

## **BROXTOWE BOROUGH COUNCIL - COMMUNITY GOVERNANCE REVIEW OF PARISH COUNCILS & BOUNDARIES 2021**

### **BACKGROUND**

These comments are made on behalf of Awsworth Parish Council (APC), further to correspondence from Sue Rodden (Head of Administrative Services) at Broxtowe and the subsequent online briefing session about the Community Governance Review in June 2021, at which **Broxtowe confirmed they would be writing to all those properties that would be affected by the proposals to add areas to or remove areas from parishes**. The online session was attended by Cllrs Graham Spencer, Andy Hogg, Michael Smith and the Clerk Hayley Holt representing Awsworth Parish Council.

The Clerk circulated an updated map which, following our query, now includes all properties in Cossall that would be affected by the proposals, said to total some 118 properties (in the area of Newtons Lane / part of The Glebe / Awsworth Lane) which accords with the 118 figure used in our Neighbourhood Plan.

We understand the review changes should be in place for the Local Elections in May 2023. **APC are being asked to respond to the proposals that would affect Awsworth Parish, including any alternatives or objections we wish to offer**. Broxtowe confirmed that the outcome of the review will not change any postal addresses.

**This is a very important opportunity for APC to say what they think the administrative area of Awsworth Parish should comprise in the future. The consultation period ends on 30<sup>th</sup> September**. APC agreed their response at their 7<sup>th</sup> September meeting. We understand Broxtowe will consider responses and firm up proposals at their 29<sup>th</sup> November meeting and there will then be a formal round of consultation.

### **PROPOSALS**

**APC consider that the relevant part of the review affecting Awsworth is consideration as to whether any parishes should be altered, specifically in relation to the potential for changes to the Awsworth Parish boundary.**

Broxtowe's formal letter explains that they intend **the review and any changes should reflect the identities and interests of different communities and be effective and convenient**. In identifying potential changes which could be made to parish boundaries they have considered **4 important factors**:

**1. Access; 2. Isolation and fit; 3. Community Cohesion; 4. Sustainable Boundaries.**

**The proposals would see 3 areas currently in Cossall, Greasley and Kimberley added to Awsworth Parish** thereby stated as adding 124 properties (and 230 electors). **It is also proposed to remove an area from Awsworth Parish which would be added to Cossall** thereby removing 2 properties and 6 electors. Therefore, there would be a net addition of 122 properties (and 224 electors). Broxtowe's figures state that the total number of properties would increase to 1,147 (and 1,916 electors). Using 1,147 less 122 would give 1,025 total properties. Note that figures used for the Awsworth Neighbourhood Plan were 1,016 dwellings which would suggest an additional 122 properties giving a total of 1,138. Note that the ANP figures may need to include the residential conversion of the Methodist Church on The Lane. The number of electors eligible to vote at the recent Referendum was 1,684 such that adding 224 would suggest a total of 1,908 (not 1,916). Broxtowe will wish to check these figures.

### **LOCAL CONTEXT**

It is worth us pointing out to Broxtowe that **Awsworth is a small parish (c150 hectares) especially relative to its population (c2,250)**. The central third of the parish area is covered by the built area of Awsworth village. In this regard the **proposals to increase the areal extent of the parish are to be welcomed**. A rough estimation suggests that the areas to be added to Awsworth would extend to about 164 hectares, comprising about 112 hectares from Greasley, about 42

hectares from Kimberley and about 10 hectares from Cossall. Together with the proposal to remove about 8.6 hectares north of Westby Lane this would have the **net effect of effectively doubling the size of Awsworth Parish.**

For planning purposes 'Awsworth Key Settlement' includes built areas of Kimberley to the north and northeast (primarily employment uses located east of A6096) and Cossall to the south (mainly housing along Newtons Lane / part of The Glebe / Awsworth Lane). This complicates matters when it comes to allocating new development, especially housing numbers and allocations, where new development proposed on land outside Awsworth significantly impacts on the village and parish but where the Awsworth community have no real say. The proposals to add these adjacent areas will help facilitate proper planning in our parish and improve local accountability in relation to the Awsworth Key Settlement.

Some 80% of the main allocation site 'West of Awsworth (inside the Bypass)' for c250 new homes is in Awsworth Parish with the remaining 20% in Cossall Parish. The proposed boundary changes here would beneficially ensure that all this major development lies in a single parish administrative area. From an administrative viewpoint this will make it easier to deal with future planning applications and subsequent development and monitoring.

