

COSBY

NEIGHBOURHOOD DEVELOPMENT PLAN

2023-2029



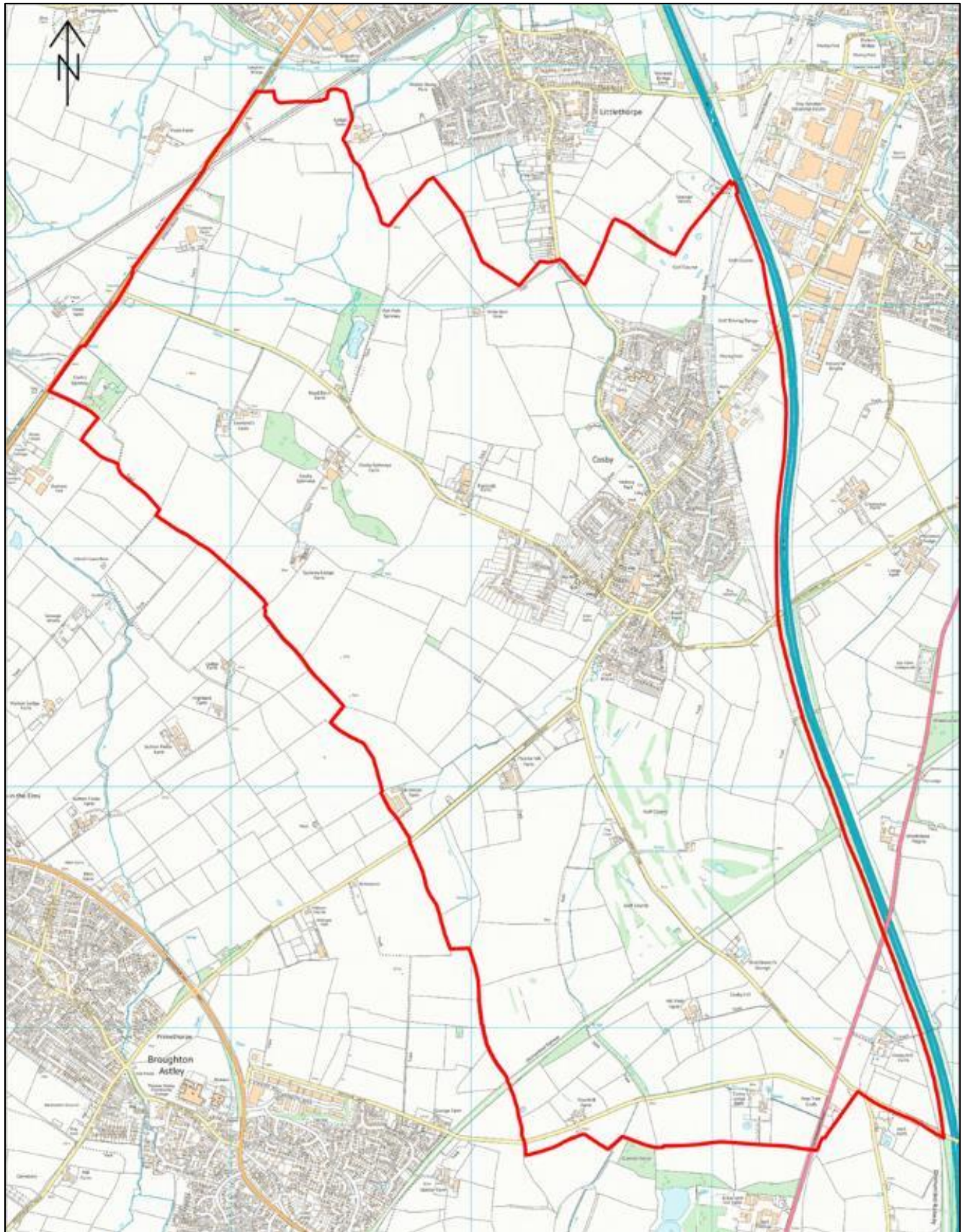
Table of Contents

	Page
1.0 Background	4
2.0 Cosby Neighbourhood Development Plan Key Issues, Vision and Objectives	6
3.0 Cosby Parish	8
4.0 Planning Policy Context	12
5.0 Neighbourhood Plan Policies	15
6.0 Monitoring and Review	32
Appendices	33
Glossary	49

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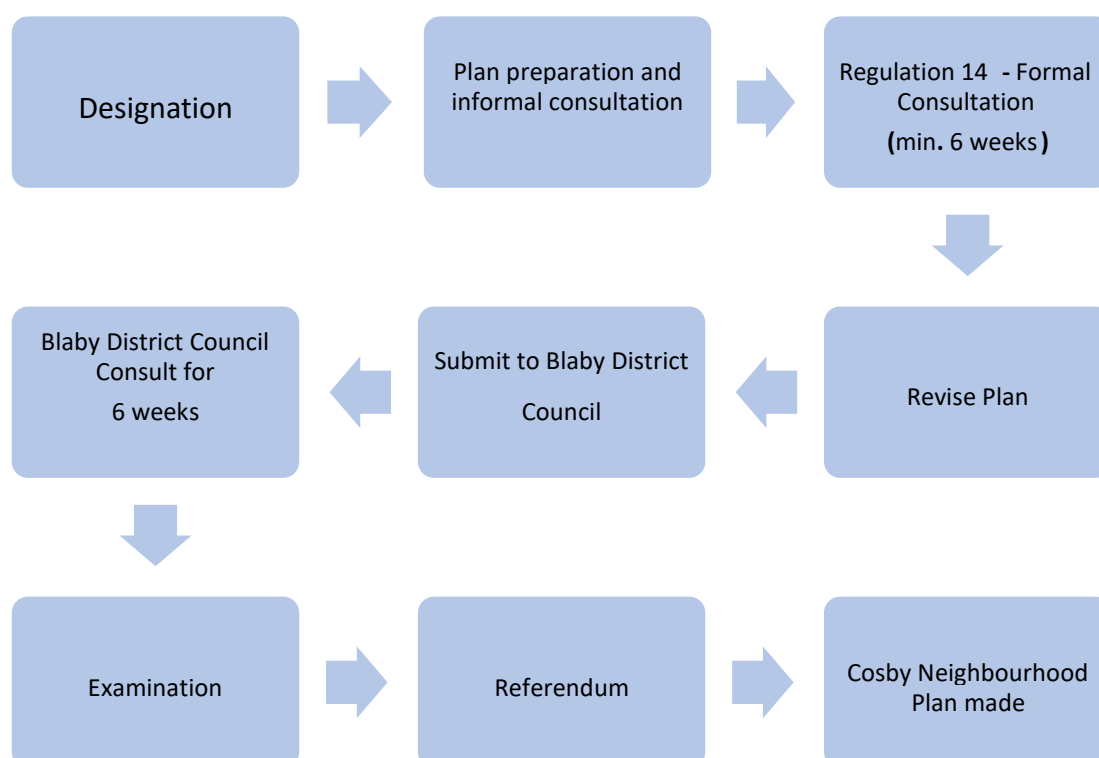
1.0 Background

- 1.1 The Localism Act 2011 gave Parish Councils the power to prepare a statutory neighbourhood development plans (NDPs) to help guide development in their local areas. Through this NDP, local people in Cosby parish now have the opportunity to shape new development in the area. This is because planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise.
- 1.2 The Cosby NDP (CNDP) will sit alongside the planning policies of Blaby District Council.

Neighbourhood Plan Process and Preparation

- 1.3 Cosby Parish Council, as a qualifying body, believe this is an important power for local people to use and decided to prepare an NDP for Cosby. The Parish Council applied to Blaby District Council (BDC) for the parish to be designated as a Neighbourhood Area. After a six-week consultation the application for designation was approved by BDC on 11th October 2017. The designated Neighbourhood Area is shown on Map 1.
- 1.4 A Steering Group comprising Parish Councillors and local residents was established to progress work on the plan. The steps in preparing a Neighbourhood Plan are set out in Figure 1 below.

Figure 1 Neighbourhood Plan Process



- 1.5 In preparing a NDP each plan must undergo a screening assessment for the purposes of Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). Blaby District Council undertook this screening in December 2019 and concluded that:

“the Cosby Neighbourhood Plan, either alone, or in combination with other plans, is unlikely to have a significant effect on any of the designated sites within approximately 40km of the boundary of Blaby District. A full HRA appropriate assessment or SEA of the plan are therefore not required.”

A full copy of the screening is available separately.

2.0 Cosby Neighbourhood Development Plan Key Issues, Vision and Objectives

Key Issues

- 2.1 In 2018 the NDP Steering Group identified a number of key issues for the CNDP these were:
- Management of future housing growth in the village
 - Protection of key natural environment assets
 - Protection of key built environment/heritage assets
 - Protection of green and open spaces
 - Protection of community and recreation facilities
 - Identification of additional land for burials
 - Traffic and transport issues, including car parking
 - Support for local businesses
 - Infrastructure
- 2.2 These key issues were used to prepare a consultation document and questionnaire that sought community views on the importance of these issues and whether there were other issues that had been missed and should be considered.

