

Bulcote Neighbourhood Plan

Consultation Statement

Bulcote Parish Council

At Parish Council meetings in November 2017 and January 2018 the Council discussed the value of a Neighbourhood Plan (NP) especially in the context of a very small and historic Parish like Bulcote. The example of the neighbouring parish of Burton Joyce was examined and discussed.

It was noted that the planning consultant used by Burton Joyce was a resident of that village and if agreed there could be some clear value and synergy in developing a NP using the same Consultant (Helen Metcalfe, Planning with People)

The Council agreed to explore the value of a Neighbourhood Plan by developing a Village Questionnaire which would test the interest in the project; seek opinions on change in the village and looking for volunteers to attend a meeting.

Councillor Nick Leaves agreed to lead the project going forward.

Village questionnaire and invitations to get involved

The entire village was personally posted a copy of a questionnaire regarding their homes, their opinions regarding change and development in the village and suggestions for improving the village. The questionnaire also sought volunteers to attend a meeting to discuss developing a NP.

BULCOTE - NEIGHBOURHOOD PLAN - SURVEY

Dear Bulcote Residents

We are writing to you about the future of Bulcote Parish. The Parish Council is considering the need to develop a Neighbourhood Plan which after consultation with the village and a referendum could be submitted to Newark and Sherwood Council for adoption into their planning policy. The Plan could last for 15 years.

The preparation of a valid Plan will take time and effort. The first stage is to seek some initial thoughts by survey and get volunteers from the community to be involved in a working group. We are especially interested in finding volunteers with experience in managing a simple website. However, we would like to stress that this process should be led by the community not by the Parish Council alone and having volunteers is essential irrespective of their skills.

The objective of the Plan is to establish what is acceptable and unacceptable change within the Parish based on collected evidence and opinions from the residents. For a good example of a developing Neighbourhood Plan you can view the documents from our friends in Burton Joyce which are available online (<http://www.bjnc.org.uk>).

Neighbourhood planning policy cannot impact on current planning applications that have been submitted or have been approved before the Plan is "made" i.e. when it is incorporated as part of the planning policy for the District. This may mean that, depending on the planning applications currently being prepared and considered for Bulcote Farm and Burton Joyce Garage (which is in our Parish), that these are agreed before the Neighbourhood Plan can influence them.

Please fill in the attached questionnaire and return by 28 February to any of the addresses given. You should fill out one questionnaire per residence. Please give your contact details if you would like to attend the first working group meeting where we will examine the results of the questionnaire and discuss next actions.

Sincerely,

Bulcote Parish Council
5 February 2018

BULCOTE - NEIGHBOURHOOD PLAN - SURVEY

Q1 Village Character - What do you like about living in Bulcote (tick one on every row)?

	1 Not important	2	3 Neutral	4	5 Very important
Always lived here					
Close to Burton Joyce					
Close to family					
Close to friends					
Close to work					
Community spirit					
Easy access to countryside					
Good local schools					
Public transport links					
Quiet atmosphere					
Size of Bulcote					
Village					
Village activities					

Q2 Village Character - What is important to the future of Bulcote (tick one on every row)?

	1 Not important	2	3 Neutral	4	5 Very important
Improve safe pedestrian routes					
Improve community facilities					
Protecting the Conservation Area					
Manage the impact of new housing on village character					
Retain and enhance countryside					
Retain and enhance its rural character					
Retain safe traffic flow					
Retain the Green Belt					

Q3 Housing availability - has anyone previously in your household chosen to move away from Bulcote due to the lack of suitable housing (please circle)?

	Yes	No
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Q4 Housing availability - does anyone living with you need suitable local housing (please circle)?

	Yes	No
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Q5 If the answer is Q3 or Q4 is Yes in this because (please circle):

Housing too large	Housing is too small	Lack of sheltered housing	No housing available	Too expensive
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Q6 Future development - types of acceptable future development in Bulcote (tick one on every row)

	1 I don't choose	2	3 Neutral	4	5 I don't choose
Gap between existing properties (1 or 2 units)					
Medium scale developments (6 to 15 units)					
Reuse of Bulcote Farm buildings					
Reuse of Burton Joyce garage site (plus in within Bulcote Parish)					
Small scale developments (c. 5 units)					
There should be no development in Bulcote					
Use of greenfield sites					

Q7 Future housing type - preferred types of housing development (tick one on every row)

	1 I don't choose	2	3 Neutral	4	5 I don't choose
2 bed homes suitable for starters / downsizers					
Affordable homes					
Flats/apartments					
6+ bed homes					
Family homes 2 or 3 bed					
Family homes 4 or 5 bed					
Flats / apartments					
Housing association homes					
Sheltered housing					

Q8 Commercial opportunities - types of business in Bulcote you could find acceptable (tick one on every row)

	1 Last Choice	2	3 Neutral	4	5 First Choice
A village shop					
Cafe or tea room					
Pub					
Restaurant					
Small scale industry including small offices					

Q9 Transport issues that concern you (tick one on every row)

	1 Not important	2	3 Neutral	4	5 Very important
Air quality					
Lack of suitable pedestrian paths (along the village at the junction of the A617)					
No bus through the village					
Number of HGV and farm vehicles					
Parking on pavements					
Safety at the level crossing					
Speed of traffic in the village					
State of roads					
Traffic volumes at peak times					

Q10 Transport - choices

How many vehicles in your household (active)	0	1	2	3	4	5+
What are your principal forms of transport (active)	Car	Walk	Motor cycle	Bus	Cycle	Train
If the bus passed through the village would you be more likely to use it?	Yes			No		

Q11 Transport - what is most likely to encourage you to use public transport? (tick one on every row)

	1 Not important	2	3 Neutral	4	5 Very important
A shelter at bus stop					
Bus stop within village					
Improved frequency					
Improved route choice					
Overall convenience					
Reduced cost					

Q12 Community facilities you use - in Bulcote (B) and Barton Joyce (BJ) (tick one on every row)

	Once a week	Once a month	A few times a years	Never	Choose one only that you would like to see in Bulcote
Cafe (B)					
Church (B and BJ)					
Dinema (BJ)					
Doctors (BJ)					
Library (BJ)					
Pharmacy (BJ)					
Post office (BJ)					
Pub (BJ)					
Shop (BJ)					
Social clubs/events (BJ)					
Sports and recreation grounds (BJ)					

Q13 Details of your household

	Gender	Age				Prefer not to say (only indicate number in household)
		<18	19 to 30	31 to 40	61+	
Householder 1	Male / Female					
Householder 2	Male / Female					
Householder 3	Male / Female					
Householder 4	Male / Female					
Householder 5	Male / Female					
Householder 6	Male / Female					

Q14 Please tick up to FIVE descriptions from the list below to describe Bulcote:

Aspiring, Beautiful, Connected, Conserved, Dated, Dead, Family-friendly, Happy, Historic, Independent, Isolated, Lively, Old fashioned, Perfect, Preserved, Quiet, Rural, Safe, Shabby, Sleazy, Social, Threatened, Tired, Ugly, Unique, Unsettled.

