

COSSALL NEIGHBOURHOOD PLAN

COME ALONG AND HAVE YOUR SAY

Invitation to our Drop-in Exhibition

From 10am - 4pm on Saturday 15th October

in the Old School Room, Church Lane.

We have been developing a Neighbourhood Plan for Cossall Parish since 2018 and in that time we have sent out to all households and businesses, within the Parish, various leaflets and questionnaires. The feedback you gave us has been used to draw up the objectives and policies for the Plan.

The draft of our Neighbourhood Plan is now at a stage in the process where we are inviting Cossall Parish residents to give their comments about these policies and if they agree or disagree with them.

We will be holding an open day at the Old School Room, Church Lane on Saturday 15th October, from 10am until 4pm.

We would love to see you then and if you require transport there will be a mini bus running from 11am until 3pm, that will travel from the furthest end of Newtons Lane to The Old School Room.



ALTERNATIVELY:

Please fill out the questionnaire enclosed in this leaflet and bring it along to the Drop-In Exhibition, or deliver to either 33 Church Lane or to 89 Awsworth Lane, or fill out the questionnaire online at www.bit.ly/cossallnpps

The deadline for the return of this questionnaire is 1st November 2022.

Following the six week consultation period for both residents and statutory consultees to comment, the Plan will be amended accordingly. The Basic Conditions Statement and Consultation Statement will be written and we can proceed to a referendum of the plan.

WHAT IS A NEIGHBOURHOOD PLAN?

A **Neighbourhood Plan** is a document that sets out planning policies for a local area. These policies are taken into consideration when assessing all planning applications.

The policies can't block a development that is already part of Broxtowe Borough Council's Local Plan, but they can help to influence and shape the development's location and appearance.



Once the Neighbourhood Plan has been approved at a referendum, it will attain the same legal status as a local plan along with other documents that form part of the statutory development plan.

Please note that the Policy information in this leaflet is an abbreviation. See the draft of Cossall Neighbourhood Plan for the Policies in their entirety.

The draft of the Cossall Neighbourhood Plan can be found at <https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/>

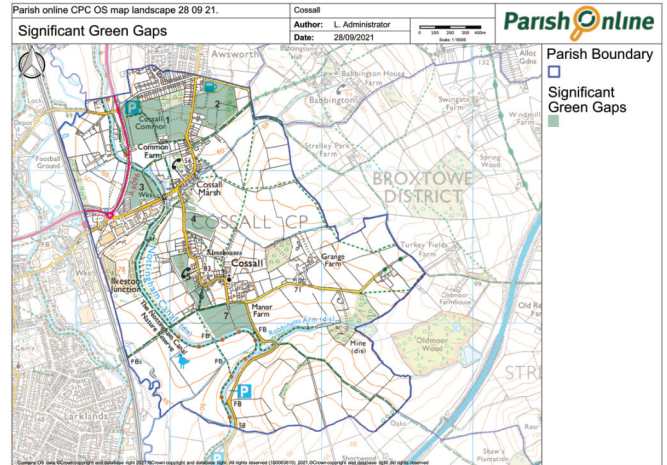
Please contact mariegilbertcossall@gmail.com, 07771 940721, if you would like to view this document but are not able to access it online.

SUSTAINABLE DEVELOPMENT

POLICY 1 - An overarching policy

Proposals will be limited to that considered appropriate in Green Belt and if acceptable with National Planning Policy Framework, should then demonstrate how they accord with the Cossall Design Codes 2022, by addressing the following:

- Compatibility with the existing character, appearance and amenity of the area.
- Not impact on significant green gaps and local nature reserves.
- Protect and enhance biodiversity.
- Safeguard features having heritage or nature conservation value.
- Promote walking, cycling and reduce car usage.
- Have sustainable drainage systems.



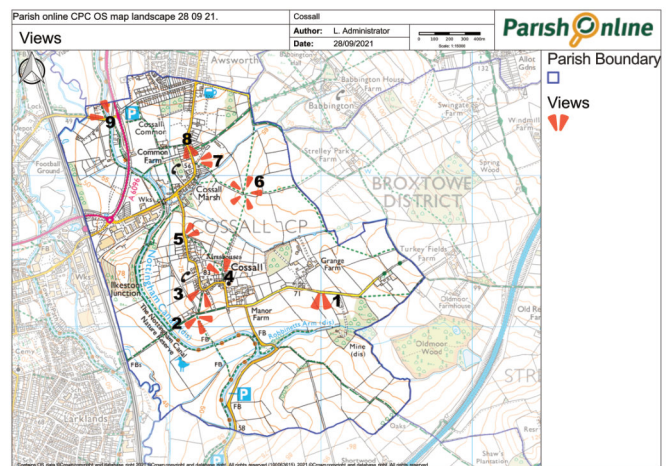
Do you agree with this policy?	YES	NO
Comments		

