



Response to the examiner's queries: Cossall Neighbourhood Plan
Your Reference 02/JK/CNP

Jill Kingaby
Examiner Cossall Neighbourhood Plan

3rd September 2023

Dear Ms Kingaby

Please see below the response in italics from Cossall Parish Council to your queries.

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

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

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

Some text and a map (based on the document already submitted 'Observations on Awsworth PCs Regulation 16 comments) has been proposed and sent to Tom Genway at BBC with a request that this be circulated to Awsworth and Strelley PC for their comment. The deadline of 12th September was suggested based on your deadline, but it is acknowledged that this may take a little longer.

The amendments to say 'Plan area' rather than 'Parish boundary' have been made to the Draft Referendum Version of the Plan.



2. *Map 5b has been amended as you suggested to the Draft Referendum Version of the Plan.*
3. Map 2 of the CNP indicates that all the CNP Area, except for the Existing Employment Sites alongside Coronation Road, is located within the Green Belt. Both national planning policy and Broxtowe Local Plan provide protection for the Green Belt against urban sprawl and aim to keep the land permanently open. Criterion 1 of Policy 1 in the CNP is consistent and in general conformity with that point.

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

The Cossall Neighbourhood Plan is in conformity with BBCs Local Plan. Policy 9 of the Local Plan retains good quality employment sites. Two of these are identified in Cossall Parish; Robinettes and Cossall Industrial Estate. The Local Plan allocates additional employment sites to meet the identified need, these are outside Cossall Parish but within Broxtowe Borough.

Consultation with the community on the Cossall Neighbourhood Plan did not flag up a desire to allocate an additional employment site(or a site for mixed use) and there would not have been any community support to remove land from the green belt for it. (Please see the community concerns at Regulation 14 about any intensification of uses at Robinettes which is in the green belt). Whilst Neighbourhood Plans can seek to amend green belt boundaries to allow more development, this was not an approach supported by the parish council or the community.

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

The concept of Significant Green Gaps is not in national policy or the Local Plan. However, it is a methodology recognised in made neighbourhood plans in other districts (in Bassetlaw, which is also in Nottinghamshire, North Kesteven in Lincolnshire, Melton Mowbray In Leicestershire)¹. The identification of Significant Green Gaps enables local people to identify the areas in their parish that have higher landscape sensitivity. Whilst parts of Cossall Parish benefits from green belt designation, the green belt boundaries are decided by the Borough and have their own criteria. The Cossall Neighbourhood Plan enables the local community to identify those areas in their parish that have high landscape sensitivity and value for them. This is explained in paragraph 69 and 70.

¹ By way of example see the neighbourhood plans for Bottesford, Scopwick and Kirkby Green, Walkeringham



Map 3 identifies these places. The analysis was undertaken by the NPG based on the criteria set out in paragraphs 70 and Table 3 describes their significance.

As soon as we have agreement from Awsworth Parish Council, Strelley Parish Meeting and Broxtowe Borough Council and the additional commentary to clarify the change of parish boundaries in 2023 I will send that under separate cover.

Yours sincerely

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On behalf of Cossall Parish Council

Cc'd Tom Genway Broxtowe Borough Council