtowe Borough Council.

A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. It may contain a vision, objectives, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

Broxtowe Borough Council is now inviting comments on this Plan.

Details of where to view the documents, and how to respond, are set out in the Notice of Consultation (included below) and on the Borough Council's website: <http://www.broxtowe.gov.uk/cossallneighbourhoodplan>.

The consultation period will run from **Tuesday 30th May 2023 to Friday 14th July 2023**; all representations must be received within this time.

Yours faithfully



Head of Planning and Economic Development

TOWN AND COUNTRY PLANNING ACT 1990

(AMENDED BY THE LOCALISM ACT 2011)

NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)

SUBMISSION OF THE NEIGHBOURHOOD DEVELOPMENT PLAN FOR THE COSSALL NEIGHBOURHOOD AREA (THE "COSSALL NEIGHBOURHOOD PLAN"):

CONSULTATION UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)

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The 'plan proposal'

In accordance with Regulation 16, Broxtowe Borough Council is now consulting upon the draft Cossall Neighbourhood Plan. The following documents are available on our website at www.broxtowe.gov.uk/cossallneighbourhoodplan:

- Cossall Neighbourhood Plan (including a map of the area covered by the Neighbourhood Plan);
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- Consultation Statement;
- Basic Conditions Statement;
- Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report;
- Cossall Design Codes and Guidance 2022

Submitting Representations under Regulation 16

If you would like to make comments on the Neighbourhood Plan proposals, please email your comments to Broxtowe Borough Council at policy@broxtowe.gov.uk. A response form is available on our website at: www.broxtowe.gov.uk/cossallneighbourhoodplan. You can also post a copy of your comments to Broxtowe Borough Council at:

Cossall Neighbourhood Plan Consultation,
Planning Policy Team,
Broxtowe Borough Council,
Council Offices,
Foster Avenue,
Beeston,
Nottingham,
NG9 1AB.

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If you require any further information or assistance in relation to this public consultation or the Neighbourhood Plan document, please do not hesitate to contact the Planning Policy Team on **0115 917 3452 or 3015**. You can also email us at policy@broxtowe.gov.uk.

Data Protection

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20 June 2023

Our ref: Cossall 2

Dear Sir/Madam,

Cossall Neighbourhood Plan

Thank you for the opportunity to comment on your consultation, we do not currently have any specific comments to make on your plan. However, it was particularly encouraging to see Policy 1.2.f within you plan policies.

Position Statement

As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments on the impacts of future developments and to provide advice regarding policy wording on other relevant areas such as water efficiency, Sustainable Drainage Systems (SuDS), biodiversity, and blue green infrastructure. Where more detail is provided on site allocations, we will provide specific comments on the suitability of the site with respect to the water and sewerage network. In the instances where there may be a concern over the capacity of the network, we may look to undertake modelling to better understand the potential risk. For most developments there is unlikely to be an issue connecting. However, where an issue is identified, we will look to discuss in further detail with the Local Planning Authority. Where there is sufficient confidence that a development will go ahead, we will look to complete any necessary improvements to provide additional capacity.

For your information we have set out some general guidelines and relevant policy wording that may be useful to you.

Wastewater Strategy

We have a duty to provide capacity for new development in the sewerage network and at our Wastewater Treatment Works (WwTW) and to ensure that we protect the environment. On a company level we have produced a Drainage and Wastewater Management Plan (DWMP) covering the next 25 years, which assesses the future pressures on our catchments including the impacts of climate change, new development growth and impermeable area creep. This plan supports future investment in our wastewater infrastructure and encourages collaborative working with other Risk Management Authorities to best manage current and future risks. More information on our DWMP can be found on our website <https://www.severntrent.com/about-us/our-plans/drainage-wastewater-management-plan/>.

Where site allocations are available, we can provide a high-level assessment of the impact on the existing network. Where issues are identified, we will look to undertake hydraulic sewer modelling to better understand the risk and where there is sufficient confidence that a development will be built, we will look to undertake an improvement scheme to provide capacity.

Surface Water

Management of surface water is an important feature of new development as the increased coverage of impermeable area on a site can increase the rainwater flowing off the site. The introduction of these flows to the public sewerage system can increase the risk of flooding for existing residents. It is therefore vital that surface water flows are managed sustainably, avoiding connections into the foul or combined sewerage system and where possible directed back into the natural water systems. We recommend that the following policy wording is included in your plan to ensure that surface water discharges are connected in accordance with the drainage hierarchy:

Drainage Hierarchy Policy

New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.

Supporting Text:

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states:

“Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.”

Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS) represent the most effective way of managing surface water flows whilst being adaptable to the impact of climate change and providing wider benefits around water quality, biodiversity, and amenity. We therefore recommend that the following policy wording is included within your plan regarding SuDS:

Sustainable Drainage Systems (SuDS) Policy

All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are included, unless proved to be inappropriate.

All schemes with the inclusion of SuDS should demonstrate they have considered all four areas of good SuDS design: quantity, quality, amenity and biodiversity.

Completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure the SuDS are managed in perpetuity.

Supporting Text:

Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.

Blue Green Infrastructure

We are supportive of the principles of blue green infrastructure and plans that aim to improve biodiversity across our area. Looking after water means looking after nature and the environment too. As a water company we have launched a Great Big Nature Boost Campaign which aims to revive 12,000 acres of land, plant 1.3 million trees and restore 2,000km of rivers across our region by 2027. We also have ambitious plans to revive peat bogs and moorland, to plant wildflower meadows working with the RSPB, National Trust, Moors for the Future Partnership, the Rivers Trust, National Forest and regional Wildlife Trusts and conservation groups.

We want to encourage new development to continue this theme, enhancing biodiversity and ecology links through new development so there is appropriate space for water. To enable planning policy to support the principles of blue green Infrastructure, biodiversity and protecting local green open spaces we recommend the inclusion of the following policies:

Blue and Green Infrastructure Policy

Development should where possible create and enhance blue green corridors to protect watercourses and their associated habitats from harm.

Supporting Text:

The incorporation of Sustainable Drainage Systems (SuDS) into blue green corridors can help to improve biodiversity, assisting with the wider benefits of utilising SuDS. National Planning Policy Framework (2021) paragraph 174 States:

“Planning policies and Decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their Statutory Status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”*

Green Open Spaces Policy

Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.