Consultation

- 2.3 The consultation document was sent to all households and businesses in the neighbourhood area. In total over 500 responses were received. A full copy of the analysed responses is available from <https://www.cosbyparishcouncil.org.uk>. The paragraphs below set out the key findings.
- 2.4 In terms of housing most respondents were of the view that if further housing was required in the village it should be for first time buyers (38.5%), bungalows (38.3%) retirement housing (38.1%) and family housing (27.8%). The survey also asked should there be further development of gardens for new housing: 42.6% opposed this; 26.6% were in favour; 30.8% had no opinion.
- 2.5 In 5 to 10-years' time the village cemetery will have no space for further burials. Residents were asked if they would like the Parish Council through the CNDP to explore the potential for a new burial site. 42.7% of respondents agreed that a new burial site should be identified; 66.5% of respondents agreed that this could be a green burial site. Only 6.1% of respondents thought this was not worth exploring.
- 2.6 Car parking can be an issue in the village. The survey sought views on using some village open spaces (e.g. White Barn Drive, Lady Leys and in and around the village centre) for future car parking: 32.8% of respondents felt this was worth consideration; 60.6% disagreed.
- 2.7 The CNDP can identify and protect community facilities. The survey asked a further question (Q.5) on expansion of the playing fields (34.4% felt this was most important); and a further question on future protection of the allotments – 75.1% felt this was most important.
- 2.8 Cosby has a small number of local businesses, the survey revealed that 61.3% of respondents agreed that support for provision of small units for small businesses was important.

Vision

- 2.9 The CNDP will help to address some of these key issues with the aim of achieving our Vision for Cosby in 2029.

2029 Vision for Cosby

- By 2029 Cosby remains a safe, community spirited place to live, work, play and relax for people of all ages. Open land will have been protected so that Cosby remains physically separate from nearby settlements. By planning ahead and investing in the community, Cosby will maintain safe and high-quality playgrounds, sports grounds, Public Open Spaces and places of eternal rest.
- By listening to, and working with members of the public, community associations, sporting clubs, local government and service providers we will have promoted the needs, aspirations and welfare of residents and visitors to Cosby.

Objectives

- 2.10 To achieve this Vision the following objectives have been set for the CNDP. The objectives are not ranked in order of importance. Seeking to achieve all of them is integral to delivering the Vision for Cosby.

Cosby Neighbourhood Development Plan Objectives

- 1. To conserve and enhance the character of the neighbourhood area.**
- 2. To protect local green spaces and open spaces within the area.**
- 3. To protect and enhance community and recreation facilities.**
- 4. To ensure that the area has appropriate levels of infrastructure**

3.0 Cosby Parish

- 3.1 Cosby's 'Scandinavian' place name indicates that the village dates back to the Danish invasion in King Alfred's time (AD 865), or maybe earlier if an existing settlement was renamed at this time. In 1086, Cosby was first recorded as 'Cossebi' in the Domesday Book, in which forty households were registered. In the 1400s the land of Cosby and Littlethorpe was divided into large open fields that were further subdivided into groups of long, thin strips for tenants to farm. Sheep were an important part of the economy and two mills and granaries are also recorded. It is likely that pits ('Cleypittes') may have been dug for building mud walls – wattle-and daub infill or possibly even for early brickmaking.



1 St Michael and All Angels Church

- 3.2 In Charles I's reign in the 1600s, carpenters, a weaver, a glove-maker, tailors, and a blacksmith worked in the village. From 1767 land in Cosby was affected by the Enclosure movement and farmed in many smaller hedged fields. This made way for the mechanisation of farming, changing labour patterns, and giving rise to the cottage industry of framework-knitting. In the early 19th Century Cosby was a centre for the knitting of children's hose and by 1801, 277 of the 555 population in Littlethorpe and Cosby were said to be dependent on 'trade, manufacture and handicraft'. In the 1850s and 60s steam power changed the industry and old hand-frames became less important. Some took to work in the expanding quarries, or they followed their jobs into Leicester or Hinckley where the industry was concentrated into new factory buildings. The population decreased during this time and recovered when opportunities developed in the villages and transportation improved. During this time trade directories record bootmakers, carpenters, dressmakers, hosiery agents, innkeepers, carriers, and others. Henry Nixon and Co. and Ward Bros. opened shoe factories in Cosby and Burleys hosiery business had a factory in the village.

- 3.3 It was in the late 1800s/early 1900s that many homes and workshops were built in Cosby. Many of the villas still exist, and roads now known as Park Road and Portland Street were developed. Electricity came to the area in the early 1900s and solutions for sanitary disposal of waste. Council houses were built along Park Road and in Lady Leys during the 1920s and 1930s, and the Settlement was established in 1938 to house out of work families from Wales and the North East of England. By 1951, the population had risen to 1533, five times that of the village in 17th Century. In the 1960s large private housing estates were built. By 1961, the population was recorded as 1,776.

Physical location and defining features

- 3.4 Today, Cosby is a large village, with a population of 3,500. situated about 6 miles south west of Leicester, bordered by the villages of Littlethorpe, Whetstone and Broughton Astley. Cosby Brook runs in a generally northerly direction along Broughton Road, through the centre of the village, along Main Street and out towards Littlethorpe. The Brook is bordered by grass verges and mature trees giving Cosby a unique visual identity, and the village centre an open and spacious feel. The Brook is designated a main river, currently it is failing to reach good ecological standard under the Water Framework Directive. 'The Nook' and the areas between the Co-op on Main Street and Cosby House on Croft Road are classed as a Conservation Area where special planning considerations are enforced. Some buildings that are considered to be of particular importance in the village are listed.

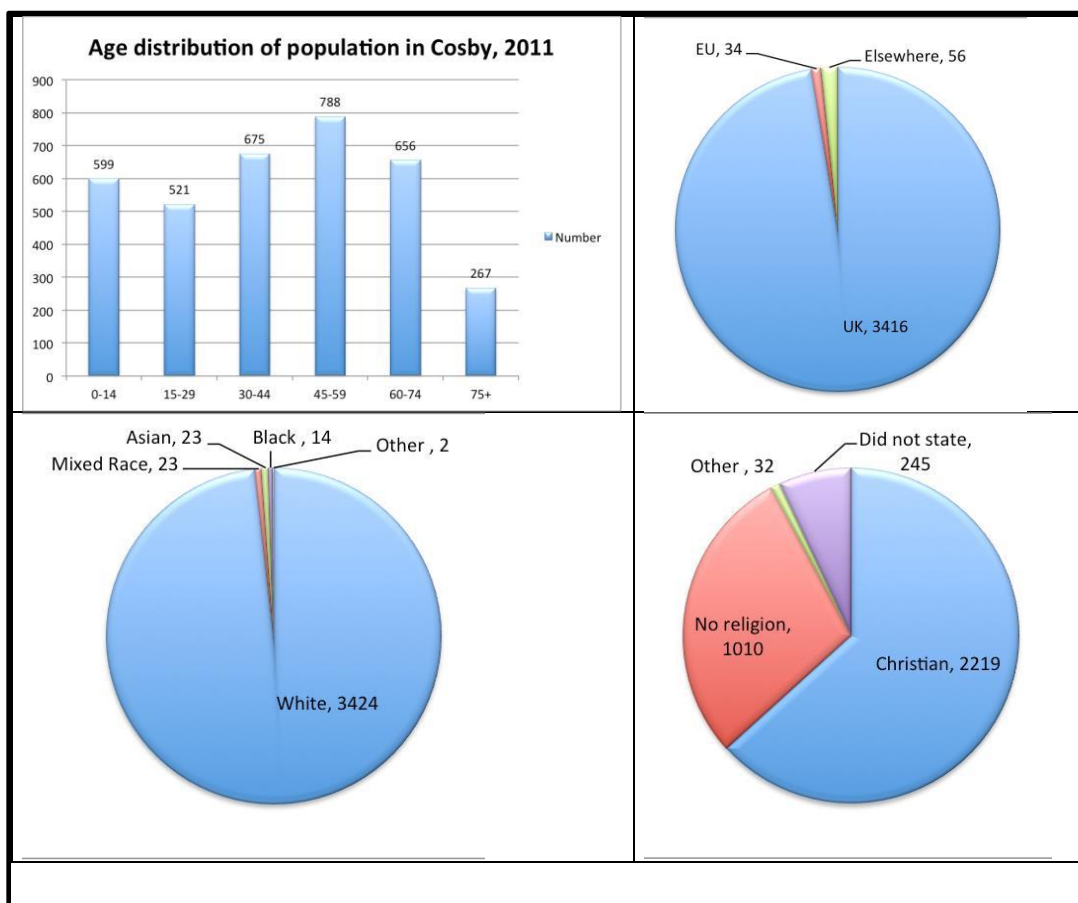


2 Listed late 16th Century Barn with later changes, Croft Road

- 3.5 The more distant parish boundary, and boundary of the Neighbourhood Plan, is bounded by the M1 to the east, by the B4114 to the north-west and by agricultural land to the north and south-west.

Population and social characteristics

- 3.6 The most recent data available from the 2011 Census showed the population of Cosby to be 3,506 comprising 1,680 males and 1,826 females. Further analyses of the demographics for Cosby are contained in the charts below.



