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16 October 2019

Dear Sir / Madam,

### **Consultation on the Submission Draft Bulcote Neighbourhood Plan**

Highways England welcomes the opportunity to comment on the Submission Draft Bulcote Neighbourhood Plan which covers the period from 2019 to 2033. We note that the document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Bulcote Neighbourhood Plan, our principal interest is in safeguarding the operation of the A46, approximately 3km to the east of the Plan area.

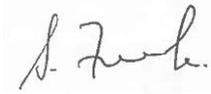
Highways England understands that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Bulcote is required to conform to the Newark and Sherwood District Council Local Plan and this is acknowledged within the document.

Following review of the Pre-Submission Draft in May of this year, we note that the Neighbourhood Plan remains largely unchanged. Two major residential developments remain (one being the redevelopment of Bulcote Farm to provide 76 dwellings which is pending approval, and the second being the consented redevelopment of a garage to 43 flats for residents over the age of 55), however due to the location and scale, these are unlikely to have any significant impact on the SRN.

We also note from review of the Local Plan that no employment sites have been allocated within the Neighbourhood Plan area, although the Parish does support the redevelopment of the former Tall Trees Garden Centre site and other such small-scale employment sites.

Considering the limited level of growth proposed across the Neighbourhood Plan area we do not expect that there will be any impacts on the operation of the SRN. We therefore have no further comments to provide and trust the above is useful in the progression of the Bulcote Neighbourhood Plan.

Yours sincerely,



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