Supporting Text:

We understand the need for protecting Green Spaces, however open spaces can provide suitable locations for schemes such as flood alleviation schemes to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space through biodiversity and amenity benefits.

Water Quality and Resources

Good quality watercourses and groundwater is vital for the provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that the water quality of our supplies are not impacted by our operations or those of others. Any new developments need to ensure that the Environment Agency's Source Protection Zones (SPZ) and Safeguarding Zone policies which have been adopted by Natural Resources Wales 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.

Every five years we produce a Water Resources Management Plan (WRMP) which focuses on how we plan to ensure there is sufficient supply of water to meet the needs of our customers whilst protecting our environment over the next 25 years. We use housing target data from Local Planning Authorities to plan according to the projected growth rates. New development results in the need for an increase in the amount of water that needs to be supplied across our region. We are committed to doing the right thing and finding new sustainable sources of water, along with removing unsustainable abstractions, reducing leakage from the network and encouraging the uptake of water meters to promote a change in water usage to reduce demand.

New developments have a role to play in protecting water resources, we encourage you to include the following policies:

Protection of Water Resources Policy

New developments must demonstrate that they will not result in adverse impacts on the quality of waterbodies, groundwater and surface water, will not prevent waterbodies and groundwater from achieving a good status in the future and contribute positively to the environment and ecology.

Where development has the potential to directly or indirectly pollute groundwater, a groundwater risk assessment will be needed to support a planning application.

Supporting Text:

National Planning Policy Framework (July 2021) Paragraph 174 states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by: ...

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;”

Water Efficiency Policy

We are supportive of the use of water efficient design of new developments fittings and appliances and encourage the optional higher water efficiency target of 110 litres per person per day within part G of building regulations. Delivering against the optional higher target or better provides wider benefits to the water cycle and environment as a whole. This approach is not only the most sustainable but the most appropriate direction to deliver water efficiency. We would therefore recommend that the following wording is included for the optional higher water efficiency standard :

New developments should demonstrate that they are water efficient, incorporating water efficiency and re-use measures and that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, not exceeding 110 litres/person/day.

Supporting Text:

National Planning Policy Framework (July 2021) Paragraph 153 states:

“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

This need for lower water consumption standards for new developments is supported by Government. In December 2018, the Government stated the need to a reduction in Per Capita Consumption (PCC) and issued a call for evidence on future PCC targets in January 2019, with an intention of setting a long term national target. The National Infrastructure Commission (NIC) has already presented a report including recommendations for an average PCC of 118 l/p/d. In Wales, the 110 l/p/d design standard was made mandatory in November 2018. In 2021 the Environment Agency classed the Severn Trent region as Seriously Water Stressed – [link](#).

We recommend that all new developments consider:

- Single flush siphon toilet cistern and those with a flush volume of 4 litres.
- Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.
- Hand wash basin taps with low flow rates of 4 litres per minute or less.
- Water butts for external use in properties with gardens.

Water Supply

For the majority of new developments, we do not anticipate issues connecting new development, particularly within urban areas of our water supply network. When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. If significant development in rural areas is planned, this is more likely to have an impact and require network reinforcements to accommodate greater demands.

Developer Enquiries

When there is more detail available on site-specific developments, we encourage developers to get in contact with Severn Trent at an early stage in planning to ensure that there is sufficient time for a development site to be assessed and if network reinforcements are required that there is time to develop an appropriate scheme to address the issues. We therefore encourage developers to contact us, details of how to submit a Developer Enquiry can be found here -

<https://www.stwater.co.uk/building-and-developing/new-site-developments/developer-enquiries/>

We hope that this information has been useful to you and we look forward to hearing from you in the near future.

Yours Sincerely,

[Redacted Signature]

[Redacted Name]

Strategic Catchment Planner

[Redacted Contact Information]

[REDACTED]

From: [REDACTED]
Sent: 01 June 2023 13:35
To: [REDACTED]
Subject: RE: [EXTERNAL]:Cossall Neighbourhood Plan Regulation 16 Consultation

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[REDACTED]

Thank you for your email. I will have a quick review but given the location of the Parish, I would not anticipated any issues from Ashfield's perspective.

[REDACTED]

[REDACTED]

Forward Planning

Place and Communities
Ashfield District Council,
Urban Road,
Kirkby-in-Ashfield,
Nottingham,
NG17 8DA

[REDACTED]

Sent: Thursday, June 1, 2023 1:16 PM

[REDACTED]

Subject: [EXTERNAL]:Cossall Neighbourhood Plan Regulation 16 Consultation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam,

COSSALL NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Cossall Parish Council has submitted its Neighbourhood Development Plan ('Neighbourhood Plan') to Broxtowe Borough Council.

A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. It may contain a vision, objectives, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

Broxtowe Borough Council is now inviting comments on this Plan.

Details of where to view the documents, and how to respond, are set out in the Notice of Consultation (included below) and on the Borough Council's website: <http://www.broxtowe.gov.uk/cossallneighbourhoodplan>.

The consultation period will run from **Tuesday 30th May 2023 to Friday 14th July 2023**; all representations must be received within this time.

Yours faithfully



Head of Planning and Economic Development

TOWN AND COUNTRY PLANNING ACT 1990

(AMENDED BY THE LOCALISM ACT 2011)

NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)

SUBMISSION OF THE NEIGHBOURHOOD DEVELOPMENT PLAN FOR THE COSSALL NEIGHBOURHOOD AREA (THE “COSSALL NEIGHBOURHOOD PLAN”):

CONSULTATION UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)

Notice is given, that on 9th March 2023, a draft neighbourhood development plan (the “Cossall Neighbourhood Plan”) was submitted to Broxtowe Borough Council, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The ‘plan proposal’

In accordance with Regulation 16, Broxtowe Borough Council is now consulting upon the draft Cossall Neighbourhood Plan. The following documents are available on our website at

www.broxtowe.gov.uk/cossallneighbourhoodplan:

- Cossall Neighbourhood Plan (including a map of the area covered by the Neighbourhood Plan);
- Notice of the Consultation;
- Consultation Statement;
- Basic Conditions Statement;
- Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report;
- Cossall Design Codes and Guidance 2022

Submitting Representations under Regulation 16

If you would like to make comments on the Neighbourhood Plan proposals, please email your comments to Broxtowe Borough Council at **policy@broxtowe.gov.uk**. A response form is available on our website at:

www.broxtowe.gov.uk/cossallneighbourhoodplan. You can also post a copy of your comments to Broxtowe Borough Council at:

Cossall Neighbourhood Plan Consultation,
Planning Policy Team,
Broxtowe Borough Council,
Council Offices,
Foster Avenue,
Beeston,
Nottingham,
NG9 1AB.