PROTECTING LANDSCAPE CHARACTER

POLICY 2

Development proposals should:

- Protect built and natural attributes of the open countryside and landscape setting.
- Respect Key Views and Significant Green Gaps with no support for any unacceptable impact.
- Reinforce the existing linear form, maintain a sense of openness and of a scale that reflects the rural nature of the parish.
- Include soft boundaries such as native trees and hedging to the open countryside.



Do you agree with this policy?	YES	NO
Comments		

PROTECTING OR ENHANCING GREEN INFRASTRUCTURE & BIODIVERSITY

POLICY 3

Proposals should:

- Provide a net biodiversity gain by incorporating various measures e.g. planting native trees, shrubs, wild flower meadows, strengthening hedgerows etc.
- Aim to avoid impacts to protected species and those of principle importance.
- Seek opportunities to enhance access along and to the towpaths, footpaths and bridleways.
- Aim to create new habitats and wildlife corridors.
- Maximise the potential of the network of footpaths, cycle and bridleways.



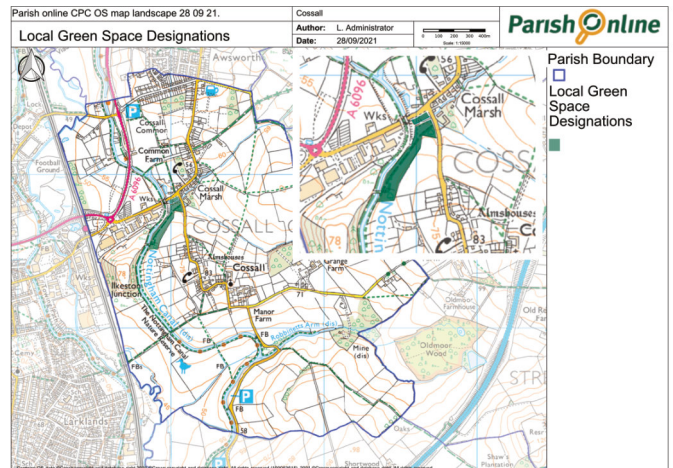
Cossall Marsh Bank	A remnant of species-rich Coal Measures type grassland
Cossall Marsh Grassland	A field containing a noteworthy grassland flora and a pond
Nottingham Canal (also a Local Nature Reserve)	A diverse grassland with notable species adjacent to the canal includes species-rich disused canal of botanical and zoological importance
Robinettes (also a Site of Special Scientific Interest)	A site with a mosaic of grassland types including a particularly valuable acidic Coal Measures association

Do you agree with this policy?	YES	NO
Comments		

DESIGNATION OF LOCAL GREEN SPACES

POLICY 4

- Millennium Park and the grass and tree verge alongside are designated sites.
- Any development having an adverse impact on these spaces will not be supported except in very special circumstances.

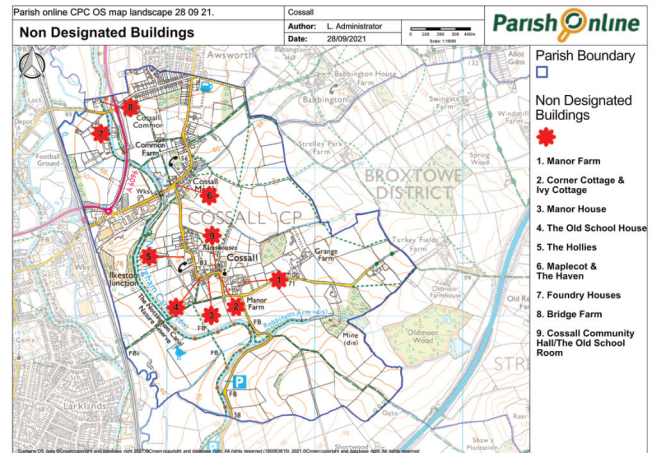


Do you agree with this policy?	YES	NO
Comments		

PROTECTING OR ENHANCING HERITAGE ASSETS

POLICY 5

- Buildings nominated as non-designated heritage assets, shown on map 8, to be included on Broxtowe Borough Council's Local List.
- Planning applications considered to cause substantial harm to a non-designated heritage asset will require extra justification.
- Development likely to adversely impact upon a Conservation area, Listed Buildings or their setting should be wholly exceptional.
- Development proposals that have the heritage asset and its preservation as a core value would be permitted, as long as it removed the risk to a property on the Heritage at Risk Register.
- Proposals should demonstrate how they accord with the design code for Heritage Assets.