### **AWSWORTH NEIGHBOURHOOD PLAN**

It is important to stress that the **review proposals also accord with Aim APB1 'Awsworth Parish Boundaries' contained in Appendix 1 – Parish Projects of the Awsworth Neighbourhood Plan** which was successful at Referendum on 10<sup>th</sup> June 2021 and formally 'made' by Broxtowe on 21<sup>st</sup> July 2021.

Aim APB1 states '*The 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 Greasley, Kimberley and Cossall.*' The Details in support of which are set out as follows:

*'One issue that has emerged via our Neighbourhood Plan process concerns Awsworth's Parish boundaries and how they relate to our neighbouring parishes.*

*In relation to parish boundaries we consider there to be historical and practical anomalies. We are concerned that the A610 now forms the logical boundary on the ground between Awsworth to the south and Greasley and Kimberley to the north. The Awsworth Key Settlement, which has been defined for planning purposes, includes built areas of both Cossall and Kimberley that physically adjoin Awsworth village but fall into adjacent parishes.*

*Our Community Questionnaire asked 'Would you be in favour of Awsworth Parish boundaries being formally re-drawn to include adjoining areas currently part of other neighbouring local council areas?' In response to which, 50% said 'yes' and 32% said 'no'.*

*We believe it demonstrates support for reviewing boundaries but also the confusion there is amongst local people as to exactly where boundaries run and which areas lie in which parish. This is especially seen along the A6096 Gin Close Way between Awsworth and the A610 where 3 parish boundaries meet. These boundaries arbitrarily cut across some of the employment sites and have given rise to difficulties, for example in relation to consultation about planning applications. On The Glebe the shared boundary with Cossall actually cuts through pairs of semi-detached houses.*

*We believe that a strong case exists for examining boundary arrangements at the local parish level in relation to Awsworth. We would wish to work constructively with our neighbouring authorities, initially through the Neighbourhood Plan process. The matter of considering and making administrative boundary changes is governed by formal procedures. We understand from Broxtowe Borough Council that while there is no prospect of boundary changes in the short-term a wider review will commence in the next few years (by 2021) which would provide an appropriate opportunity'.*

It should be noted that the Community Questionnaire was also sent to all households in the adjoining areas of Cossall Parish which will undoubtedly have increased the 'no' response to the question about including adjoining areas.

## **PROPOSALS TO ADD / REMOVE AREAS OF LAND TO / FROM AWSWORTH PARISH**

### **Land currently in Greasley Parish proposed to be removed and added to Awsworth Parish**

**The proposal to remove a sizeable area of land from Greasley (about 112 hectares to the north and west all south of the A610) and add it to Awsworth** fully accords with the Awsworth Neighbourhood Plan Aim APB1. This represents a logical change to recognise the significant impact of the A610 in isolating this part of Greasley from that major part of this extensive parish further north and west. The A610 forms a major physical west – east barrier, reinforced by the fact of the road running on a tree-covered embankment in this locality. Adopting the A610 as the boundary between Greasley and Awsworth better recognises the situation on the ground and uses a more sustainable and defensible long-term boundary. It would also help foster better community cohesion and identity both for residents of Awsworth and businesses along Gin Close Way. In terms of access it also better acknowledges the A6096 as the 'northern gateway' approach to Awsworth Parish and village from the A610, including all the employment uses along Gin Close Way. In addition, it would also helpfully add the vehicular access road from the A610 which provides sole access to the extensive site of the former Bennerley Coal Disposal Point located wholly in Awsworth Parish. Currently, this northern part of the access road lies in Greasley.

The proposed change would rationalise and help simplify the planning situation along A6096 Gin Close Way, where 3 parish boundaries meet and employment sites fall into adjoining parish administrative areas (Greasley, Kimberley and Awsworth). This would assist Broxtowe Borough Council and Awsworth Parish Council to carry out their respective responsibilities and help avoid some of the difficulties and confusion that the existing boundaries cause. The proposal to add the adjacent part of Greasley will help facilitate proper planning in our parish and improve local accountability.

One consideration of note is that this change involves 0 Properties and 0 Electors.