Paper copies of the form are also available at the locations listed below.

A paper copy of the Neighbourhood Plan is also available to view at the Reception of Broxtowe Borough Council’s Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB (during normal opening hours). Copies of the response form are also available at the same location.

The consultation will run from Tuesday 30th May 2023 until Friday 14th July 2023. All responses must be received within this time.

Any representations may include a request to be notified of the local planning authority’s decision under regulation 19 in relation to the neighbourhood development plan. Therefore, please confirm within any representations whether you would like to be notified when a decision is taken by the Borough Council on whether or not to ‘make’ the plan (i.e. if it is adopted as Council Policy under Regulation 19).

If you require any further information or assistance in relation to this public consultation or the Neighbourhood Plan document, please do not hesitate to contact the Planning Policy Team on **0115 917 3452 or 3015**. You can also email us at **policy@broxtowe.gov.uk**.

Data Protection

Please note that the comment(s) you submit on the Cossall Neighbourhood Plan will be used in the plan process and may be in use for the lifetime of the Cossall Neighbourhood Plan in accordance with the Data Protection Act 2018. The information will be analysed and Broxtowe Borough Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. Comments will be forwarded to the Independent Examiner and made available on the Borough Council's website. A copy of Broxtowe Borough Council's Planning Policy Privacy Notice is available on the Borough Council's website at the following link: <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/planning-policy-privacy-statement/>.

A large print version of this notice is available on request.

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Did you know you can now report and request council services online, 24/7? Log into [Ashfield 24/7](#)

www.ashfield.gov.uk



Cossall Neighbourhood Plan (Regulation 16) Consultation Response Form

On behalf of:
Awsorth Parish Council
Parish Council Office
The Lane
Awsorth
Nottingham
NG16 2QQ

COSSALL NEIGHBOURHOOD PLAN 2022 – 2037: CONSULTATION ON SUBMISSION – 14 JULY 2023

It would be helpful to users to make clear the status and publication date of the plan on each page either within a Header or Footer. This is particularly useful when individual pages are copied from the main plan document and used out of context.

Page 5 – Map 1 - Cossall Parish Neighbourhood Plan Area. The map should be updated to reflect the recent local boundary changes which came into effect 1 April 2023 to add land to and remove land from Cossall Parish.

Page 6 – Paragraph 14 – We particularly commend the Cossall Design Guidance and Codes (AECOM) 2022. We suggest it more helpful to refer to this report consistently throughout the plan (noting that other references use slightly different wording, for example, Key Principle on Page 12, Policy 1 (2) on Page 16 and Paragraph 80 on Page 24).

Page 6 – Paragraph 19 - Refers to Awsorth Parish and land in Cossall Parish forming part of the housing allocation for 250 new homes West of Awsorth inside the Bypass. This should be updated to accurately reflect the recent local boundary changes in this location.

Page 7 – Map 2: Cossall Parish showing Borough Policies that apply – As per comment at Page 5 – Map 1.

Page 10 – Paragraph 41 – Estimates regarding population increase (274) resulting from additional new dwellings (114) should be amended in light of recent local boundary changes affecting both Cossall and Awsorth.

Page 12 – Paragraph 46 - Key Principle: Pre-Application Community Engagement – We consider the inclusion of this Key Principle to be very beneficial for residents, the Parish, and Borough Councils.

Page 13 – Paragraphs 48 & 49 – We consider it is especially helpful that the role of the Cossall Design Guidance and Codes (AECOM) 2022 is clearly set out (and linked to subsequent Policy 6).

Page 14 – Table 1 Overarching Design Principles from the Design Guidance and Codes Report 2022 Section 2 – We note that 4 matters have helpfully been included to provide context.

Page 15 – Paragraph 55 – Requires updating in relation to reference to approximately 1.88 hectares of land forming part of the major new housing allocation being in Cossall but which is now located wholly in Awsorth Parish because of recent local boundary changes.

Page 20 – Map 3: Significant Green Gaps - As per comment at Page 5 – Map 1.

Page 22 – Map 4: Key Views - As per comment at Page 5 – Map 1.

Page 23 – Paragraph 77 – It is noted that Design Code (WTH) for Woodland, Trees and Hedgerows is helpfully included to provide context.

Page 24 – Policy 2 Protecting Landscape Character – Reference to the site allocation In Part 2 Local Plan Policy 4.1 should be removed from policy 2(3) and 2(3c) because of recent local boundary changes. Any necessary reference could reasonably be included in the supporting text.

Page 26 – Map 5a – Areas of Designated Nature Conservation Value - As per comment at Page 5 – Map 1.

Page 27 – Paragraph 88 – It is noted that Design Code (GI) for Green Infrastructure is helpfully included to provide context.

Page 30 – Map 5d – Footpaths and Bridleways - As per comment at Page 5 – Map 1.

Page 31 – Paragraph 90 – We note that Design Code (NVM) Non-Vehicular Movement is helpfully included to provide context.

Page 32 – Policy 3b – Protecting and Enhancing Biodiversity – We welcome the inclusion of this policy which is very much in accord with our own Awsworth Neighbourhood Plan.

Page 34 – Map 6 – Local Green Spaces Designations – As per comment at Page 5 – Map 1.

Page 36 – Policy 4 (1) – Designation of Local Green Spaces - We fully support the intention of policy to designate and protect valuable local green spaces.

Page 39 – We note that Design Code (HA) Heritage Assets is helpfully included to provide context.

Page 40 – Map 8 – Buildings Nominated for Local Listing – As per comment at Page 5 – Map 1.

Page 41 – Policy 5 (1) – Protecting or Enhancing Heritage Assets - We fully support the proposed nominations in relation to buildings shown on Map 8 and listed in Appendix F identified as locally valued heritage assets and nominated as non-designated heritage assets to be included on BBC's Local List. This accords with the original intention of our own Awsworth Neighbourhood Plan to include in policy terms the intention that Broxtowe Borough Council should consider Awsworth's identified non-designated heritage assets on a Local List. We would strongly support that Broxtowe Borough Council prepares a Local List to include such locally important heritage assets.

