

Responses to Proposed Changes Relating to Awsworth

Obect ID 18 - From Kimberley Parish to Awsworth Parish: Awsworth Lane (Awsworth)

Objections

The most important factor during any review would be to ENSURE that any changes in council or parish to our property would not increase the council tax demands made on our property. I am the main household earner and my employment has been cut to 50% pay since the pandemic with no end in sight and with inflation slowly on the rise, we personally could not afford a further and unjustifiable increase in council tax.

This would be unacceptable and put a potentially detrimental effect on our ability to be able to avoid bankruptcy. Therefore, if that would be the case we would rather remain in our current parish. Other than the tax implications above, from an electoral /community cohesion aspect I don't think it would change our views or roles within our local community, whether we are considered under a "Kimberley" or "Awsworth" parish council. Our current margins are that tight unfortunately, like many other employed but pay reduced citizens, who have not had governmental financial help, be it furlough or tax incentives.

I hope you take my concerns above seriously and ensure that any changes that are agreed, do not cause further monetary concerns for households like mine, that are already in difficult circumstances since the pandemic.

Obect ID 6 - From Cossall Parish to Awsworth Parish: Newtons Lane/The Glebe

Objections

Why do you wish to change it? Is it because you wish to build houses at the bottom of Newtons Lane and open it up for traffic, which would return it to the chaos of several years ago, or some other ulterior motive? I've lived here for 59 years and seen many changes, but none as stupid as this. A boundary down the centre of Awsworth Lane? Whose silly idea is this? Please leave well alone.

Whilst I can understand the proposed change of moving the whole of the Glebe into one Parish and becoming part of Awsworth, which geographically makes sense. I do not agree or understand the logic of moving some of the houses on one side and part of Awsworth Lane into a different parish.

As a proud Cossall parish resident, I feel very strongly about the importance of expressing my objections to the proposed changes which include the addition of some of the houses on Awsworth Lane, into the parish of Awsworth, for the following reasons:

1. It does not make any sense that our home, * Awsworth Lane, and all the houses on one side of the main road will be in a different parish from houses opposite and across the other side of the main road. This will not only make locating the village sign difficult and doesn't make sense but will also result in a parish spilt, with houses on one side of the road being in one parish than the other side, a arson given for moving the Glebe. Whilst you may sort out one issue, you will I turn create another issue.

Objections

2. House prices will be impacted and my husband and I feel that a change in boundary, which will include our home, would impact us financially when we come to sell our home . Currently the average house price in Awsworth is £165,000 (approximately) in comparison to £328,347 in Cossall. Will any subsequent reduction in house prices for those changing from Cossall to Awsworth result in compensation from Broxtowe Borough Council? If not, then this will be a matter we will need to seek legal advice on.
3. By moving the boundary, you will remove our sense of belonging and community cohesion within the Cossall community, which we have been a part of for 19 years. I believe this decision impacts on our individual right to remain part of a community that we chose to move into. We believe it is our right to live in the same parish we chose to move to, without the threat of the council moving us into another parish, which we did not choose to live in.

I believe that the feeling and opinion of local inhabitants should be one of your primary considerations and not, that it makes sense to change the boundary, because 250 new houses, with new residents, are being built.

I am unclear about why some of the houses on Awsworth Lane have been included in this proposal, as logically it does not make sense. Your own wording states that a sustainable boundary should follow a road or river which is not going to change. Therefore it would make sense that the centre of Newton's Lane and Westby Lane should be used for the boundary and not include the houses on Awsworth Lane. This is a divisive and confusing decision for those of us who live on the same road.

I think it is important that you take into consideration the historic boundary line, when the land was first divided and consider the principles behind it and if your proposal meets them.

Do not underestimate the community pride that people, on Awsworth Lane, have as being part of Cossall. I am not in support of this proposal. I strongly oppose it and do not want the boundary moved so that we become part of Awsworth parish and therefore lose our local identity as a Cossall resident.

I live at * Awsworth lane Cossall and have done for 23yrs and am incensed at the proposed changes ,how can it be fair to keep Awsworth lane in the parish of Cossall apart from the few pesky houses at the top of the lane (kick them into Awsworth, they dont matter) thus becoming Awsworth Lane , Awsworth ??? which makes absolutely no sense whatsoever .

