

# Submission Draft

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## Bulcote Neighbourhood Plan 2019-2033

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***Produced by Bulcote Neighbourhood Plan Steering Group on behalf of Bulcote Parish Council and residents of the Parish.***

11/08/2019

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### Common Abbreviations

AP	Aspirational Policy
BfL	Building for Life
BNP	Bulcote Neighbourhood Plan
CIL	Community Infrastructure Levy
HMA	Housing Market Assessment
LCA	Landscape Character Assessment
LGS	Local Green Space
NCA	National Character Area
NCC	Nottinghamshire County Council
NPP	Neighbourhood Plan Policy
NPPF	National Planning Policy Framework (reference is always to the revised NPPF 2019)
NPSG	Neighbourhood Plan Steering Group
NSDC	Newark and Sherwood District Council
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SPD	Supplementary Planning Document
STW	Severn Trent Water
TPO	Tree Preservation Order

## Foreword

- 1 The Localism Act 2011 introduced Neighbourhood Plans. These are an opportunity for residents to influence the way their area develops over the plan period. Bulcote Parish is a beautiful place that contains the Conservation Village of Bulcote. The protection of our historic environment for future generations is at the heart of our Neighbourhood Plan and is balanced by the necessity to provide a genuinely happy and welcoming place to live and allowing for natural change over the years.
- 2 The development of this Plan began in early 2018 with the distribution of a Village Questionnaire and following that we constituted a local steering group under the auspices of the Parish Council to develop the Plan. The purpose of the Plan is two-fold. Firstly, via this Plan the residents now have a say on how development can take place in our Parish, which must be considered by the Local Authority. Secondly, any developments in the Parish will in future attract a higher proportion of Community Infrastructure Levy money which will come directly to us to spend on our Parish projects.
- 3 I would like to thank all the members of the Steering Group, the Parish Council, Newark and Sherwood District Council, the Consultants we have used, and the wider community for their involvement in the development of our Neighbourhood Plan.
- 4 Funding for the production of this Plan has been received from Locality (<https://locality.org.uk/>) and Awards for All (The National Lottery, <https://www.biglotteryfund.org.uk/>) resulting in no cost to the residents of Bulcote.



Dr Nicholas Leaves  
Chairman  
Bulcote Neighbourhood Plan Steering Group

## 1 The Bulcote Neighbourhood Plan

- 5 The Bulcote Neighbourhood Plan is a document produced in accordance with the Localism Act 2011. Once it has been ‘made’ by Newark and Sherwood District Council it will form part of the Development Plan for Bulcote which also includes the National Planning Policy Framework and the adopted Local Plan. The Neighbourhood Plan will have significant weight in the determination of planning applications. The Bulcote Neighbourhood Plan will be used by
- a) Planners at Newark and Sherwood District Council (the planning authority) in assessing future planning applications
  - b) Developers as they prepare planning applications for submission to Newark and Sherwood District Council
- 6 The Plan area includes the whole of Bulcote Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was submitted for designation by Newark and Sherwood District Council in April 2018.
- 7 Planning policy is formulated and delivered by Newark and Sherwood District Council and this body will continue to have the legal duty to provide this.
- 8 This Neighbourhood Plan is required to be in general conformity with District policy which is the Amended Core Strategy 2017-2033 which was adopted in March 2019. The Neighbourhood Plan is also supported by the evidence base for the Amended Core Strategy. The time frame for the Bulcote Neighbourhood Plan is aligned to the Plan period of the Amended Core Strategy (which covers the period up to 2033).
- 9 The Bulcote Neighbourhood Plan has also been produced in the context of the National Planning Policy Framework and more recent District wide studies, that support the preparation of the Amended Core Strategy .