Page 41 – Paragraph 117 (b) – Refers to “on the northern edge adjoining Awsworth – 50 dwellings on approx. 1.88 hectares as part of a scheme totalling 250 dwellings”. This should be updated to accurately reflect the recent local boundary changes in this location which resulted in this area of land being added to Awsworth Parish. We consider that supporting text might make appropriate reference.

Page 42 – Paragraph 119 – Refers to “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”. This should be updated to accurately reflect the recent local boundary changes in this location which resulted in this area of land being added to Awsworth Parish. We consider that supporting text might make appropriate reference as we fully support the intention as regards design, layout and safe access and egress.

Page 43 – Policy 6 – Ensuring High Quality Design – We welcome the inclusion of this policy which is in general accord with our own Awsworth Neighbourhood Plan to ensure high quality design.

Page 45 – Paragraph 139 – Refers to “the site allocation on the land west of Awsworth (that includes approx. 1.88 hectares of land in Cossall Parish)”. This should be updated to accurately reflect the recent local boundary changes in this location which resulted in this area of land being added to Awsworth Parish. We consider that supporting text might make appropriate reference as we fully support the comment regarding it being “evident that there is a demand for smaller dwellings both for market housing and for affordable housing”.

Page 46 – Paragraph 140 – This should be updated to accurately reflect the recent local boundary changes in this location which resulted in this area of land being added to Awsworth Parish. We consider that supporting text might make appropriate reference as we fully support the comment regarding the split of housing proposed.

Page 46 – Paragraph 141 – This should be updated to accurately reflect the recent local boundary changes in this location which resulted in this area of land being added to Awsworth Parish. We consider that supporting text might make appropriate reference as we fully support the comment regarding adequate provision of affordable housing.

Page 47 – Policy 7 A Mix of Housing Types - We welcome the inclusion of this policy which is in general accord with our own Awsworth Neighbourhood Plan to ensure a mix of housing types.

Page 51 – Map 9 Community Facilities - The map should be updated to reflect the recent local boundary changes which came into effect 1 April 2023 to add land to and remove land from Cossall Parish. This involved land formerly in Cossall being added to Awsworth and vice versa.

Page 51 – Paragraph 166 – Community Facilities – There are several omissions as regards community facilities in the wider area with no acknowledgement of the range of facilities located in Aysworth. While pharmacies are mentioned in relation to Ilkeston and the Giltbrook Retail Park, no reference is made to the Well Pharmacy on Lawrence Avenue in Aysworth. Likewise, shops are mentioned as being found in these more distant places but not those in nearby Aysworth. Leisure facilities are also mentioned but there is no acknowledgement of facilities in Aysworth which are available to and used by Cossall residents, especially those living on Newtons Lane, The Glebe and Aysworth Lane. We consider the plan should more accurately reflect the availability of community facilities located in Aysworth but which are available to Cossall’s residents.

Page 52 – Paragraph 168 – Community Facilities – We support the comments made in relation to provision of a small shop / convenience store in connection with the allocated housing site and are disappointed that this has not been provided as part of the scheme. Aysworth Neighbourhood Plan - Policy H1: New Homes on ‘Land West of Aysworth (inside the bypass)’. Criterion (n) “Provision of a neighbourhood shop would be supported (small local convenience store with floorspace of 100 - 150 square metres, excluding any form of hot food takeaway, provision subject to viability)”.

Page 55 – Paragraph 180 – This paragraph will require to be updated following recent local boundary changes affecting both Cossall and Aysworth Parishes.

Page 56 – Map 10a – Traffic Controls – As per comment at Page 5 – Map 1.

Page 57 – Map 10b – Traffic Hot Spots - As per comment at Page 5 – Map 1.

Page 58 – Paragraph 183 – It is noted that an Overarching Design Principle from the Cossall Design Guidance and Codes 2022 is helpfully included to address issues of vehicular movement.

Page 58 – Paragraph 183 – Policy 10 Traffic Management – We fully support the policy intention to ensure the safety of pedestrians and cyclists in relation to the new secondary access on Newtons Lane associated with the major new housing development.

Page 58 – Paragraph 184 – Aspiration 1 Highway Improvements – We support the intention for action to improve vehicular and highway safety and particularly to ensure continued vehicular safety at the junction modifications to the junction at Newtons Lane and Aysworth Lane/The Lane. APC suggest it would be mutually beneficial for Cossall to work with Aysworth when lobbying and working with the County and Borough Councils, especially given the shared concerns regarding increased traffic and consequent safety implications in the area of Newtons Lane.

Page 59 – Paragraph 189 – Car Parking – APC acknowledge and share concerns arising from increased traffic movements resulting from the new secondary access on Newtons Lane which will serve the major new housing development. However, we do not consider that the road is narrow and note that most existing homes along Newtons Lane have off-road parking provision should they choose to use it. We share concerns about exiting Newtons Lane being difficult due to parked cars on The Lane and Aysworth Lane limiting visibility, which is why we called for traffic measures to be implemented at the junction as part of the new housing development. While it is regrettable that this has not been required, we consider that the situation on the ground should be closely monitored, and consideration be given to possible future measures as necessary. This underlines the need for Cossall and Aysworth to work together in ensuring the best outcomes for our residents.

Page 61 – Appendix A Community Projects – Community Objective 7 / Policy 10 – APC very much welcome the stated intention “To continue the joint initiative between Cossall, Aysworth 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”.

Page 61 – Appendix A Community Projects – Community Objective 7 / Policy 11 – Particularly with reference to the preceding comment (and 2nd bullet on Page 62 – “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”), we suggest that consideration be given to acknowledging the potential mutual benefit of Cossall Parish Council working with Aysworth Parish Council in relation to traffic-related issues on Newtons Lane (and the key junction at Four Lanes End).

Page 62 – Parish Boundaries – We appreciate that this is a particularly emotive issue, but which can be less than objectively based. With reference to “a proposal by Aysworth Parish Council to re-draw neighbouring parish boundaries”, we consider this to be misleading at best. The clear inference is that this was initiated by Aysworth Parish Council.