I am a proud resident of Cossall .Looking at the map the boundary could have cut neatly across the top of the lane ,it almost feels like we have been singled out for some strange reason, its a clear indent .To be Clear we are totally AGAINST this proposal

I refer to the letter from Broxtowe council dated June 2021 and the four factors listed that are being considered.

1. The main access from my house goes directly onto Awsworth Lane – Cossall Parish
2. The property is not isolated
3. Community cohesion – It is not a property adjoining another parish clearly defined and not ambiguous. If the proposal continues it will not be clearly defined
4. The present boundary between Cossall Parish and Awsworth Parish on Awsworth Lane are and very ambiguous.

Objections

In addition, I object to the proposal for the boundary change and advise why I do not think the proposal relating to Awsworth Lane moves from Cossall Parish to Awsworth.

- I purchased my house some 40 years ago and paid a premium as I wanted to reside in Cossall Parish
- I cannot see why Awsworth Lane has been grouped with the new houses on the Glebe issue.
- The proposed boundary change dog legs from Newtons Lane meaning if the proposal proceeds that the boundary runs to the rear of my premises and to the center of the road at the front. This is not a clearly defined and Maintainable boundary.
- Awsworth Lane proposal change for 19 houses to move should be removed from the proposal as it is not practical, ethical, and the boundary line will be more confusing to all. (Clearly it is currently identified on the main road). Awsworth Lane is a MAIN ROAD.
- The Polling station for Cossall is across the road from me. (Trinity Farm)
- General Rates are more expensive in Awsworth than Cossall
- The average house price for a similar house in Awsworth is less than mine in Cossall.
- Trinity Farm Opposite my house and on the same road would remain in Cossall and the boarder would be halfway across the road. Why split the parish in the center of the road. To be honest this does not make any sense at all.
- In your governance review document, you indicate that the reason for the boundary change is that you stop the Glebe being split into two parishes. If you keep the 19 houses on Awsworth Lane in Cossall there will be a more defined boarder between both parishes (Less Confusion on boundaries) and you could still keep the Glebe under one parish.

Extract from Cossall Parish Neighborhood Survey results dated 10th July 2020 which I fully support and agree

Question: - Are you in favour of land and properties which are currently in Cossall Parish, remainig in Cossall parish

The results were:

Yes 92% No 2% No opinion 5% Box not ticked 1%

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

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

OUR OBJECTIVES

- To ensure the distinct identity of Cossall Parish is preserved by maintaining the parish boundaries.
 - Cossall Parish Council will always engage co-operatively, constructively, and respectfully with neighboring parishes and share joint initiatives for the mutual benefit of residents in all the neighboring parishes.
 - Cossall Parish Council will vigorously oppose any attempt by a neighboring parish to change the parish boundaries to acquire land and properties in Cossall Parish.
- Finally, should the proposal continue, I will, with others on Awsworth Lane take legal advice and do everything physically possible to stop this proposal from being

Objections

implemented. Plus, if does proceed I will seek compensation for the changes Broxtowe council enforce on me.

I would like to express my concerns regarding the change to our boundaries in Cossall . I have lived on Newtons lane for the past 14 years , we bought in this area because we wanted to , not to have to change our address to Awsworth , this also would take value off our property , increase our building insurance , car insurance and council tax all at extra costs to ourselves .

A property in Awsworth doesn't hold the same value at all as to one in Cossall for example £220,000 to £295, 000 for 3/4 bedroom in Cossall as opposed to £160,000 to £180.000 in Awsworth . It has been suggested that the change of boundaries is down to the fact it makes it easier for you the council to pass on building of the proposed 250 properties at the end of Newton's lane ???

Again this has raised concerns as the traffic , schools and amenities aren't built for the likes of more dwellings . It's is already chaotic . As part of the Cossall community we take part in all different events throughout the year , so with that said it would be a massive upheaval to a lot of our residents especially the older residents, ones that aren't as fortunate to reply by email ,they would have to rely on the post or someone to post their letter and given the fear of covid are scared to leave their homes !

It's a real rip in our community , one that we are very proud to be part of and upsetting for most .

I have lived on Newtons Lane, COSSALL, for 39 years and cannot see any valid reason for moving the parish boundary line. I believe The Glebe is partly in Cossall parish and partly in Awsworth parish and that access is via Newtons Lane which is currently in Cossall parish. Why can't the whole of The Glebe be moved into Cossall parish then access will be via Newtons Lane (which is currently Cossall parish) to The Glebe which will also be Cossall parish?