Do you agree with this policy?	YES	NO
Comments		

ENSURING HIGH QUALITY DESIGN

POLICY 6

- Development should demonstrate high quality design and show how it accords with the Design Codes 2022, paying special attention to:

- Sympathetic landscaping schemes and boundary treatment.
- Building lines.
- Roof lines.
- Integrating new development layout with the existing settlement pattern.
- Materials that are sympathetic with the existing character area.

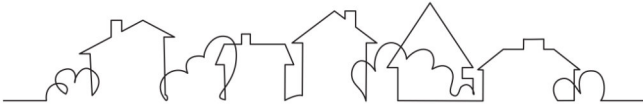
- Developments adjoining public open spaces should have their main façades and entrances facing the space.
- Buildings to be appropriate to their setting, which may include positively enhancing innovative and contemporary design when in character to surroundings.
- Designs to provide a report demonstrating their accordance with the Design Codes 2022.
- Support given to low carbon, sustainable materials and high energy efficient homes.
- Recycling of reclaimed heritage assets will be permitted in retrofit to support Green Energy.



Do you agree with this policy?	YES	NO
Comments		

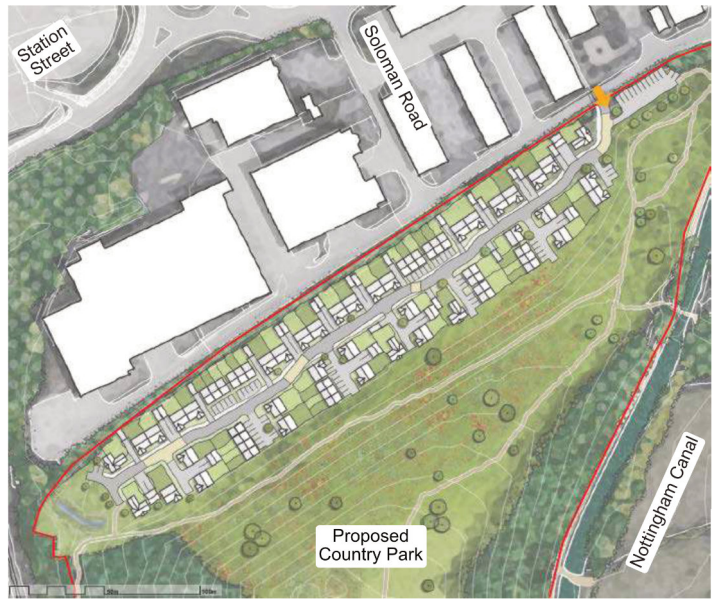
A MIX OF HOUSING TYPES

POLICY 7



Proposals for new housing development should:

- Have housing sizes and types identified with evidence based housing needs.
- Be accessible and adaptable to meet any present and future needs of occupants.
- Ideally dwellings should be 1-3 bedroomed.



Proposed new houses and country park on former dry ski slope

Do you agree with this policy?	YES	NO
Comments		

WHAT IS A DESIGN CODE?

A Design Code is a set of simple, concise, illustrated design requirements which set out the key criteria and parameters for the physical development of a site or area. Design Codes provide clarity on what is expected of developments at the beginning of the design process, setting out requirements for how the built environment will look and function, and can be used to encompass many other forms of good planning and place-making. They are predominantly visual documents which are easy to understand and use and are based on local issues and community aspirations.

Our Design Code can be found online at www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan.



MAINTAINING LOCAL EMPLOYMENT

POLICY 8

- The sustainable growth of businesses will be supported where located, in line with Borough policies.
- New sites will be supported on brownfield sites, where small scale concerns already exist and when the proposal is in keeping with the area.
- Cossall Industrial Estate is a protected employment site and developments for further employment, in line with the Local Plan Part 2, is supported.
- Robinettes Lane is a protected employment site in the Green Belt, further development on this site will also be supported as long as it doesn't impact on the openness of the Green Belt.
- Proposals for new dwellings with a flexible layout to facilitate homeworking will be supported.