Services and sense of place

- 3.7 The village has a thriving community that enjoys a Village Hall, Bunning Hall, community-led library, golf club, allotments, fenced play area and a park/sports ground. There are three active churches that serve the village and surrounding area; St Michael and All Angels Parish Church, a Methodist church and Cosby Community Church. Cosby Primary School and the independent Brooke House Day School provide educational facilities. Cosby has two food stores, two butchers, a farm shop, a pharmacy with Post Office, two newsagents/general stores, a garage with shop, a pub, a working-men's club, two cafes, a chip shop, hairdressers and two restaurants. The golf club also offers food catering open to the public.
- 3.8 There is strong sense of community in Cosby, which is supported by the provision of activities for all ages. These include coffee mornings and community lunches, open to everyone, provided by volunteers and Toc-H; cake sales, duck races and fairs that are organised by the Primary School and its associated charity; and annual events such as the Christmas lights switch on, and the Victory Air Show at Foxlands Farm. The community has pulled together to ensure the continued opening of the local library, now run by volunteers, and two mums and tots' groups that meet in Cosby Community Church and Bunning Hall weekly. Sports and fitness groups are among those that utilise the Village Hall, Bunning Hall and Methodist church.
- 3.9 Cosby is linked direct by bus route to Blaby, Leicester, Broughton Astley and Lutterworth. Cosby is two miles from Narborough railway station and the Leicester Nuneaton-Birmingham line.

Economic characteristics

- 3.10 There are more than 50 registered businesses in the village, although some of the firms with a national presence have moved or no longer exist (Homa Castors, Rice Trailers and H W Coates). Nearby is a significant industrial estate based on the Whittle site at Whetstone, together with adjacent modern commercial, storage and manufacturing businesses in the area. Hewitt's Sports Turf has a national reputation for sports ground maintenance, including sports stadiums, although planning permission has recently been granted for housing on the site.



3 Local businesses, Cambridge Road

4.0 Planning Policy Context

National Planning Policy

- 4.1 Neighbourhood Development Plans must have regard to national policies and advice and be in general conformity with the strategic policies of the development plan for the area. It is therefore important that as the Plan is prepared, the emerging policies reflect this higher-level planning framework.
- 4.2 National planning policy is set out in the National Planning Policy Framework (NPPF)¹ published in revised form in July 2021. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development by performing an economic role, a social role and an environmental role.
- 4.3 National planning policy sets a presumption in favour of sustainable development: *“12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*
- 4.4 The application of the presumption has implications for the way communities engage in neighbourhood planning.
- “13. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”*

Blaby District Planning Policy

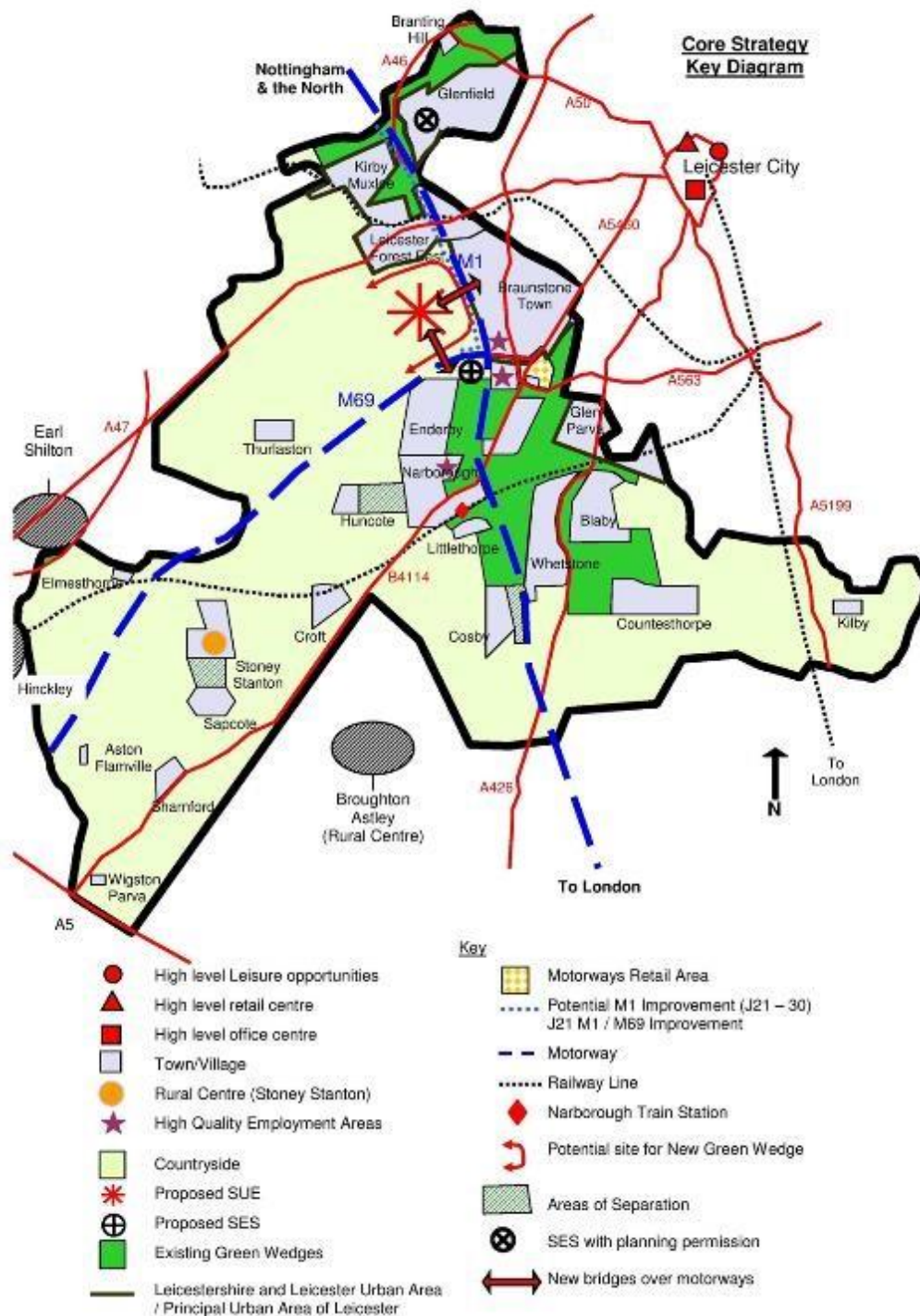
- 4.5 The development plan for the area comprises the following documents:
- Blaby District Local Plan Core Strategy adopted February 2013
 - Blaby District Local Plan Delivery DPD (DPD) adopted by the District Council on the 4th February 2019.
- 4.6 The Blaby District Local Plan Core Strategy (CS) was adopted in February 2013. The CS sets out the spatial plan for the District up to 2029. The CS supersedes some of the policies of the Blaby District Local Plan 1999.
- 4.7 The CS includes a spatial strategy that seeks to focus most of the housing development (at least 5,750 dwellings) within and adjoining the Principal Urban Area in the northern part of Blaby District. The majority of housing and employment (some 4,250 dwellings and 21 hectares of employment area) will be delivered in one large

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Strategic Growth Area (including a 'Sustainable Urban Extension' (SUE) and Strategic Employment Site (SES)).

- 4.8 The residual housing requirements (at least 2,990 dwellings) will be provided outside the PUA, focussed in Blaby and the better served villages of the 'Central' area of the District: Cosby falls within this area and the CNDP needs to be in general conformity with this strategic planning policy. The spatial strategy is shown in the following Key Diagram (Figure 3).

Figure 3. Core Strategy Key Diagram



- 4.9 The Local Plan Delivery DPD (DPD) (4th February 2019) sets a new settlement boundary for Cosby and identifies an area of separation and a green wedge.

- 4.10 The main implication for the CNDP being that there is now an up to date plan in place that sets out how the Local Plan Core Strategy will be delivered. In Cosby that will be within a defined settlement boundary and such development will be assessed against DPD Development Management Policy 1, reproduced below:

DEVELOPMENT MANAGEMENT POLICY 1

Development within the Settlement Boundaries

Within the Settlement Boundaries, as set out on the Policies Map, development proposals consistent with other policies of the Local Plan will be supported where the following criteria are met. The development proposal will:

- a) Provide a satisfactory relationship with nearby uses that would not be significantly detrimental to the amenities enjoyed by the existing or new occupiers, including but not limited to, consideration of:
 - i. privacy, light, noise, disturbance and overbearing effect;
 - ii. vibration, emissions, hours of working, vehicular activity.
- b) Be in keeping with the character and appearance of the area;
- c) Not result in the overdevelopment of the site due to factors including footprint, scale and massing;
- d) Have a satisfactory layout, design and external appearance; and,
- e) Not prejudice the comprehensive development of a wider area.