Q15 If you would like to add additional information or offer a response other for any question than the choices given please give details here:

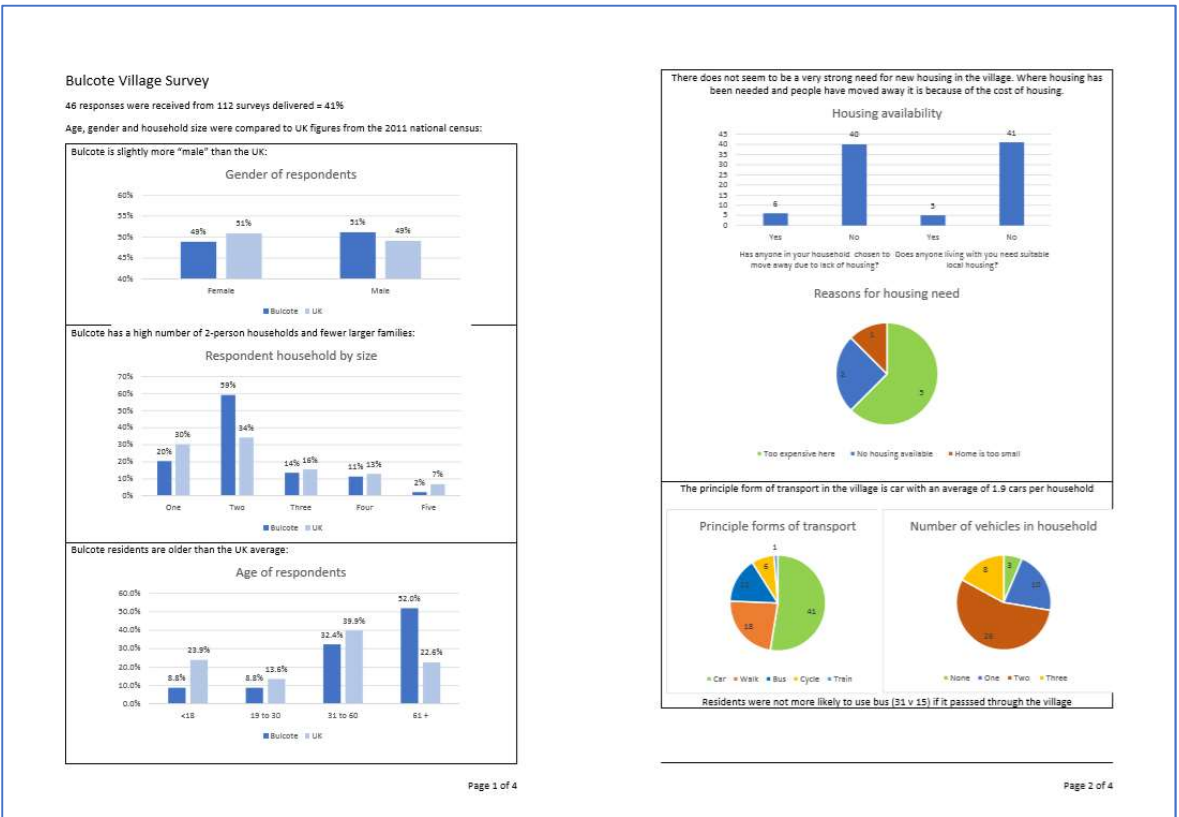
Q16 If you would like to attend the first working group meeting to discuss a neighbourhood plan please give your name, phone and email address (if you have one) below:

Name: _____
 Telephone number: _____
 (Home) address (if you have one): _____

Please put your completed survey in an old envelope and post into the letter box of either:
 WALNUT HOUSE, OLD MAIN ROAD (near the telephone box) or
 23 THE SPINNEY or
 11 THE LEAS

BEFORE FEBRUARY 28th 2018

Village questionnaire results



Responses to other questions were averaged and then ranked to assess overall opinion. Strong opinions in favour approach a score of 5 and are coloured green, strong opinions against approach a score of 1 and are coloured red, indifferent opinions are at or about a score of 2.5 and are coloured orange.

Q1 Village Character - What do you like about living in Bulcote?		Q2 Village Character - What is important to the future of Bulcote?	
Rural atmosphere	4.70	Retain and enhance its rural character	4.91
Easy access to countryside	4.67	Manage the impact of new housing on village character	4.87
Size of Bulcote	4.56	Retain safe traffic flow	4.83
Views	4.50	Retain the Green Belt	4.83
Public transport links	4.34	Protecting the Conservation area	4.80
Community spirit	4.21	Retain and enhance community spirit	4.60
Close to Barton Joyce	4.05	Enhance safe pedestrian routes	4.14
Village activities	4.02	Improve community facilities	3.95
Close to friends	3.45		
Good local schools	3.21		
Close to family	3.12		
Always lived here	2.71		
Close to work	2.47		

Q6 Future development - types of acceptable future development in Bulcote		Q7 Future housing type - preferred types of housing development	
Reuse of Barton Joyce garage site (this is within Bulcote Parish)	3.85	Bungalows	3.09
Reuse of Bulcote Farm Buildings	3.19	2 bed homes suitable for starters / downsizers	2.98
There should be no development in Bulcote	3.14	Family homes 2 or 3 bed	2.74
Small scale developments (< 5 units)	3.13	Affordable homes	2.47
Infill between existing properties (1 or 2 units)	2.64	Care homes	2.16
Medium scale developments (6 to 15 units)	2.02	Family homes 4 or 5 bed	2.00
Use of greenfield sites	1.16	Sheltered housing	1.72
		Flats / apartments	1.58
		Housing association homes	1.56

Q8 Commercial opportunities - types of business in Bulcote you could find acceptable		Q9 Transport issues that concern you	
A village shop	3.13	Speed of traffic in the village	4.59
Cafe or tea room	3.09	Air quality	4.52
Pub	2.48	State of roads	4.49
Restaurant	2.27	Safety at the level crossing	4.42
Small scale industry including small offices	1.79	Leaving the village at the junctions of the A612	4.27
		Traffic volumes at peak times	4.23
		Parking on pavements	4.07
		Number of HGV and farm vehicles	3.73
		Lack of suitable pedestrian paths	3.44
		No bus through the village	2.45

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Q11 Transport - what is most likley to encourage you to use public transport?	Q12 Community facilities you use - in Bulcote (B) and Barton Joyce (BJ)	Choose one only that you would like to see in Bulcote		
Overall convenience	3.68			
Improved frequency	3.49			
A shelter at bus stop	3.16	Shops (BJ)	3.71	5
Improved route choice	3.14	Post Office (BJ)	2.88	0
Reduced cost	3.13	Pharmacy (BJ)	2.65	0
Bus stop within Bulcote	2.75	Pubs (BJ)	2.49	6
		Cafe (BJ)	2.33	3
		Doctors (BJ)	2.22	1
		Social Club events (B)	1.85	9
		Library (BJ)	1.76	0
		Sports and recreation grounds (BJ)	1.62	3
		Dentist (BJ)	1.52	0
		Church (B and BJ)	1.51	0

There is little support for additional community facilities in the village. The most popular choice being for more social club events.