### **Land currently in Kimberley Parish proposed to be removed and added to Awsworth Parish**

**The proposal to remove a sizeable area of land from Kimberley (about 42 hectares to the north and east all south of the A610) and add it to Awsworth** accords fully accords with the Awsworth Neighbourhood Plan Aim APB1. This represents a logical change to recognise the significant impact of the A610 in isolating this part of Kimberley from that major part of this extensive parish further north and east. The A610 forms a major physical barrier, reinforced by the fact of the road running on a tree-covered embankment in this locality. Adopting the A610 as the boundary between Kimberley and Awsworth better recognises the situation on the ground and uses a more sustainable and defensible long-term boundary.

It also fosters better community cohesion and identity both for residents and businesses. The proposed change would rationalise and help simplify the planning situation along A6096 Gin Close Way, where 3 parish boundaries meet and employment sites fall into adjoining parish administrative areas (Kimberley, Greasley and Awsworth). This would assist Broxtowe Borough Council and Awsworth Parish Council to carry out their respective responsibilities and help avoid some of the difficulties and confusion that the existing boundaries cause. The proposal to add the adjacent part of Kimberley will help facilitate proper planning in our parish and improve local accountability.

In terms of access it also better acknowledges the A6096 as the 'northern gateway' approach to Awsworth Parish and village from the A610, including all the employment uses along Gin Close Way (some of which are currently located in Kimberley), as well as employment and residential properties accessed solely through Awsworth village via (Lower) Main

Street / Awsworth Lane (those properties in the area around the Gate Inn and further east along Awsworth Lane all of which are currently located in Kimberley).

Broxtowe originally suggested that this would add 4 Properties and 10 Electors. It is assumed this is based on adding May Cottage, Gate Inn, Hogs Head Hotel and Crab Croft Farm. However, this was amended to 6 properties, which would appear to include the recently converted outbuildings at the rear of Crab Croft Farm, now called Crab Croft Barn. It is not clear whether the bungalow and mobile home located at Hogs Head site are being separately included. We would therefore request that Broxtowe check the number of affected properties and electors in this area.

#### **Land currently in Cossall Parish proposed to be removed and added to Awsworth Parish**

**The proposal to remove an area of land from Cossall (about 9.6 hectares to the south of the Awsworth built area, to include some 118 residential properties situated along both sides of Newtons Lane / residential properties in the southern part of The Glebe accessed from Newtons Lane / residential properties located along the west side of Awsworth Lane from its junction with Newtons Lane) and add it to Awsworth fully accords with the Awsworth Neighbourhood Plan Aim APB1.**

This represents a logical change to recognise the de facto situation on the ground where these adjacent residential areas are physically more closely associated with Awsworth village than with other built areas of Cossall Parish. Certainly, these properties / residents have ready access to and will most probably make use of all the facilities and services Awsworth has to offer, including those funded via the Awsworth Parish Precept, especially the Recreation Grounds at The Lane and Shilo as well as Awsworth Village Hall. However, they do not currently make any financial contribution towards this locally funded community provision.

In terms of main vehicular access, adding those properties accessed from Newtons Lane and west of Awsworth Lane and effectively using these roads as the boundary between Cossall and Awsworth better recognises the situation on the ground and uses a more sustainable and defensible long-term boundary. It should also help foster better community cohesion and identity for residents in these areas and for Awsworth more widely. The current situation on The Glebe involves the shared parish boundary between Awsworth and Cossall passing through 4 pairs of semi-detached houses, such that the buildings are split between parishes. This is unhelpful and confusing for residents and councils alike. In addition, the properties in this area are physically isolated from the main built area of Cossall village.

The proposals to add this part of Cossall will help facilitate proper planning in our parish and improve local accountability.

#### **Land currently in Cossall Parish which could be proposed to be removed and added to Awsworth Parish**

**One other area which might reasonably be considered for removal from Cossall Parish and added to Awsworth Parish concerns an area of about 2 hectares west of the A6096 Shilo Way as far as the County Boundary marked by the River Erewash.** Most of this area is occupied by Bridge Farm west of the old Nottingham Canal so would involve 1 property. This property is isolated from the main built area of Cossall and Awsworth village. While it is appreciated that Bridge Farm is accessed from Newtons Lane, as are some other properties located to the opposite south side of the road, adding this small area to Awsworth would be a logical extension of what is being proposed east of Shilo Way north of Newtons Lane. The existing boundary between Awsworth and Cossall in this location has no real significance on the ground and Newtons Lane would provide a more sustainable and defensible long-term boundary. It would also mean that Bridge Farm and its greater landholding to the north would more logically and conveniently all be in Awsworth Parish. APC delivered a leaflet to the property which explained the current proposals affecting land further east along Newtons Lane. The owner mistakenly thought that the current proposals affected their property and responded making clear their opposition to being removed from Cossall Parish.