- 4.11 The DPD does not allocate any further housing beyond the settlement boundary and Development Management Policy 2 of the DPD only allows for very limited development in the countryside e.g. replacement dwellings and agricultural workers' dwellings.
- 4.12 The CNDP does not seek to add to the policy framework set for future development within or outside the settlement boundary. These matters are left to the District Local Plan. Other options have been considered in the CNDP's development e.g. an NDP defined settlement boundary and site allocations, but it has been decided not to progress with these given that the Local Plan is so recently adopted.
- 4.13 A new Local Plan is in preparation, this is at a very early stage of preparation, having gone through an Issues and Options consultation (<https://www.blaby.gov.uk/planning-and-building/local-plan/new-local-plan/>). The impact on the CNDP, at this stage, is considered to be minimal. The CNDP must be in general conformity with the strategic policies of the adopted local plan.

5.0 Neighbourhood Plan Policies

- 5.1 This section of the CNDP sets out the planning policies to guide development in Cosby up to 2029. The policies are defined below each CNDP objective. Whilst the policies are divided between the objectives the policies of the plan should and will be read as a whole.

CNDP OBJECTIVE 1 - To conserve and enhance the character of the neighbourhood area.

- 5.2 Cosby has a long and interesting heritage. The original heart of the village is a designated Conservation Area (Figure 4). This has statutory protection. The neighbourhood area also includes 13 statutorily protected listed buildings, including the Church of St Michael and All Angels, the War Memorial and the K6 telephone box on The Nook.
- 5.3 The CNDP includes the following planning policy to help manage future development within and that affects the setting of the Conservation Area

Policy CNDP1 – Development within and affecting the setting of Cosby Conservation Area

All new development within and affecting the setting of Cosby Conservation Area (Figure 4 below) will be expected to conserve or enhance the Conservation Area and its setting. Development proposals will be supported where they:

- (a) Maintain the historic pattern of development by respecting the village's historic street layout, building plots and boundary treatments;
- (b) Respect building form, height, and scale;
- (c) Maintain the openness of the Brook, views of the Brook, and, where opportunities arise, re-opening sections of, or providing enhanced access to the Brook;
- (d) Reflect the proportion of opening to wall (solid to void) found in the elevations of traditional buildings and employ robust detailing, avoiding use of applied features, such as inappropriate cladding and boarding and decorative features;
- (e) Reinforce local identity by the appropriate use of the traditional materials such as brick, slate, tile and render and by retaining architectural features and period detailing;
- (f) Retain and use of traditional shopfronts;
- (g) Use appropriate street furniture;
- (h) Retain open spaces, watercourses, mature trees, and hedgerows;
- (i) Demonstrate, in the case of proposals where below ground works and investigations are required, that suitable archaeological investigations will be undertaken and recorded.

Background/Justification

- 5.4 The heart of Cosby village was designated a Conservation Area in 1970. This status means that the Conservation Area and its setting, have statutory protection under the Planning Acts. Conservation Areas and their setting must be preserved or enhanced. Policy CNDP1 does not seek to replace this statutory protection but provides a more detailed development management against which planning policies can be assessed, and that can be used by those putting together planning proposals.

- 5.5 Cosby has developed around the Brook and it is this key feature that gives the village its distinctive character. This central spine running through the Conservation Area has resulted in a double width of road between street frontages. This, combined with the “cottage” scale of the buildings, gives the Conservation Area an “open” appearance, particularly in The Nook.



4 looking from the Conservation Area out to St Michael and All Angels church

- 5.6

Policy CNDP2 – Development affecting locally valued heritage assets

The effect of a development proposal on the significance of the locally valued heritage assets listed below should be taken into account in determining an application. In weighing applications that directly or indirectly affect a locally valued heritage asset, in the context of Local Plan Delivery DPD Development Management Policy DM12, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- CNDP2/1 - Cosby Community Church, Croft Road
- CNDP2/2 - Cosby Methodist Church, Park Road
- CNDP2/3 - Toc H building, Croft Road
- CNDP2/4 - Brooke House Day School, Croft Road
- CNDP2/5 - Former Vicarage, 58 Main Street
- CNDP2/6 - 60 Main Street

Background/Justification

- 5.7 As well as the designated heritage assets of the Conservation Area (Figure 4) and the area's listed buildings, Cosby also has a number of locally valued heritage assets. These are identified and protected through the Blaby Local Plan DPD Development Management Policy DM12 that states that:

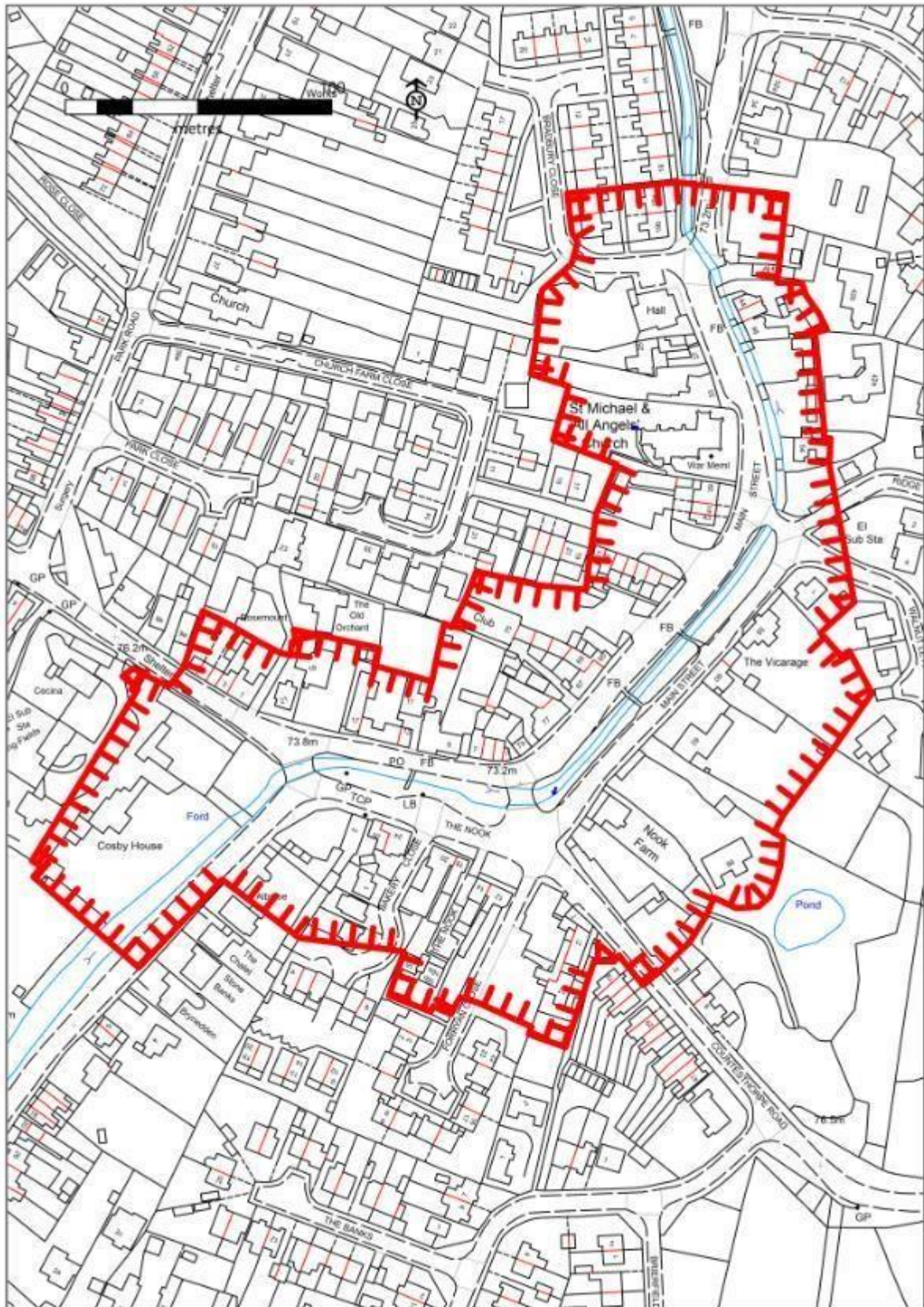
“A balanced consideration will be applied to proposals which may impact non-designated heritage assets [locally valued assets for the purposes of Policy CNDP2]. Proposals will be supported where the benefits of the scheme are considered to outweigh the scale of any harm or loss, having regard to the significance of the heritage asset.”

- 5.8 Policy CNDP2 of the CNDP identifies the area's locally valued heritage assets that should development be proposed that affects these assets it should be considered against DPD Development Management Policy 12. These include key buildings from the area's past and two buildings on Main Street identified in the original Conservation Area Appraisal. These locally valued heritage assets have been identified after reviewing this previous work and using local knowledge a number of other sources based on the advice of Historic England have also been used. Overall the locally valued heritage assets in Policy CNDP2 are either important to the history or the architectural heritage of the area, or both.



5 Cosby Methodist Church

Figure 4. Cosby Conservation Area © Crown copyright and database rights 2020 OS 100061681.
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Policy CNDP3 – Design Principles

All new development will be expected to respond positively to the key attributes of the neighbourhood area and the key local design features of Cosby village. Development will not be supported where it is of poor design that has an adverse impact on the character of the area. Development that exceeds prevailing sustainable construction standards as set out in Building Regulations will be supported.