With regard to access to the proposed new development off Newtons Lane, one of the proposed access points is via Newtons Lane (which is currently Cossall parish) to proposed properties which will predominantly be in Awsworth parish. If access to the new development were only via the A6096 by-pass then this would alleviate the problem of access to the new development through a different parish.

The Council Tax rate for Awsworth is more than for Cossall which means more expense. Also the value of properties could drop if moved to Awsworth parish. Will the council be willing to provide compensation for this possible loss in equity?

I am writing in reference to the recent communication regarding parish boundaries, specifically the intention to move my house (* Awsworth Lane) into Awsworth Parish. On a personal note I am extremely unhappy by this proposal. I moved to Cossall five years ago, in part as I wanted to feel part of a community and felt that Cossall could provide that.

Specifically I felt that Cossall was the perfect size to provide the kind of community activities I was looking for. This proved completely correct, I've since attended quizzes, walks, BBQs and volunteered for the Cossall Open Gardens. The people of Cossall, particularly in the parish council have been warm and welcoming and offered just the community feel sought. It is therefore extremely distressing to be broken apart from that. Moreover I am the main admin of the 'We Are Cossall' Facebook and Twitter account. The irony in this is unmistakable, but I hope this also indicates my strength of feeling.

Objections

From a practical point of view, the inclusion of Awsworth Lane in the proposal makes no sense - none of the stated arguments apply in the case of Awsworth Lane. I urge you to look again at the map, and at the inclusion of part of Awsworth Lane. Perhaps you need to see this in person to truly appreciate the absurdity of the proposition. The plan splits Awsworth Lane in two, and only for one side of the road. This is in direct contradiction of your stated aims, and feels like an error must have been made.

To explain further

While I fully support the objections that will undoubtedly come from Newtons Lane and The Glebe; in the case of Awsworth Lane none of the arguments hold any water at all, and I strongly urge you to immediately remove Awsworth Lane from the plan.

- Currently Awsworth Lane is fully in Cossall. On the junction with Newtons Lane and Westby Lane, the street changes to 'The Lane', which is in Awsworth.
- Your proposal has part of Awsworth Lane (up to my house!) moving to Awsworth. Unlike the current layout, there is no physical aspect that would separate the new boundary.
- The opposite side of the road is Trinity Farm. So in your new proposal, if I walk across the road, I would move into Cossall Parish.
- This then contradicts your stated aim for sustainability. If a house was to be built either next to, in front of, or behind my house, it would be in Cossall whereas I would be in Awsworth.
- I would like to understand the basis for your claim of community cohesion. The only time I am aware that people of Cossall have been consulted on a proposed parish move was in the Cossall Neighbourhood plan, and the verdict was overwhelmingly in favour to retain the existing boundaries. The views given in the Awsworth Neighbourhood Plan are invalid as the affected people (the people of Cossall) were not consulted. I have already stated my personal views on this matter.
- Your stated aims of access and the property being isolated from other properties very clearly are not applicable here, and in fact the proposal creates access and isolation issues.

I attended a meeting between Broxtowe and Cossall Parish Council on the 16 June where these points were explained, and no counter argument given, and felt that there was an acceptance of these concerns.

I feel therefore that the inclusion of part of Awsworth Lane in these proposals is essentially an error and look forward to this being corrected at the earliest opportunity.

On a personal note I am extremely unhappy by this proposal. I moved to Cossall five years ago, in part as I wanted to feel part of a community and felt that Cossall could provide that. Specifically I felt that Cossall was the perfect size to provide the kind of community activities I was looking for.

This proved completely correct, I've since attended quizzes, walks, BBQs and volunteered for the Cossall Open Gardens. The people of Cossall, particularly in the parish council have been warm and welcoming and offered just the community feel sought. It is therefore extremely distressing to be broken apart from that. Moreover I am the main admin of the 'We Are Cossall' Facebook and Twitter account. The irony in this is unmistakable, but I hope this also indicates my strength of feeling.

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Awsorth Lane in two, and only for one side of the road. This is in direct contradiction of your stated aims, and feels like an error must have been made.

While I fully support the objections that will undoubtedly come from Newtons Lane and The Glebe; in the case of Awsorth Lane none of the arguments hold any water at all, and I strongly urge you to immediately remove Awsorth Lane from the plan.

