

A summary of representations on the Bulcote Neighbourhood Plan submitted to the Independent Examiner

A summary of Regulation 14 consultation responses can be seen in the Consultation Statement, available to view through the link below.

<https://www.newark-sherwooddc.gov.uk/planningpolicy/neighbourhoodplansunderpreparation/>

Regulation 16 consultation responses:

There were a total of 6 representations received and as part of the Examination the Parish Council provided a [response](#) to them.

Newark & Sherwood District Council

NPP1: Amendments were suggested to bring criterion 2 into line with national Green Belt policy.

NPP2: Raised concerns over how the policy as submitted could be implemented – emphasising the need for it to be tightly defined and well evidenced. Suggested that the policy be amended to focus on a few core vistas of importance. Questioning the evidence in support of key village view 3. Considered the broader viewpoints identified within the Design Guide to lack sufficient information to allow for their proper implementation.

Highlighted issues with criterion 3 and 4 and the need for a graduated approach towards biodiversity significance. Clarification was sought that Criteria 5 should exclude all forms of householder development. The approach within Criterion 9 around the protection and replacement of tress was not considered proportionate.

NPP3: Amendments sought, to detail that that proposals adhering to the future management principles will be supported.

NPP4: Objected to the designation of LGS4.

NPP5: Criterion 6 was not considered to be consistent with national policy, in terms of how harm on a heritage asset should be addressed.

NPP8: Should be made clear that support for the redevelopment of the former Tall Trees Garden Centre falls short of a site allocation. Wording suggested to give more detail over the circumstances in which redevelopment would be supported.

Anglian Water

Bulcote Parish is located outside of Anglian Waters area of responsibility. No comments.

Coal Authority

No specific comments.

Highways England

Identified an expectation that there would not be any impact on the operation of the Strategic Road Network.

Nottinghamshire County Council Highways

Objected to Appendix F of the Village Design Guide, with respect to encouragement of streams, ditches and swales to convey surface water. Also objected to the suggestion that vehicle parking may be accommodated by variations in the width of streets.

Northern Trust

Objected to the designation of LGS4.

All these representations can be viewed in full at:

<https://www.newark-sherwooddc.gov.uk/planningpolicy/neighbourhoodplansunderpreparation/>