To ensure good design is achieved development should take account of, and will be assessed against, the following criteria, where relevant:

- (a) promote or reinforce local distinctiveness by demonstrating that appropriate account has been taken of existing good quality examples of street layouts, blocks and plots, building forms, materials, and detailing, building style and the vernacular of the settlement. This does not exclude innovative and contemporary design that takes its cues from the area in which it is situated;
- (b) be designed in such a way to make a positive use of local landform, trees, hedgerows, and other vegetation and for larger proposals has had suitable regard to landscape setting and settlement pattern;
- (c) conserve and/or create new wildlife habitats;
- (d) use space and create new public open spaces that are enclosed, integrated, and overlooked by buildings;
- (e) include sufficient amenity space to serve the needs of the development and its users;
- (f) include appropriate boundary treatments that reflect local context for example by matching those of adjoining properties;
- (g) not have a detrimental effect on the amenity of existing or future occupiers in neighbouring property;
- (h) not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure;
- (i) include measures that seek to improve pedestrian and cycling facilities and linkages within the neighbourhood area and to other areas, wherever possible;
- (j) include car parking and vehicle charging points;
- (k) contribute to local identity, and sense of place. Proposals should not feature generic designs and should display how they take account of the local distinctive character of the area in which they are to be located within the Design and Access Statement (when one is required);
- (l) respect the height of buildings in the immediate surrounding area. Future development will generally be expected to be no more than two storeys;
- (m) achieve a safe and secure living environment e.g., by using *Secured by Design* principles;
- (n) use, and where appropriate re-use, local and traditional materials appropriate to the context of the site, or suitable artificial alternatives;
- (o) contribute to reducing carbon emissions, where possible, and where such features are included, they are a sympathetic enhancement to the building and surrounding area;

- (p) include measures to avoid light spillage beyond site boundaries and preserve the area's night time dark sky; and**
- (q) be designed to be as water efficient as possible. All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible.**

All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate.

All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape.

The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.

Where possible, all non-major development should look to incorporate these same SuDS principles into their designs

Poor design, when assessed against the above criteria, will not be supported.

Background/Justification

- 5.9 Cosby village has a clear existing design plan, whether by intent or accident. Most of the major community facilities are arranged along the line of the brook, from the golf club to the Village Hall and playing fields. This provides Cosby with a clear village centre and is a unique feature in the area.
- 5.10 The village centre is a mature environment and the visual appearance has improved over recent years and this process should be encouraged to continue. The scale of the current buildings and construction materials should be respected with due regard paid to sustainable design and the support of the local community.
- 5.11 Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads. All development should be able to demonstrate that they are water efficient, where possible incorporating innovative water efficiency and water reuse measures.
- 5.12 To ensure that future development in the neighbourhood area achieves well-designed places as set out in Chapter 12 of the NPPF, all new development will be assessed against Policy CNDP3. Development proposals will also have to take account of Core Strategy Policy CS2 Design of New Development and Local Plan DPD Development Management Policy DM8 Local Parking and Highway Design Standards.



6 Christmas Lights, 2019

CNDP OBJECTIVE 2 - To protect local green spaces and open spaces within the area.

Policy CNDP4 - Protecting Local Green Space

The following local green spaces as shown on pages 39 to 49 are designated in accordance with paragraphs 101 and 102 of the NPPF:

CNDP4/1 – Linley Green
 CNDP4/2 – Main Street North
 CNDP4/3 – Main Street South
 CNDP4/4 – Bunning Hall (rear)
 CNDP4/5 – Lady Leys
 CNDP4/6 – Chiltern Avenue 1
 CNDP4/7 – Chiltern Avenue 2
 CNDP4/8 – Brooklands Road
 CNDP4/9 – Ashover Close

Development will only be permitted when consistent with national Green Belt policy.

Background/Justification

- 5.12 Paragraph 101 of the National Planning Policy Framework (NPPF) advises that *“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*
- 5.13 Paragraph 102 of the NPPF goes on to advise that *“The Local Green Space designation should only be used where the green space is:*
- a) in reasonably close proximity to the community it serves;*
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) local in character and is not an extensive tract of land.*

A detailed discussion of how these designated green spaces were surveyed and documented can be found in Appendices 1 and 2.



7 Local Green Space: Main Street north

Policy CNDP5 - Protecting Other Open Spaces

Development that would result in the loss of small open spaces within the neighbourhood area will only be supported when:

- a) Equivalent or better provision is provided elsewhere within a suitable location; or
- b) It can be clearly demonstrated by the applicant that the open space no longer performs a useful open space function in terms of the local environment, amenity, or active public recreation use.

Policy CNDP5 applies to the following spaces:

- CNDP5/1 - Jamesway
- CNDP5/2 - Chiltern Avenue
- CNDP5/3 - Corner of Hill View Drive
- CNDP5/4 - Lady Leys, south corner
- CNDP5/5 - Lady Leys, west corner
- CNDP5/6 - Lady Leys, north corner
- CNDP5/7 - Lady Leys, east corner
- CNDP5/8 - White Barn Drive
- CNDP5/9 - The Settlement (corner Elm Tree Road)
- CNDP5/10 - Corner Ashtree Road/Main Street
- CNDP5/11 - Corner Main Street/Park Road
- CNDP5/12 - Cambridge Road (Park Road to Hill View Drive)

CNDP5/13 - Gimson Avenue
 CNDP5/14 - Mount Road
 CNDP5/15 - Cosby Brook (Broughton Road)
 CNDP5/16 - Cosby Brook (The Nook/Main Street)
 CNDP5/17 - Cosby Brook (Main Street North)

Where feasible, proposals to improve or enhance these spaces will be supported.

Background/Justification

- 5.14 As well as the Local Green Spaces that are designated for the highest level of protection, the neighbourhood area also has several other important open spaces that perform a variety of useful functions. These smaller, often quite incidental open spaces help to make the area a greener place and all add to the quality of life enjoyed by residents and visitors. It is proposed that these spaces are also protected but not with the high degree of protection offered to designated local green spaces that precludes most built development. These spaces, being less important, could be developed in certain circumstances that are set out in Policy CNDP5. A detailed discussion of how these green spaces were surveyed, documented and designated can be found in Appendices 1 and 2.



8 Small open spaces, help green the urban form

- 5.15 A number of these spaces have been affected in recent times by inconsiderate car parking. This not only limits the use of these spaces, but also degrades them

physically and detracts from their physical appearance: 60% of questionnaire respondents were against the use of open space for additional car parking. The Parish Council will seek to stop the use of open spaces for car parking and seek to support measures to improve off-street car parking in residential areas, wherever possible.

CNDP OBJECTIVE 3 - To protect and enhance community and recreation facilities.

Policy CNDP6 – Protection of Existing Community Facilities and Local Shops

Community Facilities

The change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children's day nurseries) unless one of the following can be demonstrated:

1. The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
2. Satisfactory evidence is produced (including active marketing locally and in the wider area) that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.

The facilities are listed as follows and shown on the Policies Map:

CNDP6/1 - Cosby Village Hall
 CNDP6/2 - The Bunning Hall
 CNDP6/3 - Cosby Methodist Church and Hall
 CNDP6/4 – Cosby Community Church Rooms
 CNDP6/5 - Cosby Working Men's Club
 CNDP6/6 - Toch H
 CNDP6/7 - Cosby Primary School
 CNDP6/8 - St. Michael and All Angels Church
 CNDP6/9 - Bulls Head Public House
 CNDP6/10 - Cosby Community Library
 CNDP6/11 – Brooke House Day School

Proposals that would enhance the appearance, improve access and accessibility to these facilities will be supported.

Local centre and Local Shops

Development proposals resulting in the loss of retail provision within the defined Local Centre (as shown on the Local Plan Policies Map 2019) and local shops outside of this centre will not be supported unless one of the following can be demonstrated:

- i the applicant can demonstrate through the submission of marketing evidence (including active marketing locally and in the wider area), over a minimum period of 12 months, that there is no longer a demand for such retail provision; or
- ii the premises are physically unsuitable for continued retail use.

Background/Justification

- 5.16 Community facilities, such as churches, community centres, local shops and pubs – are the essential glue that helps bring a community together. They facilitate social interaction, provide outlets for vital services, and play a central role in community life.
- 5.17 Following an audit of local community facilities, those facilities listed under Policy CNDP6 will be protected.



9 Bulls Head Public House

- 5.18 NPPF also seeks to ensure that planning policies and decisions achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other. Protecting the village's community facilities will be a key means of helping to

“achieve these national planning policy aims. NPPF also goes on to stress the need to “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day to-day needs.”

- 5.19 The main area of shops in the village is identified as a Local Centre under Policy CS13 of the Blaby District Core Strategy, the boundary of this centre is shown on the Local Plan Policies Map 2019 (BDC). There are also a number of retail premises and local shops that lie outside this boundary. The CNDP will seek to protect local retail provision both within and outside the Local Centre.

Supporting Parish Council Action 1 – Sport and Recreation

- a) To create a circular footpath around Victory Park.