**Another area which might reasonably be considered for removal from Cossall Parish and added to Awsworth Parish concerns the small area of about 0.34 hectares located east of Awsworth Lane and south of Westby Lane.** This rectangular plot is occupied by the long-established Gardeners Inn Public House and 3 houses which are currently under construction on the southern part of the site. A strong case can be made on grounds of community cohesion and in terms of isolation that this area and the 4 properties have a much closer association with Awsworth to the immediate north rather than the other built areas of Cossall. The case for doing so is reinforced by the current proposal to remove other nearby properties located to the opposite west side of Awsworth Lane from Cossall and add them to Awsworth. APC delivered a leaflet to the Gardeners Inn which explained the current proposals affecting land to the west of Awsworth Lane but received no response to the invitation to comment.

The proposals to add these adjacent areas of Cossall will help facilitate proper planning in our parish and improve local accountability. We understand that property owners will require to be formally consulted on alternative proposals.

#### **Land currently in Awsworth Parish proposed to be removed and added to Cossall Parish**

**A sizeable area of land of about 8.6 hectares to the north of Westby Lane is proposed to be removed from Awsworth and added to Cossall.** This involves land immediately north of Westby Lane comprising properties at Nos 1 and 3 Westby Lane. No1 Westby Lane is a bungalow on a relatively small plot. Adjacent to the east No3 Westby Lane is a bungalow with an extensive curtilage including grass fields to the north and east. These 2 properties have 6 electors. Further to the east is the area occupied by Oak Tree Farm, a small holding comprising a collection of agricultural buildings and 2 grass fields. This property is not a residence.

The only reason for proposing to remove this area from Awsworth and add it to Cossall appears to be on access grounds. Babbington village, which is proposed to be removed from Kimberley and added to Cossall, is accessed by vehicular traffic via Westby Lane from the crossroads at Four Lanes End, which marks the southern entrance to Awsworth village. The 3 plots along the north side of Westby Lane proposed to be removed from Awsworth are also accessed via Westby Lane. However, as regards community cohesion, these properties are very much more closely associated with Awsworth and not Babbington, which is located a considerable distance further east (more than 1 kilometre). Moreover, the 2 residential properties in Awsworth will already use Awsworth's facilities and services.

In terms of ensuring sustainable boundaries, the proposal does not use particularly defensible boundaries. Rather, it relies on ownership curtilages defined by field hedgerows. Those proposed to the north are low, largely treeless hedgerows currently all within Awsworth Parish. The proposed eastern boundary would follow the more strongly defined feature of the existing tree-lined watercourse, which is part of the historic eastern boundary of Awsworth Parish until it meets Westby Lane. It is considered that Westby Lane should continue to form the southern limit of Awsworth Parish in this locality, being a more sustainable and defensible long-term boundary. Similarly, the existing eastern boundary of Awsworth Parish should continue to be defined by the historic tree-lined watercourse as representing a considerably more sustainable long-term boundary. Beyond which lies land associated with Babbington which is currently in Kimberley Parish but proposed to be added to Cossall Parish (discussed separately below).

An important additional consideration is in relation to the Awsworth Neighbourhood Plan, especially Policy GI 2 'Local Landscape Character Areas', which covers the open countryside east of the main built area. Removing the area north of Westby Lane would have the effect of unhelpfully undermining the intention and application of policy for this wider area. It would unnecessarily complicate the situation from a planning perspective, both at Borough and Parish level.

Having had careful reference to the need to satisfy the review's 4 key considerations, particularly taken together with the potentially damaging implications for the Awsworth Neighbourhood Plan, it is suggested that it would be far more

logical and preferable not to remove this area north of Westby Lane from Awsworth Parish, which is already well defined by a road and watercourse to the south and east respectively.

The proposal to remove this part of Awsworth will not help facilitate proper planning in our parish or improve local accountability or community cohesion. APC delivered a leaflet to the 3 properties involved which explained the current proposals affecting their land north of Westby Lane and inviting comment. We also made clear via the Babbington residents' meeting that we would very much welcome views from residents and landowners currently in Awsworth who would be affected by the proposal for them to be added to Cossall. APC are aware that the owners of No 1 Westby Lane have expressed their clear preference to remain in Awsworth Parish.