We wish to make clear that this ‘proposal’ resulted from the statutory Local Governance Review carried out by Broxtowe Borough Council. APC’s response to that formal review was informed by earlier work when preparing our own Neighbourhood Plan. Appendix 1 – Awsworth Parish Projects – Awsworth Parish Area – Aim APB 1 Awsworth Parish Boundaries – “Awsworth Parish Council, working in partnership with others as appropriate, supports the earliest review of local administrative boundaries in relation to Awsworth and the neighbouring parishes of Cossall, Greasley and Kimberley”. Our plan referred to historical and practical anomalies and our belief that a strong case existed for examining boundary arrangements at the local parish level in relation to Awsworth. We made clear we wished to work constructively with our neighbouring authorities, initially through the Neighbourhood Plan process. We acknowledged that the matter of considering and making administrative boundary changes is governed by formal procedures. The review which started in June 2021 provided the appropriate opportunity to consider these matters.

We consider that the Cossall Neighbourhood Plan should be amended to reflect the circumstances governing the recent local boundary changes more accurately.



[REDACTED]
Executive Director - Place

County Hall
Matlock
Derbyshire
DE4 3AG

Cossall Neighbourhood Plan Consultation
Planning Policy Team
Broxtowe Borough Council
Council Offices
Foster Ave
BEESTON
Nottingham
NG9 1AB

[REDACTED]
Our ref:
Your ref:
Date:

[REDACTED]
PM/DMD/Cossall Neighbourhood Plan

14 July 2023

Dear [REDACTED]

Localism Act 2011 – Strategic Planning Comments

Cossall Submission Draft (Regulation 16) Neighbourhood Plan 2022-2037

Thank you for consulting Derbyshire County Council (DCC) on the Cossall Submission Draft (Regulation 16) Neighbourhood Plan 2022-2037. The comments below are DCC's Officers' technical comments with regard to the cross-boundary Rights of Way aspects of the Plan.

Officer Comments

11 Protecting and Enhancing Blue and Green Infrastructure and Biodiversity

Overall, the Neighbourhood Plan is very positive in its support of existing footpaths, towpaths and bridleways and values them as a 'green lung' for the Parish, with many references to the path network in the Plan. DCC welcomes this support and these references.

Two plans are attached showing where the Ilkeston footpaths meet the boundary of Cossall. The first plan shows all the Public Footpaths close to the western border of Cossall. Plan 2 shows the small cluster of Footpaths to the south of the western border of Cossall.

To the north, Ilkeston Public Footpath No. 11 connects to the border of Cossall Parish and from Map 5d in the Neighbourhood Plan, appears to become Footpath 31 in Cossall. To the south, at the border of Cossall, Ilkeston Footpath No. 106 appears from Map 5d to become Footpath 11 in Cossall. Connected to Ilkeston Footpath No. 106 is Ilkeston Bridleway No. 50 on the border of the parish, and the short section of Ilkeston Footpath 105. Bridleway No. 50 leads to Ilkeston Footpath No. 81 which runs along the towpath on the Erewash Canal.

DCC would suggest that reference to these links should be included in the Plan to facilitate cross-boundary movement and active travel.

For information, DCC's general advice around public footpaths to be affected by any proposed works is as follows:

- The footpaths must remain open, unobstructed and on their legal alignment.
- There should be no disturbance to the path surface without prior authorisation from the Rights of Way Section.
- Consideration should be given to the safety of members of the public using the path during the works. A temporary closure of paths will be permitted on application to DCC where the path(s) remain unaffected on completion of the development.
- There should be no encroachment of the path, and no fencing should be installed without consulting the Rights of Way Section.

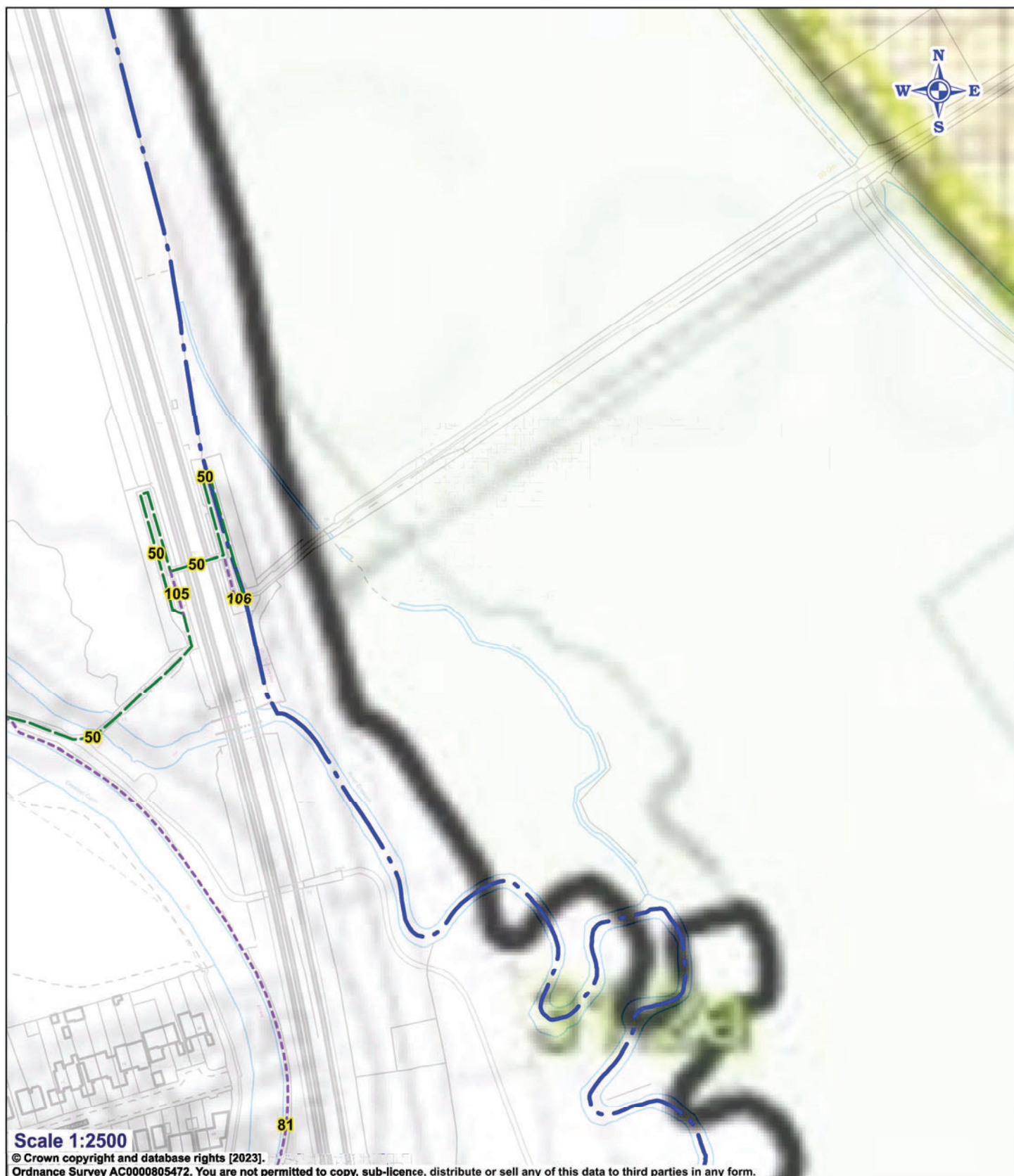
I should be grateful if you would notify DCC when a decision is taken by the Borough Council on whether or not to 'make' the plan (i.e., if it is adopted as Council Policy under Regulation 19).