CNDP OBJECTIVE 4 -To ensure that the area has appropriate levels of infrastructure

- 5.20 The CNDP consultation identified a number of issues in relation to footpaths, roads, cycling and access to the countryside. Specifically, the survey asked questions in relation to improving and developing footpaths/cycle ways. Several consultation responses also raised the maintenance of existing footways and footpaths, such as Bramble Walk. Planning policy cannot deal with this issue, but the Parish Council can look to other powers that can help to improve access. Equally, the Parish Council is not in control over many of these infrastructure issues. Some of them will have to be addressed by key public sector partners (e.g., the District and County Councils), others by private companies (e.g., utilities, telecommunications).

Policy CNDP7 – Access to the Countryside

New development should promote access to the countryside through protection and enhancement of the existing Public Rights of Way (PROW) network (Figure 5).

All major development proposals (as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015, and any subsequent amendments) will be required to provide links and enhancements to the existing footpath, bridleway, and cycleway network, unless it is demonstrated that this is not necessary.

Background/Justification

- 5.21 Cosby benefits from a network of well-used footpaths, cycleways, and bridleways (Figure 5). Many responses to the consultation indicated that improvements and enhancements should be made to the footpath and cycleway network in the Neighbourhood Plan Area, both roadside and footpath routes such as Bramble Walk. It is important to improve and enhance the existing network as well as creating new links from any development areas into the village centre. The character of existing public rights of way (PROW) must be protected in terms of safety, directness, attractiveness, and convenience for all users. No obstructions to PROW should be introduced and bridleways for horse riders should equally be protected. The aim is to improve pedestrian, horse, and cycle access throughout the Plan area where practically possible, for both able-bodied and disabled users. Particularly priority will be given to circular and radial routes.

Figure 5. Public Rights of Way etc © Crown copyright and database rights 2020 OS 100061681. Use of this mapping is subject to the terms and conditions set out on page 2 of this document. Public rights of way shown on this map have been taken from Local Authority definitive maps. The representation on this map of any other road, track or path is no evidence of the existence of a right of way.



Policy CNDP8 – Access and Road Safety

New development that includes new access points and/or road infrastructure should seek to incorporate accessible, traffic-free routes for pedestrians, people with disabilities, people with pushchairs, cyclists and, where appropriate, equestrians. Improvements to public transport infrastructure should also be included, where necessary. Such development should set out how the design includes and, where possible, enhances access to the village centre, community

facilities, local green open spaces, sport and recreation facilities and the nearby countryside for such users.

The needs of any non-motorised vehicle users (as described in the paragraph above) must be considered in all traffic planning, but especially in relation to rural lanes and roads. Hazards arising from an increase in vehicle numbers where agricultural buildings are being converted to residential or commercial use will need to be taken into consideration. Measures to be taken to ensure this may include, for example, separation of pedestrians /cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.

Background/Justification

- 5.22 Policy CNDP8 – Access and Road Safety seeks to ensure that new development is accessible to all the village's key facilities and the surrounding countryside by methods other than the private car. This policy will only be of relevance where new development creates new access points of new road infrastructure. When this is the case, proposals should be designed in such a way that they include well-designed and safe access for pedestrians, people with disabilities, people with pushchairs, cyclists and, where appropriate, equestrians. In the case of the latter not all development of this type will be located in such a way to take advantage of the existing bridleway network.
- 5.23 The Parish Council will work with the highway authority and will seek developer contributions to secure the following:

Supporting Parish Council Action 2 - Transport Improvements

Proposals to improve walking, cycling, road safety and traffic management throughout the Parish will be supported, including:

- a) Improvements to the footway to Broughton Astley along Broughton Road.**
- b) Improvements to the footway along Countertop Road.**
- c) Improvements to the footway along Shuttleworth Lane.**
- d) Extension to the footway on Croft Road.**
- e) Improved maintenance (e.g., of vegetation) on footpaths, cycleways, bridleways, and PROWS.**

To secure these and other improvements the Parish Council will work with key partners and neighbouring Parish Councils.

6.0 Monitoring and Review

- 6.1 Plans only remain relevant when they are kept up to date. The Parish Council will monitor the policies and proposals in the plan on an annual basis.
- 6.2 Where the need for change is identified the Parish Council will work with Blaby District Council to produce updates and amendments where necessary.
- 6.3 Should sections of the plan become significantly out of date, the Parish Council may look to review the whole document by producing a new plan in accordance with the Neighbourhood Development Planning procedure.

Appendices Appendix 1: Outline of work carried out surveying green open spaces in Cosby

- A1.1. Satellite image data from Google Earth coupled with on-the-ground knowledge from village residents was used to identify green spaces within the built boundary of Cosby, plus adjacent green spaces that are not farmland or privately-owned houses (e.g. see image).
- A1.2. These were classified these and grouped by type and general location (see Tables 1 and 2).
- A1.3. The approximate areas of each element of space were measured using Google Earth tools and total green space areas were calculated, as well as total area of the Cosby built area and total village area (including agricultural land), to provide context and scale.
- A1.4. Some statistics:
- Green areas are dominated by the golf courses, park, and sports fields – 81.5 Ha, similar to built village area (83 Ha).
 - Excluding these, total green space is 5 Ha, only about 6% of the built village area.
 - Total village area is 864 Ha, 10 x-built area.
 - There is a large number (18) of small open spaces in the various estates, which are a significant amenity for residents – 1.8 Ha.
 - Cosby Brook is a key, but fragmented, wildlife area – 0.7 Ha.
 - Management of green spaces seems to be at a low level (e.g. grass cutting, but no planting or consideration of wildlife value).
- A1.5. Questions to consider:
- What do we want of our current open spaces – e.g. more wildlife friendly, recreation, visual amenity?
 - Who controls them (various e.g. Council, Church, private owners)?
 - How do we exercise influence over their protection and use?
 - Is the amount of open space sufficient?
 - What kinds of new green space do we want e.g. (wildlife, recreation, new cemetery)?



Table 1. Summary of green space in Cosby, with locations, classifications and estimated areas

Name/Description	Type	Area Estimate (m ²)	Area Estimate (ha)
Cosby Golf Course	Sports & Recreation (private)	432000	43.200
Whetstone Golf Course	Sports & Recreation (private)	322700	32.270
Football club	Sports & Recreation (private)	33600	3.360
Cosby Primary School	Sports & Recreation (private)	4700	0.470
Cosby Primary School	Sports & Recreation (private)	2000	0.200
Victory Park	Sports & Recreation (public)	46500	4.650
Allotments	Sports & Recreation (private)	18800	1.880
Cemetery	Public Amenity	5000	0.500
Churchyard	Public space	480	0.048
Bunning Hall rear	Private space	600	0.060
Corner Brooklands/Cromford Rd	Non-designated public space	500	0.050
Adjacent Ashover Cl	Non-designated public space	934	0.093
Jamesway	Non-designated public space	453	0.045
Total			0.189
Linley Green	Non-designated public space	2300	0.230
Chiltern Ave	Non-designated public space	1800	0.180
Corner Hillview/Chiltern	Non-designated public space	1200	0.120
Total			0.530
Lady Leys (centre)	Non-designated public space	2700	0.270
Lady Leys (south corner)	Non-designated public space	900	0.090
Lady Leys (west corner)	Non-designated public space	147	0.015
Lady Leys (east corner)	Non-designated public space	100	0.010
Total			0.385
Tudor Drive/Brierfield Rd	Non-designated public space	1600	0.160
The Settlement (Corner Elm Tree Rd)	Non-designated public space	1000	0.100
Corner Ashtree Rd/Main St/Park Rd	Non-designated public space	1170	0.117
Corner Ashtree Rd/Main St	Non-designated public space	185	0.019
Corner Park Rd/Main St	Non-designated public space	336	0.034
Total			0.169
Park Rd/Cambridge Rd strip to Hillview Dr	Non-designated public space	1680	0.168
Mount Rd	Non-designated public space	933	0.093
End of Gimson Ave	Non-designated public space	293	0.029
Sensory garden	Public Amenity	184	0.018
Cosby Brook (Broughton Rd)	Wildlife area	1900	0.190
Cosby Brook (The Nook/Croft Rd)	Wildlife area	680	0.068
Cosby Brook (Main St South)	Wildlife area	1740	0.174
Cosby Brook (Main St North)	Wildlife area	2325	0.233
Total			0.665
Hewitt Sportsturf	Horticulture	99700	9.970
Built village area		830000	83.000
Total village area		8641000	864.100

Appendix 2: Identifying Local Green Spaces in Cosby

A2.1. Local green space is a very strong planning policy designation set out in the National Planning Policy Framework (NPPF).

“101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:
a) in reasonably close proximity to the community it serves;
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c) local in character and is not an extensive tract of land.”

A2.3. The designation of local spaces as special to the community is informed by general local knowledge the opinions of those residents who live nearby the spaces in question.

Table 2. Detailed description of green spaces in Cosby, noting why they are special and describing their character.

