

Summary of Responses to the Former Dry Ski Slope Development/Country Park Survey

Posted to all households in Cossall on the 25th April 2021 with a request for responses to be returned by 14th May 2021.

Responses came from:

| | |
|----------------------------------|-------|
| Church Lane | 43.3% |
| Awsorth Lane | 40% |
| No postcode/street name included | 13.3% |
| Newtons Lane | 3.3% |

Cossall Parish Neighbourhood Plan - Invitation to comment on Hybrid Planning Application

Please provide your responses to the questions below regarding the hybrid planning application for change of use of the former Dry Ski Slope to a country park, and for the outline plan of 64 new homes.

You are welcome to take as much space as you need.

Do you support this use of the vacant site?

| | |
|-----|-----|
| Yes | 73% |
| No | 27% |

Have you any concerns regarding the housing development and/or the country park?

| | |
|-----|-----|
| Yes | 77% |
| No | 23% |

If you answered yes to the previous question, please share your concerns

The responses have been summarised under the following categories.

Traffic

Over two thirds of the responses included concerns about the already high volume of through traffic, particularly along Awsorth Lane and Church Lane as drivers take a short cut to avoid driving through Ilkeston. The development of 64 properties at the Ski Slope and a further 250 properties to be built on the new development at Awsorth/Cossall will make the traffic significantly worse and not what a village should feel like. It will also further damage the road and kerbs on Church Lane.

Safety

As a former tip/slag/spoil heap from Cossall Colliery residents asked whether sufficient research had been carried out to guarantee the safety of householders. Had it been tested for toxic waste, decontaminated where necessary and a risk assessment carried out on the stability of the site and adequate steps taken to prevent any future spillage.

Local Services

Concern was expressed regarding pressure on local services including transport and the local school due to the proposal to build two new housing developments in the area.

Car Parking Spaces

If the country park proves popular more car parking spaces will be needed to avoid the surrounding roads becoming clogged up. Were there plans to increase this in the future if necessary? The car parking provision for the country park might also be used by people using Ilkeston Station.

Wildlife Protection

Existing wildlife and their habitats need protecting and should not be disturbed.

Access road to the country park and housing development

There should be a better access/exit route rather than through the industrial estate. What will be the effects of the housing and country park on local businesses?

Vandalism/Litter/Motorbikes and Quad bikes

When parks in full view of the public and passers-by are repeatedly vandalised, will a country park out of public view be a target for vandalism and anti social behaviour and cause more problems?

The steel fence panels erected to keep people out of the working area have been wrecked by vandals in a number of places, replaced and wrecked again. Alcohol is taken to the site and trees set on fire. The area has been used as a dumping ground for all manner of rubbish including waste paper/cardboard, plastic bags, drinks bottles and cans, deliberately smashed bottles, Tesco trolleys, car parts etc. It is still frequented by motorbikes and occasionally quad bikers. What will be done to prevent all of the above in the future?

Other

The elevation of the country park is a good idea, it shields the village from the development.

No objection to building new homes on Brownfield sites. Greenfield land MUST be maintained for the benefit of all people who love the countryside.

Already enough development taking place in the area, the whole of the Ski Slope should become a country park.

Concern that the canal with its attractive walks and rich wildlife may be disturbed.

Please share any views you have concerning the housing part of the scheme. This might be in relation to the size and type of housing you would like to see, or the development's appearance, layout, scale or landscaping.

The responses have been summarised under the following categories.

Type of housing

A mix of housing was the most preferred choice which should include some affordable/starter homes, two, three, and four bedroom family homes, semi-detached and detached and also one, or two bedroom apartments. One resident commented no to 3 storey houses, another no to flats and another no to social housing. Comments also included a preference for 'green' eco houses which were good for energy efficiency with examples including the use of ground source heat pumps, triple glazing, and solar panels. Some residents felt there should be no more houses built in the area.

Many comments referred to the housing being of a design which would fit in sympathetically with existing properties in Cossall, respect the historic landscape and the surrounding area which is close to nature.

It was felt the layout should be spacious with planted areas and not just drives and tarmac and that 64 properties appeared to be too densely packed in for the size of the plot. One resident suggested there should be no direct access from the housing area to the country park.

As each household may have two cars having sufficient off-street parking was also regarded as important to avoid residents and visitors parking on the roads on the industrial estate or using the spaces allocated for the country park. It was suggested that each property should be provided with built-in charging facilities for charging electric cars.

Concern was expressed over flood risk to the new homes themselves, given the industrial estate flooding in recent years.

Landscaping

Landscaping was seen as being very important in limiting visibility from the housing area to the industrial estate and from the country park to the housing area with good use of planted trees and shrubs.

Country Park

It was suggested that the country park should benefit from an extensive native tree and shrub planting programme with limited use of conifers. There should also be multi levels rather than bulldozing the area flat prior to planting. An extensive tree screening should be provided to eventually screen it from the housing. As well as a play park, the provision of benches would be welcome to encompass the excellent views which will be available as well as seating in and around the Play Park. Police co-operation should be sort especially in the initial stages to deter motorcyclists from using the area. As much nature should be kept and even added to if possible.

Safety

Concerns were expressed for the safety of pedestrians, particularly children going to school having to negotiate the busy industrial park on foot, or with bicycles when large vehicles are manoeuvring and there is only one entrance/exit.

The country park must be kept well maintained at no extra cost to the parish and the children's play area kept in a usable and safe manner.

Please provide any additional comments about this or other aspects of the emerging Cossall Neighbourhood Plan.

Additional comments by residents have been summarised below.

It was felt that the development at the former Dry Ski Slope would hopefully reduce pressure to build more houses elsewhere in Cossall, although residents like Cossall as it is and wanted it to retain a parish feel.

In response to the inevitable increase in traffic through the parish if two new housing developments go ahead, residents suggested that traffic calming measures should be introduced to slow down and deter motorists from using the parish as a cut through and 'rat run.' One resident gave an example of measures Breadsall had taken which include a 20mph speed limit and one way stop points either side of the centre. Another referred to the ineffectiveness of the speed humps in Cossall where 'motorcyclists do wheelies over them' and that the 'traffic calming on Station Road is more effective'. The use of a 20mph speed limit and average speed cameras were also suggested by another resident who asked that thought should be given to the horses and farm traffic on our roads when speeding motorists use Cossall as a cut through.

It was suggested that there should be appropriate lighting in the car park of the country park and measures to ensure motorbikes cannot access the site as they do currently. One resident, whilst saying 'yes' to the development of the site said it was on the condition that as much as possible was being done by the council 'to restore and use any already empty buildings and houses first instead of taking away any more nature if there are other options.'

Positive comments were expressed that the disused site was being developed for housing and the provision of a country park, which would provide an extra recreational facility. It was felt that currently it is a magnet for antisocial behaviour and one resident said they felt intimidated when walking with friends when motorcyclists were riding around. Changing its use would make it a valuable asset for the future of the parish, improve the area significantly, and make it a better place to live, and where people should be encouraged to come to boost the local economy and enjoy the local surroundings. It would also help the housing situation.

Residents welcomed the development of the Neighbourhood Plan for the area as it would give residents a better chance to comment and influence the significant changes and developments that were taking place and that it was nice to see 'the community spirit alive in the Plan.'