Respondents were offered a range of adjectives to describe the village of Bulcote. The WordCloud below represents those responses

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First meeting – terms of reference and conflicts of interest

Ten residents attended the first meeting of what became the NP steering group. Helen Metcalfe of Planning with People attended and discussed the tasks ahead. The Steering Group was constituted with Terms of Reference agreed and Conflicts of Interest declared.

The Group was advertised on the Village Website and in the Parish Magazine.

Set up of website / email villagers on all updates

The Village website was updated to include a dedicated section for the NP. The home page for the NP shows all the volunteer members of the steering group with email and telephone details for the Chairman.

Subsections of the website are:

- Consultation. Which describes (in less detail than here) all the consultation efforts made regarding the NP including questionnaire and results;
- Minutes of meetings. Lists Terms of Reference and all dated Minutes taken and attendees;
- Supporting documents. Shows: prior reports on the conservation area from 1974 and 2001, the designation of Bulcote Parish by N&S for a neighbourhood plan, and, the rural parish profile of Bulcote Parish

- Neighbourhood Plan documents. Shows the draft NP as per consultation, the revised NP as submitted and the Bulcote Design Guide as prepared by Urban Forward Limited.

All changes and updates to the Website are notified to those residents that have chosen to subscribe to updates. In total 44 email addresses receive updates and, assuming no double counting and given our average occupancy of homes (as per our village questionnaire) reaches approximately 97 residents either directly or indirectly.

Publication of meetings in Village Magazine

Bulcote Parish Council minutes containing reports on the NP and separate pieces on the NP were included in the Bulcote Parish Magazine which is widely distributed across the Parish every month. The Bulcote “vision” as per below was published in the magazine. Invitations to attend meetings were also published as were directions to the website and details of the Consultation events.

Village noticeboards

The Village has two noticeboards. One located near the Ridings and the entry to the Spinney and second located at the crossroads at the centre. The notice boards were used to display

- Details of the survey and dates and locations for returning it;
- All Parish Council minutes – including updates on the NP progress;
- The Bulcote NP vision *“In 15 years’ time Bulcote Parish will remain an historic, rural and peaceful area. It will value its residents, the open spaces within the village that are integral to its character and the green fields that surround it. Bulcote will still be a safe, family-friendly community. It will be a beautiful, healthier place to live with easy and immediate access to the countryside and the river.”* and;
- Advertisements for the Consultation events:

CONSULTATION

Bulcote Neighbourhood Plan 2019-2033



All residents and stakeholders are being consulted on the Neighbourhood Plan. Documents and consultation survey are available to you on the Village Website or a paper copy is available by calling Nick Leaves on 07968 227989

Public drop in sessions to chat about the plan and give your input will take place at the Bulcote Farm Rooms on
Saturday 27th April 2019 at 2pm to 4pm and
Monday 27th May 2019 at 2pm to 4pm

Please come in and talk to us about the Plan and our Village


Consultation period

It was concluded to run the Regulation 14 consultation period for two full calendar months from 1st April 2019 to 31st May 2019 rather than the statutory 6 weeks because the period included the Easter break for 2019 and the early and late May bank holiday weekends. The Consultation period was advertised on the NP website, in the Parish Magazine and by contacting Consultees and residents as below.

Consultees

Consultees during the statutory period comprised all residents, statutory consultees, and local organisations, associations and other stakeholders.

- Residents were all mail dropped with a letter outlining the process to date, where to access the neighbourhood plan in either electronic or paper copy, the dates of the consultation events and details of the electronic survey or how to get the survey in paper form.



Bulcote NP Steering Group
E: leavesnicholas@gmail.com
T: 07968 227989

1 April 2019

Dear Bulcote resident,

I am writing to you on behalf of Bulcote Parish Council regarding the Neighbourhood Plan.

I hope you recall that I sent you a survey in Spring 2018 and that you have seen some of the publicity regarding the Plan in the Parish Magazine, on the dedicated space on the Village website and on Village Noticeboards.

I am delighted to say that the Plan is now ready for you to comment upon and that the **Statutory Consultation Period will run from Monday April 1st to Friday May 31st.**

VIEW THE PLAN

There are three ways in which you can view the Plan and the associated Bulcote Design Guide:


- 1) On the Village Website under the section of the Neighbourhood Plan at <https://www.bulcotevillage.co.uk/neighbourhood-plan>;
- 2) By requesting a printed copy of the plan by emailing or phoning me on the above number; or,
- 3) By attending one of the two drop-in sessions at Bulcote Farm rooms at 2pm to 4pm on either Saturday 27th April or Monday 27th May.

COMMENT ON THE PLAN

You can comment on the Plan and its policies by:

- 1) Writing to me at any time up to May 31st;
- 2) Completing the survey on the Consultation section on the website where you downloaded the Plan; or,
- 3) By completing and returning the paper copy of the survey which accompanied the Plan if you asked for a paper copy or if you attended one of the drop-in sessions.

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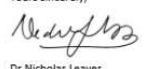
NEXT STEPS

Following consultation and consideration of all comments received, the Plan will be submitted to Newark and Sherwood District Council. After a second statutory publicity period organized by NSDC they will submit the Neighbourhood Plan to an Independent Planning Examiner for examination.

Following examination and subject to agreeing any modifications the Examiner requires, the Plan will go to a referendum in the Village. If the Plan is supported at referendum, then it will be "made" and will immediately be part of the Development Plan for Newark and Sherwood District Council until 2033. This means that planning applications in Bulcote will be assessed against the policies in this Neighbourhood Plan.

I hope you will support the Parish Council in progressing the Plan and I encourage your comments on the Plan.