Please contact me if you wish to discuss the comments further.

Yours sincerely



Policy and Monitoring Team and Joint Chair: CLIP: Planning Sub-group



Ref: MTM/Cossall Neighbourhood Plan
 Produced by Public Rights of Way on 11 July 2023



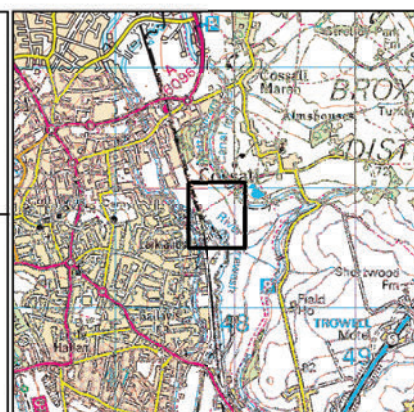
Chris Henning

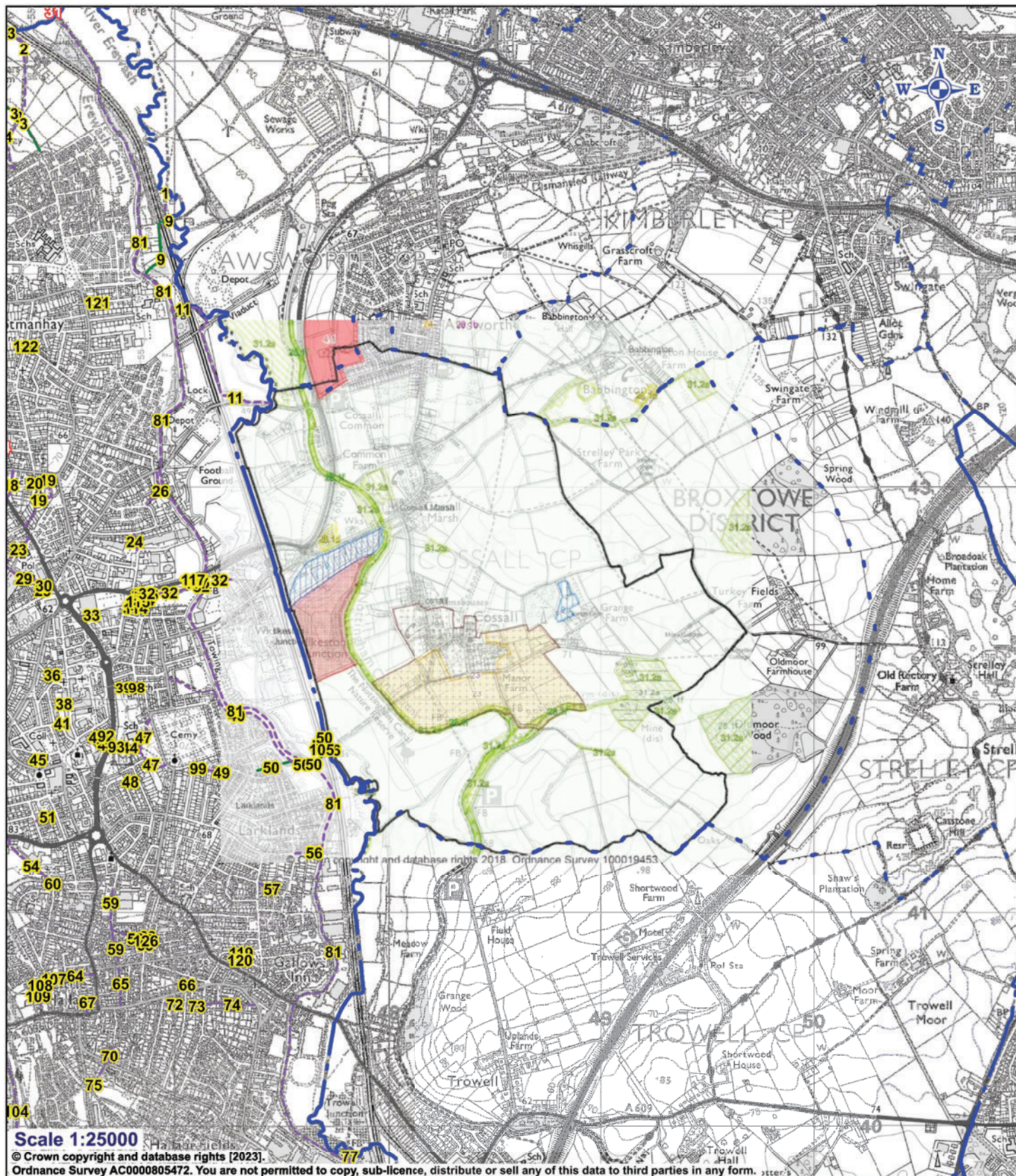
Executive Director - Place
 Derbyshire County Council
 County Hall
 Matlock
 DE4 3AG

Public Footpaths at the south of the western boundary of Cossall, affected by the Cossall Neighbourhood Plan

Key:

Public Footpath
 Public Bridleway
 Path Number





Ref: MTM/Cossall Neighbourhood Plan
Produced by Public Rights of Way on 11 July 2023



Chris Henning

Executive Director - Place
Derbyshire County Council
County Hall
Matlock
DE4 3AG

Public Footpaths affected by the Cossall Neighbourhood Plan

Key:

Public Footpath
Public Bridleway
Path Number



[REDACTED]

From: Planning Policy [REDACTED]
Sent: 20 June 2023 11:03
To: Policy
Subject: FW: Cossall Neighbourhood Plan Regulation 16 Consultation

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Good morning,

Thank you for consulting Erewash Borough Council as part of the Regulation 16 consultation of the Cossall Neighbourhood Plan. Erewash Borough Council have no comments to make at this stage.