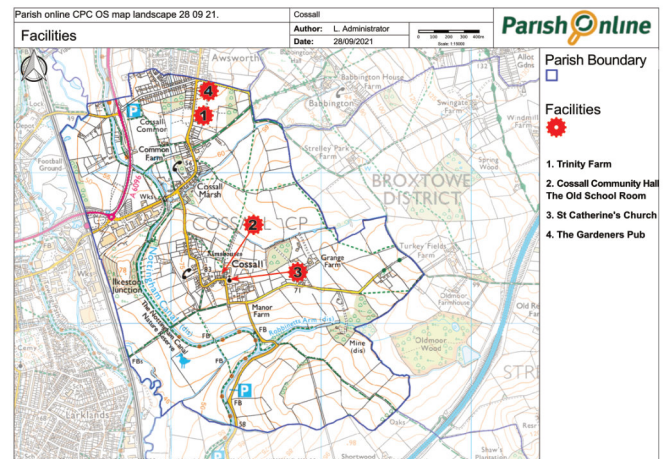


Do you agree with this policy?	YES	NO
Comments		

ENHANCING THE PROVISION OF COMMUNITY FACILITIES

POLICY 9

- Improving existing facilities, the provision of a small shop or similar community service will be supported if there is consultation support and the design and location accords with other plan policies.
- Any proposal should demonstrate the development can be satisfactorily accommodated along with car parking.
- Unless a community facility is no longer financially viable, necessary or can be replaced, then redevelopment for non-community purposes will not be supported.



Do you agree with this policy?	YES	NO
Comments		

TRAFFIC MANAGEMENT

POLICY 10

- The safety of pedestrians and cyclists must be given priority in the design of the access point for the new housing estate off Newtons Lane.
- Modifications to the junction at Newtons Lane and Awsworth Lane/The Lane, to reflect the increase in traffic volume over the Plan period.
- Measures to improve the safety of all non-vehicular users in traffic hot spot areas will be supported.

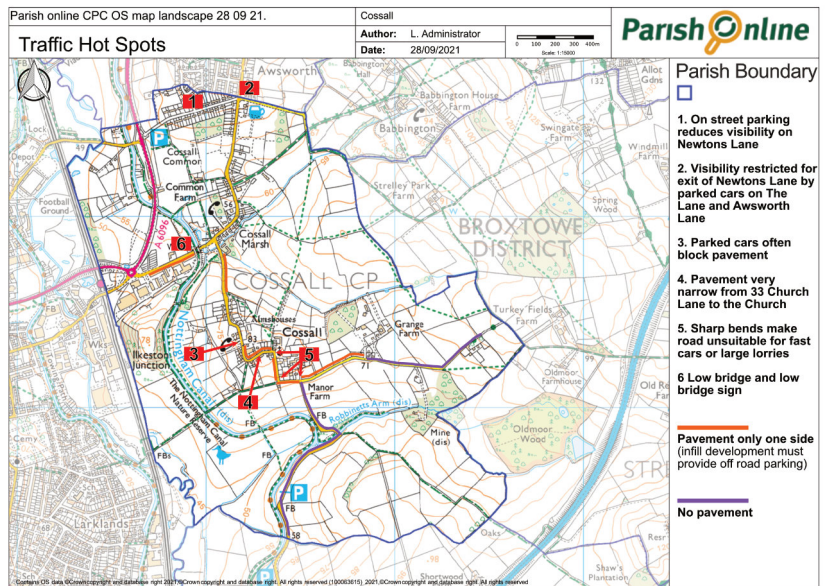


Do you agree with this policy?	YES	NO
Comments		

CAR PARKING ON CHURCH LANE

POLICY 11

- Any infill development in the area marked on map 10b, must provide adequate off-street parking for residents and visitors.



Do you agree with this policy?	YES	NO
Comments		

COSSALL NEIGHBOURHOOD PLAN

Your chance to choose the cover photograph for the Cossall Neighbourhood Plan



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9

HAVE YOUR SAY

Using the box below, please vote for the view you would like to see on the front of our Neighbourhood Plan.
Please tick the appropriate box to select the photograph you would like:

View 1	<input type="checkbox"/>	View 2	<input type="checkbox"/>	View 3	<input type="checkbox"/>
View 4	<input type="checkbox"/>	View 5	<input type="checkbox"/>	View 6	<input type="checkbox"/>
View 7	<input type="checkbox"/>	View 8	<input type="checkbox"/>	View 9	<input type="checkbox"/>

The draft of the Cossall Neighbourhood Plan can be found at <https://www.cossallparishcouncil.co.uk/initiatives/neighbourhood-plan/>

Please contact mariegilbertcossall@gmail.com, 07771 940721, if you would like to view this document but are not able to access it online.