#### **Land currently in Kimberley Parish proposed to be removed and added to Cossall Parish**

**Note – The following information is taken from a note provided in response to a very recent request from Babbington for the Chair of Awsworth Parish Council to speak at their 5<sup>th</sup> September meeting. The note was offered as an informal (without prejudice) viewpoint from the Chair and Vice-Chair as neither were able to attend in person. It should be noted that some of the following text repeats what is set out above.**

#### **Meeting of Babbington Residents to discuss Broxtowe Community Governance Review 5<sup>th</sup> September 2021**

The Chair of Awsworth Parish Council is grateful to xxxxxx for an invitation to speak to Babbington residents today. Unfortunately, neither the Chair (xxxxxx) nor Vice-Chair (xxxxxx) can attend. However, we have provided this note for xxxxxx to share with you in our absence. First, we have covered the **proposal to remove an area from Awsworth and add it to Cossall**. We then say a few words about the **land at Babbington that is proposed to be removed from Kimberley and added to Cossall**. We hope these few comments help your discussions.

#### **Land proposed to be removed from Awsworth Parish and added to Cossall Parish**

An area of some **8.6 hectares currently in Awsworth Parish north of Westby Lane is proposed to be added to Cossall Parish**. The 3 plots along the north side of Westby Lane proposed to be removed from Awsworth are also accessed via Westby Lane (Nos 1 and 3 together with Oak Tree Farm). It is likely to be suggested that Awsworth Parish Council object to this area being removed from Awsworth Parish for several reasons.

The only reason for proposing that areas in Awsworth and Babbington should be considered together seems to rely on the fact that both are accessed by Westby Lane from Four Lanes End crossroads. However, as regards community cohesion, these properties currently in Awsworth are very much more closely associated with Awsworth than Babbington, which is located a considerable distance further east (more than 1 kilometre). Moreover, the 2 residential properties in Awsworth will almost certainly already make use of Awsworth's facilities.

In terms of ensuring sustainable boundaries, the proposal to remove land from Awsworth Parish does not use particularly defensible boundaries. Rather, it relies on ownership curtilages defined by field hedgerows. Those proposed to the north are low, largely treeless hedgerows currently all within Awsworth Parish. The proposed eastern boundary would follow the more strongly defined feature of the existing tree-lined watercourse, which is part of the historic eastern boundary of Awsworth Parish until it meets Westby Lane.

Westby Lane currently forms the logical boundary between Awsworth to the north and Cossall to the south in this area. It is considered that Westby Lane should continue to form the southern limit of Awsworth Parish in this locality, being a more sustainable long-term boundary. Similarly, the existing eastern boundary of Awsworth Parish should continue to be defined by the historic tree-lined watercourse as representing a considerably more sustainable long-term boundary.

Beyond which lies land associated with Babbington which is currently in Kimberley Parish but proposed to be added to Cossall Parish.

An important additional consideration is in relation to the Awsworth Neighbourhood Plan, especially Policy GI 2 'Local Landscape Character Areas', which covers the open countryside east of the main built area. Removing the area north of Westby Lane would have the effect of unhelpfully undermining the intention and application of policy for this wider area. It would unnecessarily complicate the situation from a planning perspective, both at Borough and Parish level.

Having had careful reference to the need to satisfy the review's (4) key considerations, particularly taken together with the potentially damaging implications for the Awsworth Neighbourhood Plan, it is suggested that it would be far more logical and preferable not to remove this area north of Westby Lane from Awsworth Parish.

The proposal to remove this part of Awsworth will not help facilitate proper planning in our parish or improve local accountability.

We would very much welcome views from residents and landowners currently in Awsworth who would be affected by the proposal for them to be added to Cossall.

#### **Land at Babbington proposed to be removed from Kimberley Parish and added to Cossall Parish**

**An extensive area of land including Babbington Village, Babbington Hall and the surrounding area, all located adjacent and to the east of Awsworth Parish, is proposed to be removed from Kimberley Parish and added to Cossall Parish.**

As regards the **proposal for Babbington to be removed from Kimberley and added to Cossall**. It is a matter for Babbington residents to express their views about Broxtowe's suggestion to join with Cossall and any preferences for possible alternatives. We understand that residents will wish to consider whether to support joining Cossall, remain in Kimberley or form their own unparished area. The proposals for Babbington do not directly impact on Awsworth and have not been raised with us by Broxtowe as part of the consultation. However, the issue has been raised with us by Babbington residents and has been linked to the proposal to remove a part of Awsworth north of Westby Lane.