1. I reject the proposal. House prices will be impacted. It will financially impact us when we sell our home as house prices are more expensive in Cossall than Awsorth. Moving the boundary will remove our sense of community. The parish which we chose to live in. Council tax banding will change & my bill will go up. I can't understand why the council is wasting tax pays money wasting money on changing historic boundary lines.

2. Whilst I can understand the proposed change of moving the whole of the Glebe into one Parish and becoming part of Awsorth, which geographically makes sense. I do not agree or understand the logic of moving some of the houses on one side and part of Awsorth Lane into a different parish. As a proud Cossall parish resident, I feel very strongly about the importance of expressing my objections to the proposed changes which include the addition of some of the houses on Awsorth Lane, into the parish of Awsorth, for the following reasons:

1. It does not make any sense that our home, 111 Awsorth Lane, and all the houses on one side of the main road will be in a different parish from houses opposite and across the other side of the main road. This will not only make locating the village sign difficult and doesn't make sense but will also result in a parish spilt, with houses on one side of the road being in one parish than the other side, a arson given for moving the Glebe. Whilst you may sort out one issue, you will I turn create another issue.
2. House prices will be impacted and my husband and I feel that a change in boundary, which will include our home, would impact us financially when we come to sell our home . Currently the average house price in Awsorth is £165,000 (approximately) in comparison to £328,347 in Cossall. Will any subsequent reduction in house prices for those changing from Cossall to Awsorth result in compensation from Broxtowe Borough Council? If not, then this will be a matter we will need to seek legal advice on.
3. By moving the boundary, you will remove our sense of belonging and community cohesion within the Cossall community, which we have been a part of for 19 years. I believe this decision impacts on our individual right to remain part of a community that we chose to move into. We believe it is our right to live in the same parish we chose to move to, without the threat of the council moving us into another parish, which we did not choose to live in.

I believe that the feeling and opinion of local inhabitants should be one of your primary considerations and not, that it makes sense to change the boundary, because 250 new houses, with new residents, are being built. I am unclear about why some of the houses on Awsorth Lane have been included in this proposal, as logically it does not make sense. Your own wording states that a sustainable boudary should follow a road or river which is not going to change.

Therefore it would make sense that the centre of Newton's Lane and Westby Lane should be used for the boundary and not include the houses on Awsorth Lane. This is a divisive and confusing decision for those of us who live on the same road. I think it is important

Objections

that you take into consideration the historic boundary line, when the land was first divided and consider the principles behind it and if your proposal meets them. Do not underestimate the community pride that people, on Awsworth Lane, have as being part of Cossall. I am not in support of this proposal. I strongly oppose it and do not want the boundary moved so that we become part of Awsworth parish and therefore lose our local identity as a Cossall resident.

Please consider the following comments, attitudes and facts in any future decision to change the boundaries of Cossall Parish as detailed in your proposal notified to us in June 2021 and recognise our objections to any boundary change.

1. Access

Access to Newtons Lane and The Glebe is from Awsworth Lane currently within the Parish of Cossall. For the majority of services and recreation residents turn right at the end of Newtons Lane and access services or recreation either within Cossall or through Cossall into the Ilkeston area. Our local pub, "The Gardeners Inn" (recognised as an Asset of Community Value in 2016) is in and will remain in Cossall. Our nearest grocer and greengrocer and market garden (with allotments) is situated at "Trinity Farm", which will remain in Cossall.

Our church, St Catherine's is a spiritual focus for many Cossall residents on Awsworth Lane, The Glebe and Newtons Lane. Many residents of the above addresses have enjoyed baptisms, weddings and worship here and also have family and loved ones buried in the churchyard.

The small parade of shops in Awsworth is limited and difficult to access for the residents of the above named roads and rarely used.

Nearest Recreation and Services: Canal and wooded walks, Community pub, shops and shopping centres, places of worship, cinema, bowling alley, hospital, dentist, GP surgeries and health centres, vehicle repairs, train station, football stadium, and more are either within Cossall or are the nearest accessible services reached by travelling through Cossall. Driving to the two largest and nearest cities is most easily achieved by driving through Cossall. In short residents of the 3 areas identified above for change emotionally, geographically and physically identify with Cossall as a home parish.

2. Isolation

The three streets mentioned above are within Cossall and provide enough residents not to be isolated, with enough households to maintain a separate hub within the parish.