Yours sincerely,



Dr Nicholas Leaves
Chairman, Bulcote Neighbourhood Plan Steering Group

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- Forty-four Statutory Consultees were messaged by N&SDC with a message composed by the Chairman of the Steering Group and directed to the NP website for the documentation. The Statutory Consultees were:

1	Newark and Sherwood District Council	23	BT
2	Gedling Borough Council	24	Western Power Distribution
3	Ashfield District Council	25	National Grid
4	Mansfield District Council	26	EE
5	Bassetlaw District Council	27	Three
6	Rushcliffe Borough Council	28	Vodafone
7	Melton Borough Council	29	O2
8	South Kesteven District Council	30	Nottinghamshire Fire and Rescue
9	Nottinghamshire County Council	31	Nottinghamshire Police
10	Lincolnshire County Council	32	Newark and Sherwood Clinical Commissioning Group
11	Leicestershire County Council	33	Natural England

12	Lowdham Parish Council	34	The Environment Agency
13	Gunthorpe Parish Council	35	Historic England
14	Shelford Parish Council	36	Robert Jenrick MP
15	Burton Joyce Parish Council	37	Cllr Timothy Wendels
16	All Parish Councils within Newark and Sherwood administrative area and those adjoining it	38	Newark & Sherwood Community & Voluntary Service
17	The Coal Authority	39	Campaign to Protect Rural England
18	Homes England	40	Nottinghamshire Wildlife Trust
19	Network Rail Infrastructure Limited	41	East Midlands Chamber (Derbyshire, Nottinghamshire, Leicestershire)
20	Highways England	42	Nottinghamshire Coalition for Disabled Persons
21	Trent Valley IDB	43	House Builders Federation
22	Severn Trent Water	44	Age UK

- Twenty-four other local organisations, associations and stakeholders were messaged by the chairman and invited to respond to the NP on the website using either the electronic survey or by writing to the Chairman of the Steering Group. These consultees were:

#	Organisation	Sector
1	Parish of Burton Joyce, Bulcote and Stoke Bardolph	Church
2	Sacred Heart Catholic Church	Church
3	Cllr Roger Jackson	Councillor
4	Burton Joyce & Bulcote Local History Society	Education
5	Burton Joyce Library	Education
6	Burton Joyce Primary School	Education
7	Burton Joyce Primary School PTA	Education
8	Carlton Le Willows Academy	Education
9	Carlton Le Willows Academy PTA	Education
10	Ivy Medical Group	Healthcare
11	Pear Tree Dental Centre	Healthcare
12	Ashworths Poultry	Local Land Owner
13	Bulcote Farm - John Jackson	Local Land Owner
14	Hill Farm	Local Land Owner
15	McCarthy and Stone Developments Ltd	Local Land Owner
16	Midland Land Portfolio Ltd	Local Land Owner
17	Midland land portfolio, local known contact: Adam Stuart Tustain	Local Land Owner
18	Highways local known contact: Mike Keeling	Other
19	BJ & Bulcote Village Hall	Voluntary

20	BJ & Bulcote WI	Voluntary
21	BJU3A	Voluntary
22	Brownies, Guides and Rainbows	Voluntary
23	Bulcote Social Committee	Voluntary
24	Canal and River Trust	Voluntary
25	Parish and Community Magazine	Voluntary
26	Scouts	Voluntary

Electronic survey

An online survey regarding the draft NP was created in SurveyMonkey (still available to view at <https://www.surveymonkey.co.uk/r/8TMNW6W>) seeking opinion of the Plan and the seven policies within it. The survey was also available as a paper copy for those not able to access the internet. Responses are now incorporated in the Consultation responses below. The survey was:

Bulcote Neighbourhood Plan Consultation

This survey is available to complete online at <https://www.surveymonkey.co.uk/r/8TMNW6W>

1. Have you read the Neighbourhood Plan and the Bulcote Design Guide (please tick your response)?

Yes - all of it
Yes - most of it
Yes - some of it
No

2. Did you find the documents (tick only those that apply)?

Easy to understand
Well written
Logical
Detailed
An interesting document
A valuable document
Other (please specify)

3. POLICY 1 SUMMARY: Sustainable Development should make a positive contribution to the Parish and be in accordance with Green Belt Policies where these apply. Development should reflect the considerations in the Bulcote Design Guide and should respect open and local green spaces (see page 28 to 31 in the Neighbourhood Plan)

Do you support POLICY 1 regarding sustainable development in the Village

Yes
No
Comment

4. POLICY 2 SUMMARY: Protecting the landscape and enhancing biodiversity includes controlling any development that would intrude on valued local views and protecting flora, fauna and important habitats in the Parish (see page 31 to 39)

Do you support POLICY 2 regarding protecting the landscape character and biodiversity?

Yes
No
Comment

5. POLICY 3 SUMMARY: Design of any development should reflect the existing character of the built environment as detailed in the Bulcote Design Guide so that new development does not harm the character of the Parish (see page 39 to 42).

Do you support POLICY 3 on design principles?

Yes
No
Comment

6. POLICY 4 SUMMARY: Local Green Spaces have been identified in the Parish that are special. This policy identifies 4 sites for designations as Local Green Spaces to help protect them from future development (see page 43 to 48).

Do you support POLICY 4 regarding the designation of local green spaces?

Yes
No
Comment

7. POLICY 5 SUMMARY: The protection and enhancement of heritage assets (conservation area, listed buildings and buildings on a local list) is important so that the historic character of the Village is not harmed by any future development (see page 49 to 50).
Do you support POLICY 5 regarding protecting and enhancing heritage assets?

Yes
No
Comment

8. POLICY 6 SUMMARY: Recognising the limited indoor space for the community to meet, this policy supports the identification of a site for a Village Hall (see page 50 to 52).
Do you support POLICY 6 on enhancing the provision of community facilities?

Yes
No
Comment

9. POLICY 7 SUMMARY: Recognising the importance of easy access to the surrounding countryside, this policy supports proposals that keep open all the existing walking and cycling routes and encourages new routes to be made wherever possible (see page 52 to 53).
Do you support POLICY 7 regarding improving access to the countryside?

Yes
No
Comment

10. Do you have any other comments, questions or concerns regarding the Neighbourhood Plan? Please leave your contact details if you would like a response?

Please return this survey at any time up to and including May 31st 2019 to

Nick Leaves
Walnut House
Old Main Road
Bulcote
NG14 5GU

Local consultation events

Local consultation events were held for residents at Bulcote Farm Rooms on Saturday April 27th 2019 at 2pm and Monday 27th May 2019 at 2pm. Members of the Steering Group were available with copies of the Neighbourhood Plan to discuss any matters relating to it. Paper copies of the survey were available to take away.

Residents from all over the Parish attended: 23 residents attended on April 27th and 16 residents on May 27th, in all 20 residences were represented. To illustrate the range of residents attending they were invited to mark the location of their home on a Parish map (shown by a red dot):



Consultation Responses

This section contains the responses and comments received on the draft Bulcote NP throughout the Regulation 14 consultation period 1st April to 31st May from both local residents and other consulted bodies and statutory consultees.