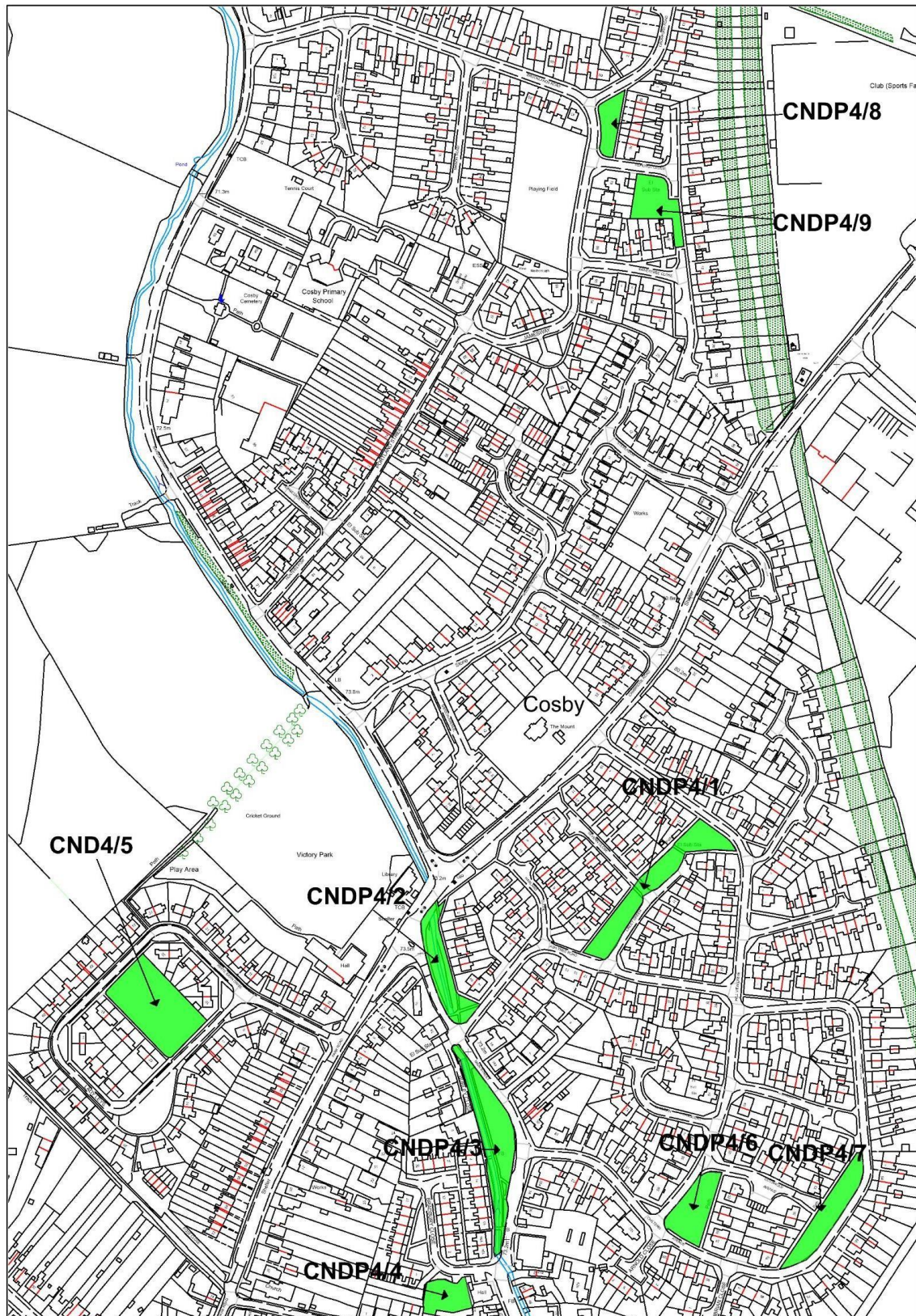
<u>Green or Open Space</u> (name and reference number)	<u>Is the site in close proximity to the local community it serves?</u> (Describe giving details of location, walking distances, how	<u>Demonstrably special to a local community–</u> (provide reason(s) e.g., beauty, use, significance)?	<u>Local in character and not an extensive tract of land?</u> (Describe the character of the site, including size, boundaries, public access and other relevant factual information)
CNDP4/1 – Linley Green	Grassed part of housing estate	Provides clear space between houses and informal leisure, gatherings, games etc.	0.23 Ha, rectangular, public access from adjacent footpaths
CNDP4/2 – Main Street North	Land adjacent to brook	Supports local wildlife, area of beauty	0.23 Ha, narrow linear tract alongside brook, public access from adjacent footpaths
CNDP4/3 – Main Street South	Land adjacent to brook	Supports local wildlife, area of beauty	0.17 Ha, narrow linear tract alongside brook, public access from adjacent footpaths
CNDP4/4 – Bunning Hall (rear)	Grassed area behind the hall	Walled/fenced outside space for events held at the Bunning Hall.	0.06 Ha, access through hall or side gate. Not generally open to public except as part of organised events.

<u>Green or Open Space</u> (name and reference number)	<u>Is the site in close proximity to the local community it serves?</u> (Describe giving details of location, walking distances, how	<u>Demonstrably special to a local community–</u> (provide reason(s) e.g., beauty, use, significance)?	<u>Local in character and not an extensive tract of land?</u> (Describe the character of the site, including size, boundaries, public access and other relevant factual information)
		Available for community use by arrangement.	
CNDP4/5 – Lady Leys	Grassed part of housing estate	Provides clear space between houses and informal leisure, gatherings, games etc.	0.27 Ha, rectangular, public access from adjacent footpaths
CNDP4/6 – Chiltern Avenue 1	Grassed part of housing estate	Provides clear space between houses and informal leisure, gatherings, games etc.	0.18 Ha, rectangular, public access from adjacent footpaths
CNDP4/7 – Chiltern Avenue 2	Grassed part of housing estate	Provides clear space between houses and informal leisure, gatherings, games etc.	0.12 Ha, rectangular, public access from adjacent footpaths

<u>Green or Open Space</u> (name and reference number)	<u>Is the site in close proximity to the local community it serves?</u> (Describe giving details of location, walking distances, how	<u>Demonstrably special to a local community–</u> (provide reason(s) e.g., beauty, use, significance)?	<u>Local in character and not an extensive tract of land?</u> (Describe the character of the site, including size, boundaries, public access and other relevant factual information)
CNDP4/8 – Brooklands Road	Grassed part of housing estate	Provides clear space between houses and informal leisure, gatherings, games etc.	0.05 Ha, rectangular, public access from adjacent footpaths
CNDP4/9 – Ashover Close	Grassed part of housing estate	Provides clear space between houses and informal leisure, gatherings, games etc.	0.093 Ha, rectangular, public access from adjacent footpaths

Maps of Local Green Spaces

The Local Green Spaces identified in Table 2 are shown in the following index map and detailed map extracts.