Kind Regards,

[REDACTED]
Planning Policy Officer
Planning Policy and Regeneration
Erewash Borough Council

[REDACTED]
Sent: 01 June 2023 13:16
To: Planning Policy [REDACTED]
Subject: Cossall Neighbourhood Plan Regulation 16 Consultation

Dear Sir or Madam,

COSSALL NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Cossall Parish Council has submitted its Neighbourhood Development Plan ('Neighbourhood Plan') to Broxtowe Borough Council.

A Neighbourhood Plan is a community-led framework for guiding the future development and growth of an area. It may contain a vision, objectives, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

Broxtowe Borough Council is now inviting comments on this Plan.

Details of where to view the documents, and how to respond, are set out in the Notice of Consultation (included below) and on the Borough Council's website:
<http://www.broxtowe.gov.uk/cossallneighbourhoodplan>.

The consultation period will run from **Tuesday 30th May 2023 to Friday 14th July 2023**; all representations must be received within this time.

Yours faithfully

**TOWN AND COUNTRY PLANNING ACT 1990
(AMENDED BY THE LOCALISM ACT 2011)
NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (AS
AMENDED)
SUBMISSION OF THE NEIGHBOURHOOD DEVELOPMENT PLAN FOR THE
COSSALL NEIGHBOURHOOD AREA (THE “COSSALL NEIGHBOURHOOD
PLAN”):
CONSULTATION UNDER REGULATION 16 OF THE NEIGHBOURHOOD
PLANNING (GENERAL) REGULATIONS 2012 (AS AMENDED)**

Notice is given, that on 9th March 2023, a draft neighbourhood development plan (the “Cossall Neighbourhood Plan”) was submitted to Broxtowe Borough Council, under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The ‘plan proposal’

In accordance with Regulation 16, Broxtowe Borough Council is now consulting upon the draft Cossall Neighbourhood Plan. The following documents are available on our website at www.broxtowe.gov.uk/cossallneighbourhoodplan:

- Cossall Neighbourhood Plan (including a map of the area covered by the Neighbourhood Plan);
- Notice of the Consultation;
- Consultation Statement;
- Basic Conditions Statement;
- Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report;
- Cossall Design Codes and Guidance 2022

Submitting Representations under Regulation 16

If you would like to make comments on the Neighbourhood Plan proposals, please email your comments to Broxtowe Borough Council at policy@broxtowe.gov.uk. A response form is available on our website at: www.broxtowe.gov.uk/cossallneighbourhoodplan. You can also post a copy of your comments to Broxtowe Borough Council at:
Cossall Neighbourhood Plan Consultation,
Planning Policy Team,
Broxtowe Borough Council,
Council Offices,
Foster Avenue,
Beeston,
Nottingham,
NG9 1AB.

Paper copies of the form are also available at the locations listed below.

A paper copy of the Neighbourhood Plan is also available to view at the Reception of Broxtowe Borough Council's Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB (during normal opening hours). Copies of the response form are also available at the same location.

The consultation will run from Tuesday 30th May 2023 until Friday 14th July 2023. All responses must be received within this time.

Any representations may include a request to be notified of the local planning authority's decision under regulation 19 in relation to the neighbourhood development plan. Therefore, please confirm within any representations whether you would like to be notified when a decision is taken by the Borough Council on whether or not to 'make' the plan (i.e. if it is adopted as Council Policy under Regulation 19).

If you require any further information or assistance in relation to this public consultation or the Neighbourhood Plan document, please do not hesitate to contact the Planning Policy Team on **0115 917 3452 or 3015**. You can also email us at policy@broxtowe.gov.uk.

Data Protection

Please note that the comment(s) you submit on the Cossall Neighbourhood Plan will be used in the plan process and may be in use for the lifetime of the Cossall Neighbourhood Plan in accordance with the Data Protection Act 2018. The information will be analysed and Broxtowe Borough Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. Comments will be forwarded to the Independent Examiner and made available on the Borough Council's website. A copy of Broxtowe Borough Council's Planning Policy Privacy Notice is available on the Borough Council's website at the following link: <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/planning-policy-privacy-statement/>.

A large print version of this notice is available on request.

Disclaimer

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This matter is being dealt with by:

[REDACTED]
[REDACTED]
[REDACTED]

Planning ref:
Cossall Neighbourhood Plan
Consultation received:
01/06/23

[REDACTED]
Head of Neighbourhood and Prosperity
Broxtowe Borough Council
Head Office
Foster Avenue
Beeston
NG9 1AB

09 June 2023

Dear [REDACTED]

PROPOSAL: Cossall Parish Council has submitted its Neighbourhood Development Plan ('Neighbourhood Plan') to Broxtowe Borough Council.

LOCATION: , Cossall

Thank you for inviting Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) to comment on the above application, we have reviewed the application which you consulted us with on the 01 Jun 2023.

As a statutory consultee the LLFA should only be consulted on major developments with regards to surface water drainage.

Having considered the scale of this application the LLFA believes it is not required to respond to this application, as such, we will not be making any bespoke comments.

However as a general guide the following points are recommended for all developments:

1. The development should not increase flood risk to existing properties or put the development at risk of flooding.
2. Any discharge of surface water from the site should look at infiltration – watercourse – sewer as the priority order for discharge location.
3. SUDS should be considered where feasible and consideration given to ownership and maintenance of any SUDS proposals for the lifetime of the development.
4. Any development that proposes to alter an ordinary watercourse in a manner that will have a detrimental effect on the flow of water (eg culverting / pipe crossing) must be discussed with the Flood Risk Management Team at Nottinghamshire County Council.

If you believe that this response has been sent in error and the application should be considered as a major application, please contact us.