Comments from Statutory Consultees

Newark and Sherwood District Council Planning Policy

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	Updated to provide adoption date of Amended Core Strategy	Noted where ref was to submission version now says Adopted version	Y
Para 16 and 88	References to open countryside and green belt clarified - alternate wording provided	Noted	Y
Para 17	Spatial Policy 3 only applies to the part of the village joined to Burton Joyce – the rest is governed by Green Belt policy (Spatial Policy 4a, 4b and the NPPF);	Noted – wording amended in para 17 – with the full write out of spatial policy 3 removed from text as this only applies to part of Bulcote – and ref to other spatial policies that apply added for clarity	Y
Para 26	The description could be improved by reference to the part of the village adjoined to Burton Joyce. This part of the village functionally relates to Burton Joyce which is located beyond the NSDC administrative boundary	Text added within para 26	Y
Character areas	Add link to Burton Joyce village appraisal to clarify links with adjoining village	References added on page 15	Y
Para 67	Map 10 - policy position that the map shows is not clearly described text provide to clarify map 10	Text added (this is now para 71)	Y
NPP1	The approach which seeks to guide what could be considered the extent of the villages' built form is	Noted - good	NA

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	welcomed. This would provide a useful tool with respect to assessing what could reasonably be considered 'limited infilling in villages', in line with the NPPF exceptions to otherwise inappropriate development in the Green Belt. The proposed approach would not be inconsistent with strategic elements of the Development Plan or national planning policy		
NPP1 (5), 6 and 7	Green Belt policy in the NPPF does not limit development to extensions or alterations of existing buildings – amended wording provided for suggested use	Minor amendments provided for criteria 5,6 and 7 to make reference to green belt policy be consistent with NPPF and district approach - for clarification wording provided by NSDC has been used	Y
Map 15 and Map 16 NPP 2 (1) NPP2 (5)	It is important to maintain a distinction between what constitutes a 'view' and 'vista'. Whilst part of villages and/or landscape features may be visible from particular locations a strong evidence base is necessary to support their identification as important 'views' in a planning sense. Our preference would be for a tightly defined and well evidenced policy which focusses on a few core vistas of importance. This is considered to apply too harsh a test over the loss of biodiversity, and needs to reflect a graduated approach relative to significance.	Map 15 is still in the design guide as a point of reference and remains the landscape architects approach to defining the landscape character that is supported by the NP group. However to avoid confusion regarding the key village views and the view points, map 15 has been removed from the Plan and map 16 amended to focus o a few core viewpoints of importance. With the key views more tightly defined NPP2 (1) has been amended to reflect this and the advise provided by NSDC and NPP2 (2) and (3) merged with NPPP 2 (1). NPP 2 (5)– now NPP 2 (4) amended to reflect graduated approach. But retains expectation in relation to net biodiversity gain to reflect latest planning guidance. 'The National Planning Policy Framework is clear that pursuing	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 2 (6)	Is it proportionate for this to apply to all forms of development? For instance, modest householder development?	<p>sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, ' NPPG Paragraph: 007 Reference ID: 8-007-20140306. This NPPG reference is added as a foot note on page 36.</p> <p>New paras added see para 122 and 123 to justify this NP policy approach</p> <p>This is now NPP 2 (5) and an exemption has been applied for household extensions – but otherwise given the landscape sensitivity of the parish and the potential size of even one dwelling it is considered proportionate to apply this policy criteria to all other development.</p>	
NPP 2 (7)	Not proportionate where the trees are without significance and no justification for tree replacement ratio	<p>Now NPP 2 (8) wording amended to protection for trees of significance to character and more text on justification of tree replacement ratio – showing the biodiversity loss of mature trees cannot be replaced by one sapling. And para 130 added to reinforce justification for tree replacement policy.</p>	
NPP 3	Concern over the use of blanket requirements to demonstrate, and whether this could place too heavy a burden on applications for modest forms of development.	<p>Suggested wording added as second sentence of NPP 3 (1)</p> <p>'New development which is sensitive towards and reinforces the character of areas as defined in table 1, will be supported'.</p>	Y
NPP 6	Suggested wording of NPP 6 added as criteria 2 'As a first preference a new community building ought to be located within the part of the village defined by an envelope. Proposals located beyond the village envelope in the Green Belt	Paras 154 and 155 amended (now para 171 and 172. The suggested wording referred to a village envelope that is not in the NP but NPP6 (1) d) added and NPP6 (2) to provide clarity.	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	will need to be consistent with District and national policy'.		

Newark and Sherwood District Council Conservation

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP5 (2)	The wording implies that “less than substantial harm” is ok by only excluding “substantial harm”. It is our view that there is a range of harm below “substantial” which is nonetheless to be avoided, this is reflected in the statutory test of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such our suggested rewording includes the phrase “special regard” from the Act (without specifically citing it).	Wording proposed does not weaken the intent so NPP 5 (2) and (3) have been combined and amended as follows: Development adjacent and within the setting of Bulcote Conservation Area should preserve the character and appearance of the Area and/or the significance of the setting of Listed Buildings. If harm has been identified this must be given special regard in the consideration of any exceptional circumstances outlined in the National Planning Policy Framework within any planning balance.	Y
NPPP 5 (3)	We remain of the opinion that “in the vicinity of the church”, when read with section 15 still strongly implies a specific parcel of land for the new village hall/community building. Until archaeological and heritage concerns are addressed, and without a positive pre-app advice to bolster the case, the phrase “in the vicinity of the church” should be removed.	Accept that at this stage policy should not refer to one specific site. NPP 5 (3) Wording amended to ‘The provision of a community building in Bulcote is supported where; a) the character and appearance of the Conservation Area and the significance of the setting of listed buildings is preserved. If harm has been identified this must be given special regard in the consideration of any planning balance.	

Canal and River Trust

Section of the Plan	Comments	Amendments Proposed	Amendments Made
CO 5	The Trust welcomes the aspirations of community objective 5 which seeks to improve access to residents to green open spaces and to protect and improve access to the countryside and river	Noted	N
NPP 7	It is important that development proposals seek to protect exiting rights of way affected by development – there is a risk that when viewed alongside para 165 the wording of part 3 could be inferred to only apply to public rights of way in direct proximity to the development as opposed to the wider facilities on offer with in the parish that could also be affected by development.	This was not the intention and the wording has been amended at new para 183 as suggested. Given the importance of the network of permissive and public rights of way across the parish, contribution from new development may be sought to improve existing footpaths across the parish not just those that run directly to or along the river. Also NPP 7 (4) added. Where applicable developer contributions will be sought to improve the network of public accessible walking/cycling routes across the parish.	Y

Environment Agency

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 2 (5)	We welcome that net gain has been included within this policy within the neighbourhood plan. Suggested wording amendment to ensure no net loss of biodiversity is allowed and net gain is provided.	Now NPP 2 (3) Deleted word usually	Y