### NSDC studies

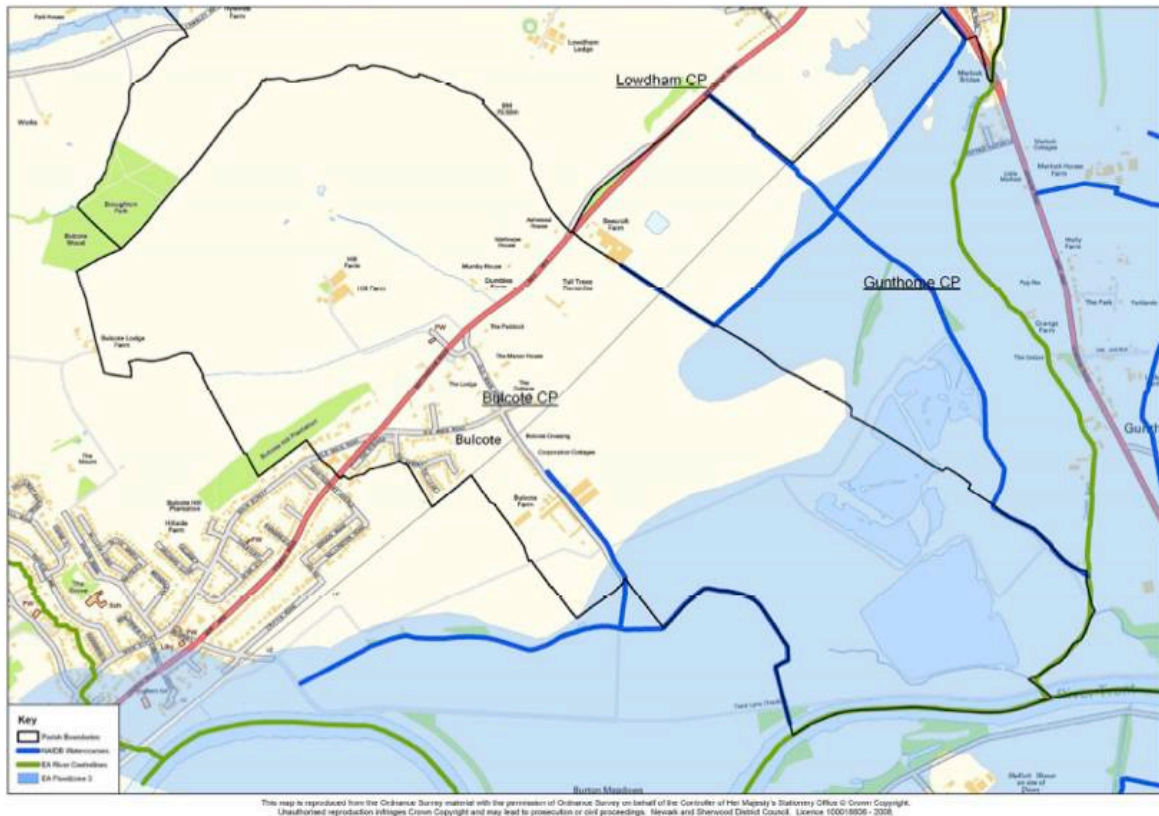
- a) Landscape Character Assessment 2013
- b) Residential Design Successful Places: Supplementary Planning Document 2013
- c) Bulcote Conservation Area Appraisal 2001
- d) Green Infrastructure Strategy 2010

### Neighbourhood Plan studies

- e) Rural Area Profile 2013
- f) Non Designated Heritage Assets Study 2018
- g) Bulcote Design Guide 2019
- h) Key Village Views 2019

- 10 Documents a to d are on NSDC’s web site (<https://www.newark-sherwooddc.gov.uk/>) ; e to h are on the Bulcote Neighbourhood Plan web site (<https://www.bulcotevillage.co.uk/neighbourhood-plan>) .

Map 1 Bulcote Neighbourhood Plan Area



## 2 The need for a Neighbourhood Plan

- 11 This Neighbourhood Plan process has provided the opportunity for the community to work collaboratively with Newark and Sherwood District Council to help shape how Bulcote will grow up to 2033.
- 12 In 2011 there were 127 dwellings.<sup>1</sup> In recent years there has been significant developer pressure. The most significant being two applications for major development<sup>2</sup> which if they are both approved will almost double the number of dwellings by 119, an increase of 94%;
- a planning application for the redevelopment of Bulcote Farm - a Grade II Listed Building for 76 dwellings (including enabling development) is still pending a decision;
  - a planning application for the redevelopment of a garage for 43 flats for residents over the age of 55 in a gateway location is under construction.
- 13 The Parish is partially within the Green Belt and flood zone 3, has a Conservation Area and 29 listed buildings and structures. The sites a) and b) above are in prominent locations. Given the

<sup>1</sup> Census 2011 see Rural Place Profile at <https://www.bulcotevillage.co.uk/neighbourhood-plan> for more census stats

<sup>2</sup> As defined in the General Permitted Development Order 1995 as schemes of 10 or more dwellings or on sites of 0.5 hectares or larger or buildings of 1,000 m<sup>2</sup>

heritage and landscape sensitivity of the Parish, local people are concerned that this new development may not reflect the local rural character and that their scale and prominent locations will change the character of the village. The community wants to establish neighbourhood policies to ensure that the rural, historic character of the village is not lost.