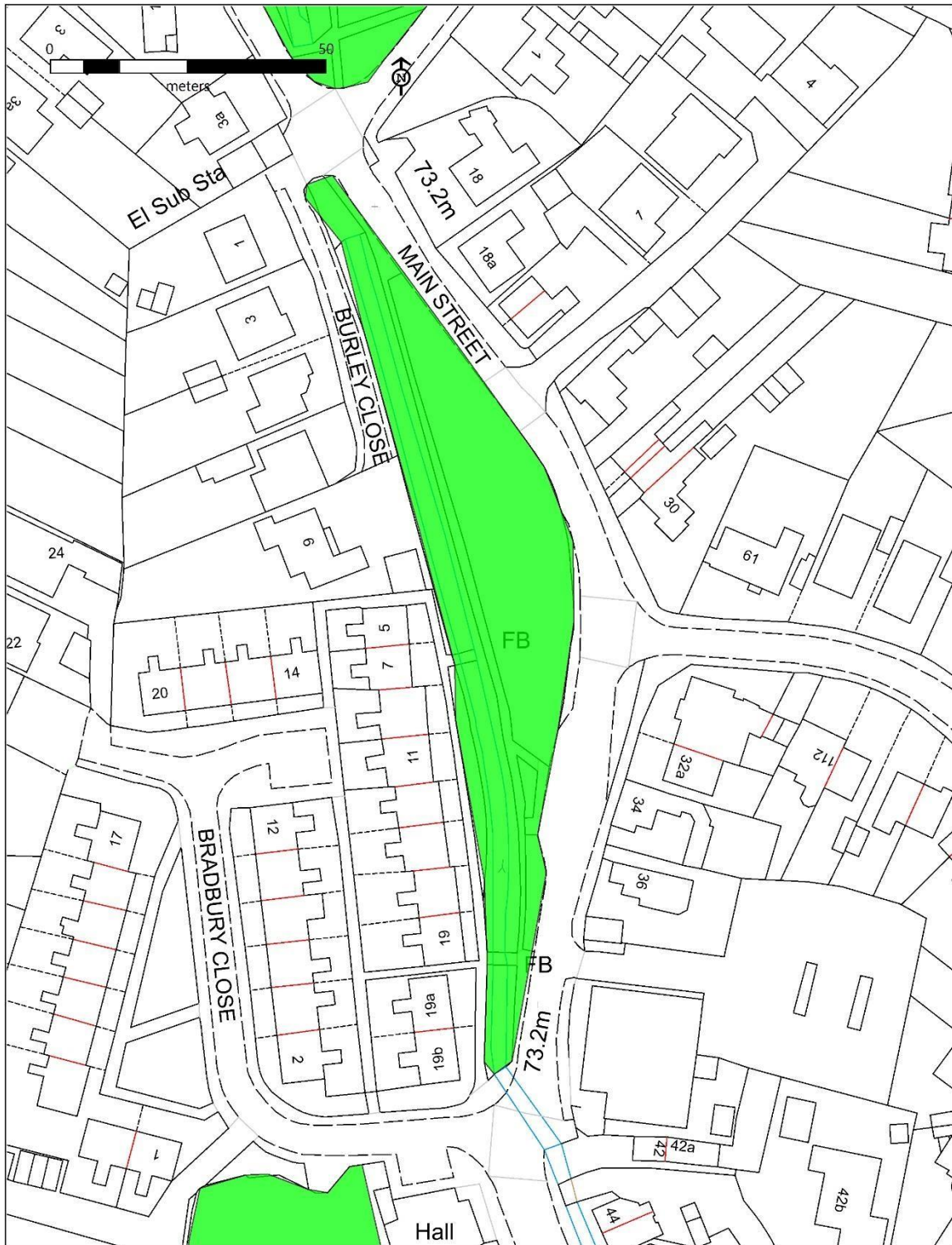


CNDP4/1 Linley Green © Crown copyright and database rights 2021 OS 100061681. Use of this mapping is subject to the terms and conditions set out on page 2 of this document.

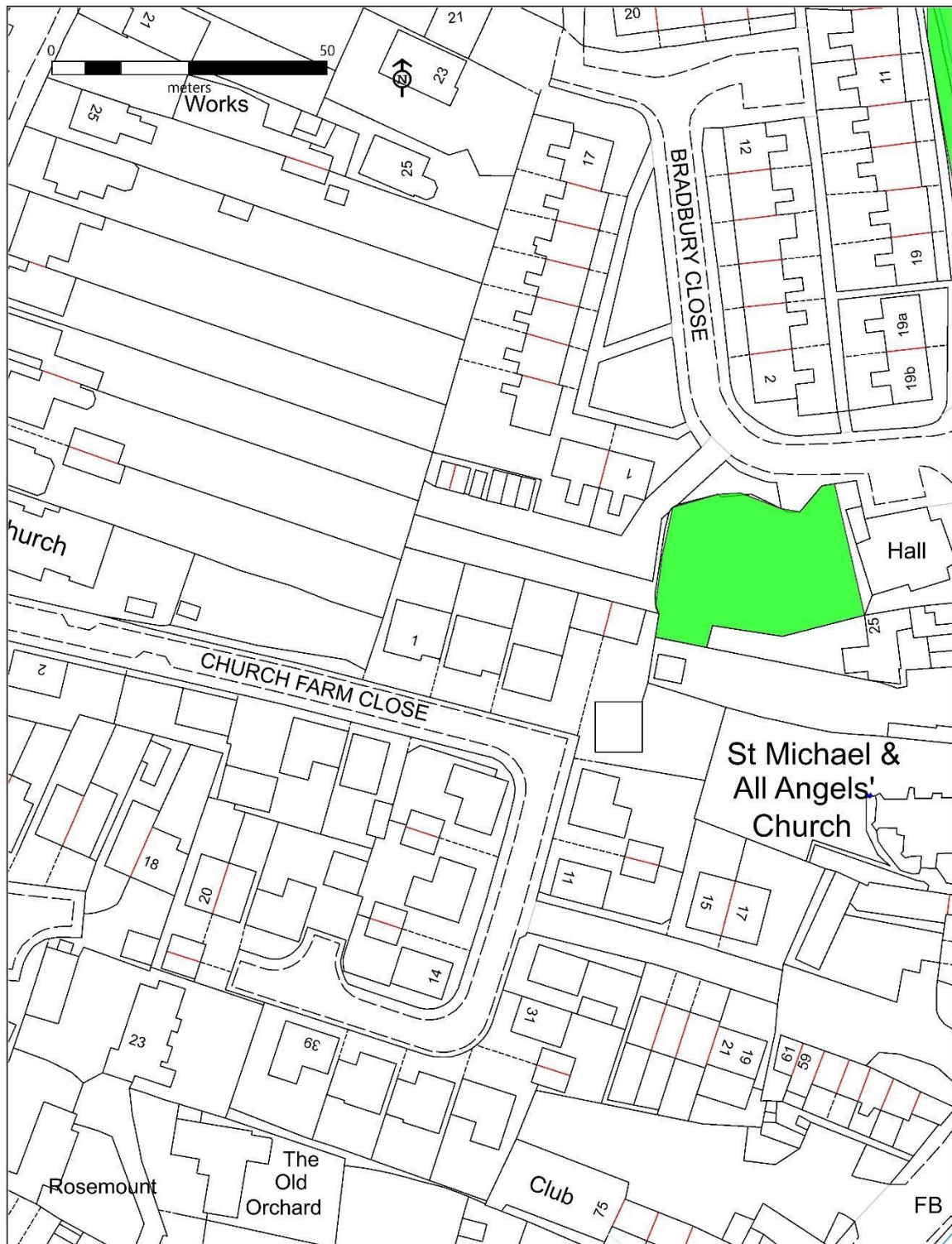


CNDP4/2 Main Street North © Crown copyright and database rights 2021 OS 100061681. Use of this mapping is subject to the terms and conditions set out on page 2 of this document.





CNDP4/4 Bunning Hall (rear) © Crown copyright and database rights 2021 OS 100061681. Use of this mapping is subject to the terms and conditions set out on page 2 of this document.





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Glossary

The glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning terminology and should not be used as a source for statutory definitions.

Accessibility: The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

Affordable Housing: Housing that is provided to eligible households at a price/ rent below the market rate, whose housing needs are not met by the market. It includes socially rented, affordable rented and intermediate housing.

Ancient Woodlands: These are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient semi natural and ancient replanted woodlands. They are irreplaceable habitats.

Appropriate Assessment (AA): Under the Habitat Regulations Assessment, stakeholders such as developers/ Local Authorities are required to undertake this assessment when a plan or project is likely to have an impact on any European Environmental conservation designations (i.e. Natura 2000 sites consisting of Special Protected Areas of Conservation, Special Protected Areas, etc.). The overall aim of this assessment is to demonstrate that the plan/ project will not have an adverse impact on the integrity of the environmental designation. Alternatively, the AA will need to demonstrate why the proposed project/ plan is in the overriding public interest and the compensatory measures that will be taken to ensure the overall coherence of the Natura 2000 sites is protected.

Biodiversity: The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Brownfield Land: See definition for Previously Developed Land.

Connectivity: The linkages that exist between key locations.

Development Plan Document (DPD): These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan. In order to acquire this status, they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example a Core Strategy, Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Policies Map which may be varied as successive DPDs are adopted. Current Local Planning Regulations no longer use the term DPD and refer to Local Plans instead.

Dwelling: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

Economic Development: Development, including those within the B Use Classes, public and community uses, and main town centre uses (but excluding housing development).

Environment Agency: This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision-making process in order to promote sustainable development.

Evidence Base: The information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

Flood Zone 1: An area with low risk of flooding. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding. **Flood Zone 2:** An area with a low to medium risk of flooding. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding or between a 1 in 200 and 1 in 1000 annual probability of sea flooding.

Greenfield Land: Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

Green Infrastructure: A strategically planned and delivered network of high-quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Local Development Documents (LDDs): Any document prepared by a local planning authority individually or with other local planning authorities which deals with one or more of the following:

- the development and use of land;
- the allocation of sites for a particular form of development or use;
- environmental, social, design and economic objectives relevant to the development and use of land; and
- development management and site allocations policies which guide the determination of planning applications.

LDDs are referred to in the Regulations as Local Plans and this is the term commonly used in the Joint Core Strategy.

Local Development Framework (LDF): The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones. The National Planning Policy Framework no longer refers to LDFs and uses the term 'Local Plan' instead.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies and other planning policies which under the Regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

National Planning Policy Framework (NPPF): This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Parish Plans: Are prepared by Parish Councils and other local community groups and set out a vision for their local area and usually include an action plan of how to achieve the vision. Parish Plans can be used to inform the development of planning policy at the local level.

Physical Infrastructure: Includes existing and future development required to support utilities, transport and waste management.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.

Section 106 Agreement/ Contribution: Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Social Infrastructure: Includes education, healthcare, sports facilities, cultural and community facilities.

Strategic Environment Assessment: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Supplementary Planning Document (SPD): Provides additional guidance on matters covered by a DPD/ Local Plan. They will be an important consideration in determining planning applications.

Sustainable Development: Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

Topography: The gradient and variations in height within a landscape.

Water Framework Directive: an EU directive which commits European Union member states to achieve good qualitative and quantitative status of all water bodies (including marine waters up to one nautical mile from shore) by 2015.

COSBY

NEIGHBOURHOOD DEVELOPMENT PLAN

2023-2029