Highways England

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	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 Strategic Road Network.	None	N

Severn Trent

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 2	Severn Trent are supportive of the proposed policy NPP 2 – Protecting the landscape character of Bulcote Parish and enhancing Biodiversity, in particular bullet point 8 which encourages the use of SuDS within new schemes and retrofit solutions for development. We also note that hedges and field boundaries are detailed as needing protection and strengthening within this bullet point. Watercourses included Dry ditches are often located adjacent to site boundaries. These features are essential to the sustainable management for surface water and should be protected - recommended that bullet point 8 includes a specific reference to watercourses. To support the protection of	This helps strengthen the biodiversity policy and the justification for LGS 4. Text added at para 131 and extra criteria NPP 7 (7) f	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	watercourses within development sites		

Nottinghamshire County Council

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Minerals and Waste	<p>The area identified as the Bulcote neighbourhood area in Map One is covered by two Mineral Safeguarding and Consultation Areas (MSA/MCA). As minerals are a finite resource and can only be worked where they are found, minerals are safeguarded to prevent unnecessary sterilisation and so ensure the resource remains available for extraction for future generations. The safeguarding area is designated by the Minerals Planning Authority, which is Nottinghamshire County Council, in the Minerals Local Plan. The County Council is currently updating the Nottinghamshire Minerals Local Plan and has published a Draft Plan which contains a policy, SP8, which safeguards and designates the MSA/MCA in plan four.</p> <p>In terms of Bulcote, the Southern part of the designated neighbourhood plan area, south of the A612, lies within the sand and gravel MSA/MCA and the area north of the A612 lies within the MSA/MCA for brick clay. The plan could note in the context section the MSA/MCA and so the presence of mineral resource in the area.</p> <p>Overall, the Pre-Submission Bulcote Neighbourhood Plan draft does not seem to pose a sterilisation risk to the mineral resource, therefore the County Council would not raise any</p>	New paras 66 added to provide this background information	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	objections to the pre- submission draft from a mineral perspective.		
Built heritage	<p>The Bulcote Neighbourhood plan considers the heritage interest of Bulcote in an appropriate method and provides a 'village design guide' as an appendix which is also welcomed.</p> <p>The plan sets out a list of non-designated heritage assets which the Notts Historic Environment Record (HER) concurs with, however there are some omissions from the plan of buildings that are identified on the HER. There is no explanation of the methodology applied to the identification of the non-designated heritage assets and it is not clear why the buildings identified on the HER have not been included in the list provided on map 18 and in appendix E.</p>	<p>Noted</p> <p>The list was produced by the group based on criteria approved by NSDC they are of local historical and/or architectural interest and their description is at Appendix E.</p> <p>The HER lists 43 entries this includes listed buildings and archaeological structures . The purpose of identifying non-designated heritage assets is for the community to flag up buildings that have local historical value. This is not instead of the HER list. Archeological structures are not usually identified by local people unless they are especially prominent and developers will still be expected to search the HER list as well. This requirement has been added for clarity at para 164</p>	<p>NA</p> <p>Y</p>
Public Health Team	<p>Health report provided to show that health indicators are: <i>similar to and not better than the England average</i> with Limiting long term illness worse than the England average for this area.</p> <p>The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and</p>	<p>The NP supports the protection of existing footpaths and open spaces to encourage active leisure</p>	<p>Y</p>

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>Wellbeing Board in May 2016 with the Planning and Health Engagement Protocol 2017 identifies that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally.</p> <p>The Nottinghamshire Rapid Health Impact assessment (Appendix 2) includes a checklist to be used when developing local plans and assessing planning applications: Does the proposal seek to address housing needs? Does it meet Building for Life Standards?</p> <p>Does the proposal promote development that will reduce energy requirements and living costs?</p>	<p>To reflect the opportunity to address energy efficiency to meet the wider planning goals in accordance with district, county and national objectives more added on what high quality design means in the context of energy efficiency.</p> <p>NPP3 requires high design quality and encourages the use of Building for Life. NPP 3 retitled 'The Importance of Energy Efficiency and High Quality Design'</p> <p>Paras 132 to 135 added and criteria added at 8,9 and 10 to promote the use of energy efficient design to reduce heating costs and carbon emissions as follows: 'Well-designed buildings should be appropriate to their location and context this may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources</p>	

Section of the Plan	Comments	Amendments Proposed	Amendments Made
		<p>and high energy efficiency levels will be supported. Examples would include but would not be limited to: siting and orientation to optimise passive solar gain; and the use of high quality, thermally efficient building materials; and installation of energy efficiency measures such as loft and wall insulation and double glazing. The retrofit of heritage properties/assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards heritage assets and development is done with engagement and permissions of relevant organisations.'</p>	
<p>Transport and Travel Team</p>	<p>This area is served by Nottingham City Transport operated Service 100 operating between Nottingham and Southwell and Service S9 operated by CT4N provides a shopping facility to Netherfield on Wednesdays and Fridays</p> <p>TTS welcome the draft Plan and the emphasis on sustainable development.</p> <p>It is noted that applications for 115 dwellings are either pending or approved and it is noted that any future development is likely to be small scale.</p> <p>TTS suggest that developer contributions towards improved public transport infrastructure is</p>	<p>Noted</p> <p>Noted</p> <p>The apartments are being built out and the planning application for the farm is</p>	

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	specified as a criterion to be met for a site to be supported by the Neighbourhood Plan	awaiting decision. The PC notes this suggestion and will address this matter as part of the planning application process.	

Gedling Borough Council

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	NPP2, Map 15 shows VP4, VP5 and VP6 which fall within Gedling Borough. In addition other viewpoints potentially face towards land within Gedling Borough. It is not within the remit of the neighbourhood plan to influence development within Gedling Borough and the plan will not be used by Gedling Borough Council to determine planning applications. It would be appropriate to reflect this in NPP2 (2).	Map 15 showing the wider viewpoints in the Design guide have been removed from the NP – all view points are now from within the village and none look onto GBC land.	Y

National Grid

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary: ZD Route - 400kV two circuit route from Stoke Bardolph substation in Gedling to Staythorpe substation in Newark and Sherwood does not interact with any proposals	Noted	NA

Statutory Consultees who had no specific comment to make

Historic England	Natural England
Coal Authority	

**Savills on behalf of Midlands Land Portfolio Ltd, Severn Trent water Ltd and Northern Trust Ltd
(including comments from Mr Kay WRT LGS 4 specifically.)**