As regards whether Babbington residents might wish to join Awsworth Parish we can only offer an informal (without prejudice) viewpoint pending Awsworth Parish Council's next meeting on 7<sup>th</sup> September. The informal view of the Chair and Vice-Chair is that Awsworth Parish Council would almost certainly look to be supportive should this be the majority view of the Babbington community. Once Awsworth Parish Council has agreed their formal response to Broxtowe's review proposals we would hope to be able to publicise our intended response before the 30<sup>th</sup> September consultation deadline. Hopefully, this will help inform the choices that residents (those outside Awsworth including those in Babbington) might wish to see for their own area in terms of local boundaries for the future.

Clearly, any boundary solution should be logical, in terms of geography and movement (particularly modern-day traffic), which is where Awsworth will most likely contend that Westby Lane already forms a logical, sustainable and enduring long-term boundary, certainly for those 3 properties currently in Awsworth that are proposed to be added to Cossall. Also, that the eastern historic, tree-lined boundary along the watercourse to the east of Oak Tree Farm already forms a sustainable boundary between Awsworth Parish and land around Babbington to the east.

Babbington has important historical links with both Awsworth and Cossall as well as numerous, well-used footpath and bridleway connections. However, in terms of everyday movements, vehicular traffic must make use of Westby / Babbington Lane. In this respect Babbington is more closely, physically linked to Awsworth and its community than to Cossall. Although Babbington is somewhat removed from Awsworth village (more than 1 kilometre) it is half as far again from Cossall village whether by road or on foot.

In addition to which, Babbington residents are much more likely to make use of Awsworth's various facilities, be it local shops, the pub (the Crown Inn being the only pub in Awsworth), Village Hall, Youth building or recreation grounds. Babbington residents would of course be required to contribute financially to the precept but could also expect to have monies spent within their area and have a say about what it is spent on. Also, Babbington residents would be able and welcome to join the Council to better ensure that Babbington's voice is heard.

We are not able to know whether Babbington residents feel more affinity with Cossall or Awsworth, which is why, following your recent meeting, we produced the leaflet inviting your views to help inform Awsworth Parish Council's consideration before we respond to Broxtowe. Although we asked for comments by 1<sup>st</sup> September, the invitation to give us your comments is still open. So, please let us know your thoughts, whether good, indifferent or bad.

Thank You for this opportunity and we wish you well with your chosen future.

***Chair Awsworth Parish Council / Vice-Chair Awsworth Parish Council***

***END***

APC received feedback from the Babbington spokesperson confirming that those who attended the meeting had agreed their preference was to remain in Kimberley Parish and not to go it alone or join Cossall or Awsworth.

APC respect the view expressed by the Babbington residents' meeting. APC contend that this view significantly weakens the case for removing that area located north of Westby Lane currently in Awsworth Parish and proposed to be added to Cossall Parish. The inclusion of this part of Awsworth seems to have been based solely on the main vehicular access to this area and Babbington village both being via Westby Lane. It also relied heavily on treating these two areas the same. However, were Babbington village to remain in Kimberley Parish the main reasoning for removing this area from Awsworth falls.

In addition, APC are aware that the owners of No 1 Westby Lane have expressed their clear preference to remain in Awsworth Parish.

## **OVERALL CONCLUSION**

Awsworth Parish Council have considered Broxtowe's proposals for changes to parish boundaries affecting Awsworth Parish against the 4 important factors set out in the consultation letter:

- APC consider that there are convincing reasons why the **proposals (shown 'green' on the accompanying map) to remove areas from Cossall, Greasley and Kimberley parishes and add these areas to Awsworth should be supported**. It is contended that all 4 factors are fully satisfied in respect of all three areas.
- APC consider that there are convincing reasons why the **area (shown 'brown' on the accompanying map) proposed to be removed from Awsworth and added to Cossall should remain in Awsworth Parish**. Further, the case for removing this area from Awsworth and adding it to Cossall has not been sufficiently made and is significantly weakened if Babbington village and surrounding area remain in Kimberley Parish. It is contended that all 4 factors are substantively satisfied in respect of this area not being removed from Awsworth.
- As regards any alternatives, APC consider that there is a **reasonable case for considering whether two small additional areas of land should be removed from Cossall and added to Awsworth**. Namely, the sites of **Bridge Farm** (north of Newtons Lane west of Shilo Way) and the **Gardeners Inn** (east of Awsworth Lane south of Westby Lane). It is contended that all 4 factors are substantively satisfied in respect of both areas.