- 14 The Bulcote Neighbourhood Plan seeks to secure the highest design quality and to protect the most sensitive landscape areas in and around the village by providing detailed analysis of the built and natural environment the Neighbourhood Plan policies are specific to Bulcote.

### 3 Policy Review

- 15 NSDC's Adopted Core Strategy Spatial Policy 2 deals with the distribution of development, identifying that the focus of growth will be in the Sub Regional Centres, followed by the Service Centres and Principal Villages. At the lowest tier of the hierarchy are 'other villages' which do not have defined built up areas in terms of village boundaries. The Bulcote settlement is an 'other village' within this hierarchy so does not have allocated additional sites for housing over the plan period.
- 16 The entire Parish, save for the part of Bulcote joined to Burton Joyce, is in the Green Belt – with the historic village being washed over by the designation.
- 17 The Amended Core Strategy 2017 – 2033 does not allocate any sites in Bulcote. Spatial Policy 3 provides the policy framework for the part of the village joined to Burton Joyce – the rest is governed by Green Belt policy (Spatial Policy 4a, 4b and the NPPF).
- 18 The Bulcote Neighbourhood Plan provides a policy framework that accepts new development in accordance with national and District policy but minimises its impact on the existing settlement.

### 4 Consultation

- 19 The Steering Group recognised that consultation was key to successfully developing a Neighbourhood Plan for Bulcote Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the Parish.
- 20 In January 2018 a Village Survey was delivered to all households in the Parish and received a 41% return rate. The findings from the Survey are in the Survey Report<sup>3</sup>. These key findings are set out in Appendix A. The issues that received the most substantial support all related to the value people place on the rurality of the Parish, the easy access to the countryside and the views across the Parish. Protecting the Green Belt and the conservation area, managing the impact of new housing on village character and retaining the rural character are extremely important to local people.
- 21 This feedback further assisted the Steering Group and ensured that it was the community that set the priorities for the Neighbourhood Plan.

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<sup>3 and 4</sup> See <https://www.bulcotevillage.co.uk/neighbourhood-plan>

- 22 The Steering Group has promoted the Neighbourhood Plan via public meetings, regular updates in the Parish magazine and on the Parish Council web site. Progress on the Neighbourhood Plan is reported to the Parish Council as a standing item and the minutes are available on the Bulcote Parish Council web site.<sup>4</sup> This has ensured that all residents could not only be kept informed about the process but have had the opportunity to influence the extent and scope of the Plan.
- 23 The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement <sup>5</sup>.

## 5 Status of Projects and Actions

- 24 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions directly related to the Plan policies which will play a key part in the implementation of this Plan. These Actions and Projects are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix B.
- 25 Once Bulcote has a made Neighbourhood Plan 25% of the Community Infrastructure Levy (CIL) on new development will accrue to the Parish council and it is expected that the projects in Appendix B will be funded in part by CIL.

## 6 A Description of Bulcote Parish

### 6a: Location and Context

- 26 Bulcote is a small village in Nottinghamshire located on the western boundary of Newark and Sherwood District Council. It lies on the main Southwell to Nottingham A612 road. The western part of the village functionally relates to Burton Joyce (which is in the adjoining district). Bulcote is 7 miles north east of Nottingham. The A612 was a 1930s by-pass which bisected the historic core leaving the church, some houses on Old Main Road and two farms on the north side of this increasingly busy road. The old winding road through Bulcote contrasts with this more recent transport route.
- 27 The Parish covers approximately 1 square mile and the village is located at the centre of the Parish. Main access to the village is along the Old Main Road which has two separate accesses to the A612 and runs down through the village.
- 28 The name of Bulcote means ‘cattle shed’ which reflects the development of the village mainly as a farming community. Bulcote is recorded in 1086 in the Domesday Book. Bulcote was already an established village over-lorded by Walter D’aincourt, a Norman knight. The De Busli family rented the land from about 1080 to 1099. The population in 1086 has been estimated to have been about 132 whilst the neighbouring village of Burton Joyce had only 50 inhabitants but it had a church and a priest whilst Bulcote did not. A church in Bulcote was later built in the early part of the 13th

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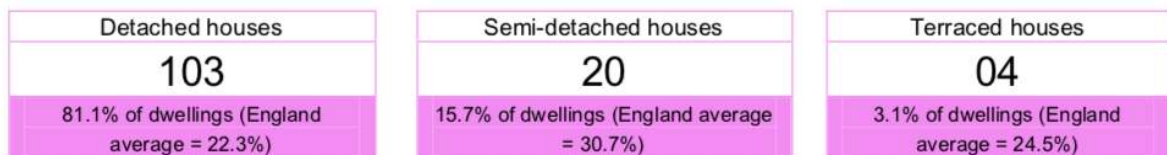
<sup>5</sup> this will be available on the NP web site when the Plan is submitted to Newark and Sherwood District Council



century. The population level of the village remained more or less constant for over 900 years until increased by housing developments in the 1960s.