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP5	<p>We object to Draft Neighbourhood Plan Policy NPP 5 'Protecting or Enhancing Heritage Assets' on the basis that it does not meet 'basic condition' b or Paragraph 35 of the NPPF.</p> <p>Include the Bulcote Steading site within Policy NPP 5 and its supporting text, as a heritage asset in need of intervention in order to preserve its historic significance, in line with the overarching aims of National Planning Policy.</p>	<p>Basic Condition B is applicable to a Neighbourhood Development Order not a plan – see para 065 of the NPPG . Para 35 of the NPPF 2019 applies to Local Plans and Strategic development strategies not neighbourhood plans</p> <p>The community recognize the importance of reusing the existing farm buildings for their optimal viable use add in supporting text new para 162 'The community support the redevelopment of the farm buildings aware of the desirability of putting the buildings to their optimum viable use (noting that this is not necessarily the most profitable use if that would significantly alter the integrity of the asset) consistent with their conservation. However, there are significant highway constraints (Old Main Road is narrow and crosses the train line) and current proposals are seeking enabling development in the flood plain and the Green Belt that is not supported by the community.'</p> <p>And extra criteria 6 at NPP 5</p> <p>'The reuse of the Grade 2 Listed Bulcote Farm Buildings for their optimum viable use consistent with their conservation is supported where the proposal preserves the significance of the setting of Listed Buildings and the landscape character of the area. If harm has been identified this must be given special regard in the consideration of any exceptional circumstances</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
		outlined in the National Planning Policy Framework within any planning balance.'	
NPP4 – (these points were reiterated in a separate letter from Mr A Kay on behalf of Savills)	<p>We object to Draft Neighbourhood Plan Policy NPP 4 'Designation of Local Green Spaces on the basis that it does not meet 'basic condition A' and requirements set out in Paragraph 35 of the NPPF.</p> <p>The NPPF clearly states that the designation of Local Green Space should not be considered without <u>suitable and substantial justification</u> (our emphasis).</p> <p>The site consists of a grass verge located between the road and a drain and an area of grass and trees between the open ditch and the field boundary hedge. In itself, the site cannot be considered to be tranquil or beautiful, given that both of these aspects are compromised by its proximity to the adjoining road.</p> <p>The size and nature of the site restricts its recreational value, as does its proximity to Old Main Road. It cannot be considered an open space fit for recreational use and as such cannot be considered as being of particular local significance based upon its recreational</p>	<p>The tests in NPPF para 35 do not apply to Neighbourhood Plans 'The independent examiner is not testing the soundness of a neighbourhood plan or examining other material considerations.' See NPPG Paragraph: 055 Reference ID: 41-055-20180222</p> <p>This wording as underlined is not in the NPPF – however the NP does provide a justification for the inclusion of this area. STW's additional comments on the biodiversity value of dry ditches has been added to the justification text for LGS 4.</p> <p>The list of attributes in the NPPF are that it is tranquil, <u>or</u> rich in wildlife <u>or</u> has recreational value and LGS is not required to have all these attributes</p> <p>The site includes a dry ditch and native hedgerow and trees and the road is a very quiet single width rural country lane. The site is tranquil, rich in wildlife and character forming in that it is on the edge of the development boundary providing views across the open countryside.</p> <p>A LGS does not have to be suitable for recreational use per se – this is only one of the suggested attributes in the NPPF para 100 b) the value is that it provides relates to its wildlife and tranquility</p>	N

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>value to the local community</p> <p>Key Village view point 8 as identified on Map 16 is taken from Site 4 and the Corporation Cottages to the west. However, the Green Belt designation which covers the site, is sufficient protection to ensure that the view is not impacted, and the field beyond, which arguably is key to the viewpoint, will not be developed.</p> <p>Whilst the development proposals for Bulcote Steading are yet to be determined, it is clear that Site 4 has the potential to frustrate the delivery of a proposition which will ensure the long-term future of the listed buildings</p>	<p>The identification of this LGS is based on community survey work that identified small open spaces within or adjoining the existing built form that are important spaces that do not benefit from existing protection this space like LGS 3 is part of a grass verge with native trees and hedgerow that is part of the character of the place (see village design guide).</p> <p>The designation is not intended to frustrate any other proposals but to recognize the intrinsic value of this small space by the community.</p>	
	<p>We object to Draft Neighbourhood Plan Policy NPP 1 and the extent of Built form as identified in Map 13 on the basis that it does not meet 'basic condition' a or d and is not positively prepared in the context of Paragraph 35 of the NPPF</p>	<p>The tests in NPPF para 35 do not apply to Neighbourhood Plans 'The independent examiner is not testing the soundness of a neighbourhood plan or examining other material considerations.' See NPPG Paragraph: 055 Reference ID: 41-055-20180222</p>	N
	<p>Whilst Map 13 shows the extent of the built form of Bulcote to encompass all of the buildings within the village, including the area of larger houses to the north of the village with a more informal development pattern, the built form at Bulcote</p>	<p>The extent of the built form reflects the foot print of the village. The Bulcote Steading is a large agricultural building outside the built form down an unlit single-track lane surrounded by open fields. The NP group agree that the building is a key heritage asset in the parish and is of historical significance – but these facts do not make it part of the built</p>	

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>Steading is not included within the identified built form of the village</p> <p>The Neighbourhood Plan recognises the importance of open space in the character of Bulcote Village. Bulcote Steading is separated from Bulcote Village by only approximately 130m</p>	<p>form of the village. Bulcote Farm and the ancillary buildings are agricultural structures in the countryside.</p> <p>The open spaces identified in the Neighbourhood Plan come from the conservation area statement – significant open spaces – they are within the built form – the open field between the end house on Old Main Road and the Bulcote Farm buildings denotes the end of the built form – it provides an important open break between the built form and the countryside – in which the agricultural buildings sit. This is not only one open field but forms part of extensive open fields to the east. The extent of the built form is based on the Village Design Guide which was prepared jointly by an urban designer and landscape architect.</p>	
	<p>We object to the Neighbourhood Plan as written, as it does not meet 'basic objective' A of the Neighbourhood Plan, given that it does not have regard to national policies and guidance, it is not positively prepared to meet national growth targets and will be largely ineffective.</p>	<p>The NP group have worked closely with NSDC to ensure the policies are in general conformity with the adopted Amended Core Strategy.</p> <p>The NP has been written to be in general conformity with the NPPF 2019. There is no requirement for a NP to allocate sites. The policies in the Bulcote NP have been prepared based on studies produced for the Amended Core Strategy and work commissioned by the NP group and produced by a landscape architect and urban designer. The analysis has included the findings from NSDCs Conservation Area Statement and a character analysis done by local people. The Bulcote NP does not attempt to frustrate any development but requires proposals to protect or enhance existing</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. A neighbourhood plan can allocate additional sites to those in a Local Plan.	landscape and historic built character. The NP does not contain blanket policies and presents a positive strategy for the conservation and enjoyment of the historic environment – previous development on areas identified as significant open spaces in the Conservation Area statement have eroded this – the Bulcote NP seeks to prevent further erosion. The additional policy wording for NPP5 – which now includes explicit support for the reuse of the existing farm building (this has always been the stance of the parish council) ensures that the NP is consistent with national policy.	