Yours sincerely

[REDACTED]

[REDACTED]

Principal Flood Risk Management Officer
Nottinghamshire County Council

Please ensure any consultations are sent to flood.team@nottscc.gov.uk



Mulberry Land
DC420 DIRFT
Crick Road
Rugby
Warwickshire
CV23 8YH

www.mulberryland.co.uk

Cossall Neighbourhood Plan Consultation,
Planning Policy Team,
Broxtowe Borough Council,
Council Offices,
Foster Avenue,
Beeston,
Nottingham,
NG9 1AB

14/07/2023

Dear Sir / Madam,

Re. Cossall Neighbourhood Plan – Pre-examination (Regulation 16) consultation

With regard to the above consultation, I am writing on behalf of Mulberry Land, who wish to make representations to the Neighbourhood Plan consultation.

Mulberry is a privately owned, multi-disciplinary developer within both the commercial and residential sectors. Through our in-house experience, we work closely with planning authorities to deliver proposals that directly address relevant economic, social and environmental objectives, embracing local and national policies. Together, working in partnership with landowners, planners, public authorities and local communities, we create places of lasting appeal that maximise the true value of sites and have a positive impact on the surrounding area.

Mulberry Land are specifically promoting land to the east and west of Shilo Way (A6096) at Awsworth, Broxtowe. Both land parcels total an area of 11.3ha, and are located in the far north western corner of the Cossall Parish Neighbourhood Plan Area, as shown on Map 1 of the NP. The site includes parcels of land on either side of the road and is currently in use as agricultural land with existing agricultural accesses on either side of Shilo Way. The surrounding context for the site comprises the railway line to the west, canal to the east, farmland to the north, Cossall Industrial Estate to the south and Ilkeston to the south west. Ilkeston train station is within a 500m walking distance of the existing site entrances. We have submitted representations in support of employment / mixed use development at this location as part of the Greater Nottingham Councils Call for potential Strategic Distribution Sites in September 2022.

The site is currently included within the Green Belt, but the majority of the land remains in flood zone 1. Both land parcels fall within a single ownership and there are no other known

constraints for the land to come forward for development at this point. The site is considered to be extremely well located in terms of connectivity for strategic logistical purposes, sitting alongside the railway line and being adjacent to Ilkeston railway station. The site is well connected to the settlement of Ilkeston in terms of workforce, with sustainable bus, cycle and pedestrian linkages into the town, connecting also with the smaller settlement of Aysworth to the north east. Cossall Industrial Estate employment area is located directly to the south of the site, plus the existing employment area to the south west of the railway line, means that a proposed employment use at this location is appropriate.

Mulberry Land welcomes the opportunity to comment on the emerging Neighbourhood Plan and looks forward to future engagement with the Parish Council in discussing the land for future employment opportunities. We are supportive of paragraph 24 of the NP which identifies that the Cossall Industrial Estate benefits from its location near to the Ilkeston Railway Station and the road network that takes you directly to Ilkeston of the A610 for access to the wider urban area. It is also welcomed that the contribution this site makes to the economic vitality of the Parish and the Borough more widely is recognised. This is a huge strength for the area, that should be capitalised on further through the development of land at Shilo Way for additional employment purposes.

Mulberry Land supports the Community Vision which sets out that *“Employment opportunities that enable residents to work locally will be encouraged.”* This supports economic and sustainable growth of proposals which support the local workforce and provide sustainable connections into existing settlements. It is acknowledged throughout the NP that all of the open countryside in Cossall Parish is designated Green Belt. Under Policy 1 Sustainable Development, we recommend that referral to Very Special Circumstances is made under point 1. The danger is that new development essential to provide employment and/or residential opportunities, both of which are in demand, is prevented from coming forward unless it is considered ‘appropriate in the Green Belt’.

We disagree with the designation of Significant Green Gap no. 3, identified as 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”*. This site is very sustainably located for an opportunity to create extensions to the existing employment area, utilising the highway and rail connections which are unique and important for this area.

This Green Gap is within an urbanised area due to the adjacent employment area, and sits some distance from the settlement of Cossall, therefore it serves no function of providing a visual break between settlements, protecting the rural character within Cossall Parish, nor taking account of the need to accommodate the development requirements of the Local Plan – as set out in the defined criteria a-c under paragraph 70. We therefore have to question its function. It is questionable why there needs to be a green lung between the industrial area and key transport connections which by their very nature, support such important economic activity. Good connectivity is of paramount importance in this respect.

We agree that for the NP to be adopted, it needs to be supportive of development that contributes towards sustainability criteria. Section 6 of the NPPF states that planning policies: *“should help create the conditions in which businesses can invest, expand and adapt with significant weight placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”* (paragraph 81). The NP should be mindful that, when formulating policies, this is consistent with the framework objectives, retaining enough flexibility to accommodate needs not anticipated in the plan, allowing for rapid responses to changes in economic circumstances, as set out under paragraph 82 of the NPPF. The failure to allow for the growth of employment opportunities will restrict further growth, which needs to be addressed and allowed for under the NP.


Positively planning for suitable sites is essential given the known shortfall in planned provision across the region. We are therefore supportive of flexible policies to enable further appropriate sites to come forward to satisfy this need. Restrictive policies should not prejudice windfall sites coming forward given the need for employment land. Doing so could significantly stifle the economic potential within the sub-region.

We would welcome the opportunity to work closely with the Parish Council to ensure that the sensitive character of the Parish is continually respected, and to demonstrate that any potentially harmful impacts, such as increased traffic, will be mitigated and directed towards the strategic highway network, thus avoiding impacts on the settlement.

The required need for larger scale employment opportunities can rarely be accommodated within settlement boundaries, due to the size of sites and their requirement to be located alongside the strategic highway network. Access to transport routes is essential for their successful operational demands.

Mulberry Land commend Cossall Parish Council / Neighbourhood Plan Group on the production of the draft plan. However, it is felt that revisions should be made to enable the economic benefits of employment land growth in the area to realise its full potential. Employment growth for future generations is crucial, to ensure that communities remain vibrant and sustainable. We would encourage the NP to take advantage of this opportunity, and of course, Mulberry Land would welcome any future discussions in more detail.

Yours sincerely,


Strategic Land and Planning Manager
Mulberry Land

Enc: Site location plan – land at Shilo Way, Awsworth