Cossall has in the region of 245 (Source OCSI, ACRE - 2013) households. Removing the three streets mentioned in the review will reduce this amount by 118 (BBC - 2021).

Depending on the outcome of other aspects of the review this would leave Cossall with only approximately 127 households. Virtually halving the community and arguably isolating the remainder of Cossall in terms of its vitality and variety.

Indeed on eliciting views of Cossall Parish Council there is a keenness to keep and care for us within the parish. On questioning Awsworth Parish councillors there was no clear view provided whether they wanted the new areas included in their village. This in itself will provoke a sense of isolation should the proposed changes be made. Human inclination is to stay where one is wanted, which would mean remaining in Cossall.

3. Cohesion

We believe we have a sense of place with a positive feeling about living in the community of Cossall (a position more generally born out in the last Census). We believe that losing approximately half of that community will have a detrimental effect on:

Population age balance within Cossall

Significantly altering the social and economic balance in the community

Objections

Vision and custodianship of the local environment, including future planning and development considerations particularly on land between Newtons Lane, Shilo Way and Coronation Road

Viability of the future of the parish as a shrunken community

Decreasing diversity and cultural experiences within the remainder of Cossall

Accelerating the trend of young people moving away from the village (ACRE, OCSI)

4. Sustainable Boundaries

Newtons Lane forms a natural boundary to the parish of Cossall. As described earlier the community on this road face away and are disconnected to the majority of the housing in Awsworth.

The land to the south of Newtons Lane historically formed part of an area known as Common Farm which has been identified as being in Cossall dating back a century or more, with economic and industrial links, for example;- coal mining, railways, textiles, brickworks. Indeed there was a shop and pub on Newtons Lane which attracted clients from these industrial works. Historically the area connects to Cossall.

Land to the south of Newtons Lane and west of Awsworth Lane has been subject to various planning applications in the past. Should there be development considered in the future then the proposal to remove properties on Awsworth Lane and all of those on Newtons Lane from Cossall would raise the question of where the boundary should lie yet again.

5. Conclusion

With the comments above in mind, it is our belief that a boundary alteration would serve no purpose in fulfilling or enriching the community in any way and in fact would produce more negative effects. Change would therefore be meaningless and pointless. We strongly oppose the proposal.

Submitted by 2 residents.

I am writing to express my objections to the proposed boundary change to move my property from Cossall Parish to Awsworth.

I reside on Awsworth Lane therefore access to my property is via Awsworth Lane and this will largely be remaining in the Parish of Cossall. The polling station for my property is at Trinity Farm which is opposite my property and does not require me to go through another parish. However, the proposed boundary change would place my property in Awsworth and the Farm / polling station would remain in Cossall.

The proposed boundary puts the houses on one side of the top of Awsworth Lane in a different Parish from those directly opposite on the other side of the road. This does not appear to make sense in relation to community cohesion as clearly the houses opposite each other relate to each other. The change would also leave Trinity Farm, Gardeners Inn and the 3 new build properties on Awsworth Lane isolated as part of the Cossall parish whilst properties on the other side of Awsworth Lane (some of which are closer to Cossall) will be moved into Awsworth.

The change would mean that the furthest end of Awsworth Lane would be in a different Parish to the rest of Awsworth Lane. The proposed boundary line even deviates to do this (But strangely only on one side of the road). It would appear to make more sense for the boundary to cross Awsworth Lane at the point that this becomes The Lane rather than splitting one road into 2 separate parishes as per point 4 of the consultation

The change would mean that whilst unable to take part in the community activities I moved to the area for I would be forced to pay the higher level of council tax charged in the Awsworth Parish.

Objections

The change of the parish I believe will also have a negative impact on the value of my property, Moving my property into a less sought after postcode.

I chose to buy my property within Cossall as I wished to be part of the community there. I grew up in a village where we had community activities such as scarecrow trails, open gardens etc and searched out a similar community. By moving my the Parish that my house sits in I will no longer be able to take part in many of the activities that I moved to the area for. This change will effect others in the properties to be removed and will have an adverse effect on the local community cohesion as per point 3.

I am aware that when putting these proposals together you will have studied maps, papers and numbers. However, I urge you to consider the real people that this will affect. I ask you to consider your thoughts if your property was included in a similar boundary review and you personally would be impacted negatively as stated above. I urge you to reconsider removing the properties from Cossall. Particularly those on Awsworth Lane.