Nottinghamshire Wildlife Trust

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	We fully support Bulcote Neighbourhood Plan Steering Group on taking this approach because one of the benefits will be to increase protection on valued local green spaces	Noted	NA
NPP2 5	The statement does not provide full picture of the 'mitigation hierarchy' which is provided below. It is important to include avoidance of impacts as a fundamental starting point. Avoid: Provide advice on how the development may proceed by avoiding impacts to any species or sites by either consideration of site	Text added at para 122 and 123 as follows The National Planning Policy Framework is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature. ¹	Y

¹ NPPG Paragraph: 007 Reference ID: 8-007-20140306

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>design or identification of an alternative option/site.</p> <p>Mitigate: where avoidance cannot be implemented mitigation proposals are put forward to minimise impacts to species or sites as a result of the proposals. Mitigation put forward is proportionate to the site.</p> <p>Compensate: where avoidance cannot be achieved any mitigation strategy will consider the requirements for site compensatory measures.</p> <p>Enhance: the assessment refers to planning policy guidance (e.g. NPPF) to relate to the ecological value of the site and identify appropriate and proportionate ecological enhancement in line with both national and local policy</p>	<p>Section 40 of the Natural Environment and Rural Communities Act 2006, places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector, which should be seeking to make a significant contribution to the achievement of the commitments made by government in its Biodiversity 2020 strategy. Given the value placed on the quality of the landscape by local people the need to employ a mitigation hierarchy which includes the avoidance of impacts as a fundamental starting point is key.</p> <p>and to NPP 2 (4) the mitigation hierarchy.</p>	
NPP 4 - LGS	<p>Map 10: Designated Areas of Nature Conservation and Green Belt Policy highlights part of Gunthorpe Lakes Local Wildlife Site (LWS 2/958) being within the Parish of Bulcote. The site is designated for its 'botanical and zoological importance'.</p> <p>The LWS is referenced in Section 62 but I think that more detail could be provided to highlight the sites nature conservation value. LWS do not receive statutory protection but they do receive policy protection which suggests that local sites have a key</p>	<p>Info on the LWS added at para 64</p> <p>Add LWS as proposed LGS Using Notts Wildlife Trust description</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>role to play in helping to meet national biodiversity targets and therefore appropriate consideration should be given to local sites when making planning decisions. LWS are under a great deal of pressure largely from development proposals but neglect and inappropriate management are also threats to their integrity. For these reasons you may wish to include LWS in your Local Green Spaces allocation in order to emphasise their value, provide a greater level of protection and so that you are able to appreciate their wider value in being part of a nature recovery network.</p>		

Bulcote Social

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>Very supportive – the NP will be a tremendous help in safeguarding the village</p>	<p>Noted</p>	<p>NA</p>

Residents Responses

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>Very long standing resident – very supportive of the NP No mention of the willow trees</p> <p>No ref to large Severn Trent Water site near my house</p>	<p>Noted</p> <p>These trees are part of the cluster proposed for tree preservation orders shown on map 17</p> <p>This site is in Burton Joyce parish</p>	<p>NA</p> <p>N</p>
Policy 1	Bulcote should remain the small stand alone village with the open aspect it has retained for many years. Any development should be treated as such and avoid developments such as the garage site which is better suited to a theme park	Noted – the site referred to is a brownfield site and is delivering a housing mix needed in the parish. The design was amended and density reduced following comments from the parish council – the proposal had planning permission before this NP has been made	N
	Points clearly made about the importance of care needed with "infilling" and any proposal which disturbs the open look of the village	Noted	NA
Policy 3	Disagree with area 4 suggestion of low walls and hedges - surely open plan plots will maintain open vistas and reduce inward looking estate	Noted – analysis provided by an urban designer and represents his advice how development in character area 4 can reflect the historic character of the rest of the village	N
Policy 4	The Spinney, Ridings and The Leas are better than they were. Barratt originally banned walls and hedges but that has been widely ignored. Still, some properties have not been improved in this way. A few more trees could help.	Noted and the design analysis agreed with the importance of using trees and hedges to soften the feel of the newer parts of the village making them reflect the historic areas.	NA
Policy 5	Strongly agree	Good!	NA
Policy 6	This is problematical as any such development will need to be developed in an accessible and of sufficient size for the village population, location must be safe and probably need car parking spaces	Noted and agree – the specific references to the site near the church in the policy have been removed- although a lack of alternative sites is the issue	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Policy 7	<p>All public walkway etc should be protected for future generations, residents and visitors</p> <p>These are currently widely used by nearly all age groups and should be maintained or strengthened while maintaining the idea of country paths</p>	<p>Assume this is a ref to the permissive severn trent routes – the PC agrees and the NP seeks to protect their continuing use</p>	NA
General	<p>A tremendous document that taught me more about my own village than I had learned in 25 years living in it</p>	<p>Noted – good!</p>	NA
	<p>A very well planned document. Some errors in the text: P7 (20) should read "these key findings"; P20 (47) should read "western edge" not "edged".</p> <p>Some of the footpaths in front of houses are in a bad condition and hedge growth often interferes with human use of the footpaths (eg near bus stop near junction from A612, along Old Main Road) This impacts on the character of the village in these areas. The character of any settlement depends on preserving what already exists if growth is not controlled.</p>	<p>Minor amendments made</p> <p>Agree and the NP seeks to protect this character</p>	Y
	<p>Continue to keep the village litter free & encourage all residents to ensure hedges, fences, gates etc cut & painted. Bulcote signs need to be added at the parish boundaries, not just the conservation area</p>	<p>Noted – this is outside the remit of the NP but is noted</p>	NA
	<p>Whilst I understand the requirement for new buildings to be sympathetic to the character of Bulcote, I don't think it's fair to simply say that The Spinney and The Ridings erode the distinctive character of Bulcote. The houses do have some intrinsic value and attractiveness in and of themselves, so perhaps this could be acknowledged as well? I also think that photos of easily identifiable houses and cars in The Spinney in the Design Guide are concerning. Whilst I understand the need to demonstrate what would and wouldn't be good design practice, I wonder whether it</p>	<p>The NP does not suggest that the more modern houses on the Spinney or the Ridings are not of good quality only that their layout and design does not reflect local character. The design guide wording and table 1 has been amended slightly to reflect this.</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	would be possible to illustrate this in a different manner.? Thanks		
	The plan is extensive and well considered. Many congratulations to all who have helped devise it.	Noted	NA
	Reference to streams where they should be water courses and responsibility of riparian landowners should be emphasised.	The descriptions of the streams now include water courses where applicable. Riparian responsibility is at para 83	Y