- 29 Bulcote's Holy Trinity Church stands high above the village on the north side of the main A612 road and was completed and dedicated in 1862 to replace the original church that collapsed following a violent thunderstorm. It is said to have been founded by the Sancta Maria family who held the lordships of both Bulcote and Burton Joyce from early in the 13th Century. They resided in Bulcote, living in a house named St Mary's Hall, the exact site of which is not now known.
- 30 Part of the village functionally relates to Burton Joyce which is located in the adjoining local authority of Gedling Borough Council.
- 31 In 2011 there were 127 dwellings and the average number of bedrooms per dwelling is 4. Large detached houses predominate, 81% are detached compared to 35% in NSDC.
- 32 Figure 1 taken from the Rural Place Profile<sup>6</sup> shows that Bulcote consists of predominantly detached dwellings.

**Figure 1**



- 33 Bulcote has no amenities within the village although it once had shops and a pub 'The Unicorn', in what is now Ivy House. It is understood that this closed as a result of the Temperance movement objecting to a Parishioner going to the pub after morning service at Holy Trinity Church.
- 34 Although Bulcote is in close proximity to Burton Joyce and relies on its amenities, the village still remains proud of its independence.
- 35 Most of Bulcote village is located along Old Main Road which runs in a loop south of the main A612. Before the 1930s the Old Main Road would have run to Trent Lane and followed the River to Gunthorpe.
- 36 The majority of the built-up part of Bulcote Parish is situated on the flat river plain of the River Trent. The Church and the isolated farmsteads to the north are the exception, located on the steep slope that forms the southern edge of the undulating North Nottinghamshire Farmland.
- 37 The Bulcote Farm complex located between the village and the river and outside the built form includes Grade 2 listed buildings and large agricultural sheds. It is an important example of an industrial farmyard and was constructed in 1902 specifically by Nottingham City Corporation in order to assist with the dispersal of the solid waste produced by the sewage works at Stoke Bardolph.

<sup>6</sup> Based on 2011 census analysis in Rural Place Profile see [https://www.nomisweb.co.uk/reports/localarea?compare=E04007886#section\\_7\\_0](https://www.nomisweb.co.uk/reports/localarea?compare=E04007886#section_7_0)

38 Buildings and undeveloped fields within the village have a strong relationship with the surrounding landscape which constitutes an integral part of the settlement and helps to reinforce the openness and the rural character of the entire village.

### 6b: People

39 The 2011 Census recorded 125 households and a population of 310.<sup>7</sup> Figure 2 shows the proportion of children, people of working age and retired residents in 2011.

Figure 2



40 In 2011 18% of local people were over 65 (this is the same as the district average but higher than the 16% nationally). Bulcote Parish has a higher proportion of people over 65 and fewer children compared to the national average.

41 The trend towards an ageing population is reflected in both the Parish and district wide demographic changes. Sustainable communities require a mix of people of different ages who in turn require houses of differing sizes over their lives.

42 The Strategic Housing Market Assessment (HMA) 2017 Hearn Update notes that 27% of residents in NSDC were over 60<sup>8</sup> compared to 23% nationally. The Study also indicates that NSDC will see a 54% increase in people over 60 by 2033<sup>9</sup>. This is the highest rate of increase in over 65s of all the Districts in the HMA and has implications for the type of housing that should be provided over the Plan period.

### 6c: Heritage

43 Much of Bulcote village is a Conservation Area – designated in 1974 and extended in 1984 to include Bulcote Farm and some surrounding fields. There are 28 listed buildings and structures<sup>10</sup> these are described in detail on the Historic England web site. The map below shows the listed buildings and structures and the conservation area boundary.

<sup>7</sup> Population analysis in the Rural Area Profile for Bulcote see

[https://www.nomisweb.co.uk/reports/localarea?compare=E04007886#section\\_7\\_0](https://www.nomisweb.co.uk/reports/localarea?compare=E04007886#section_7_0)

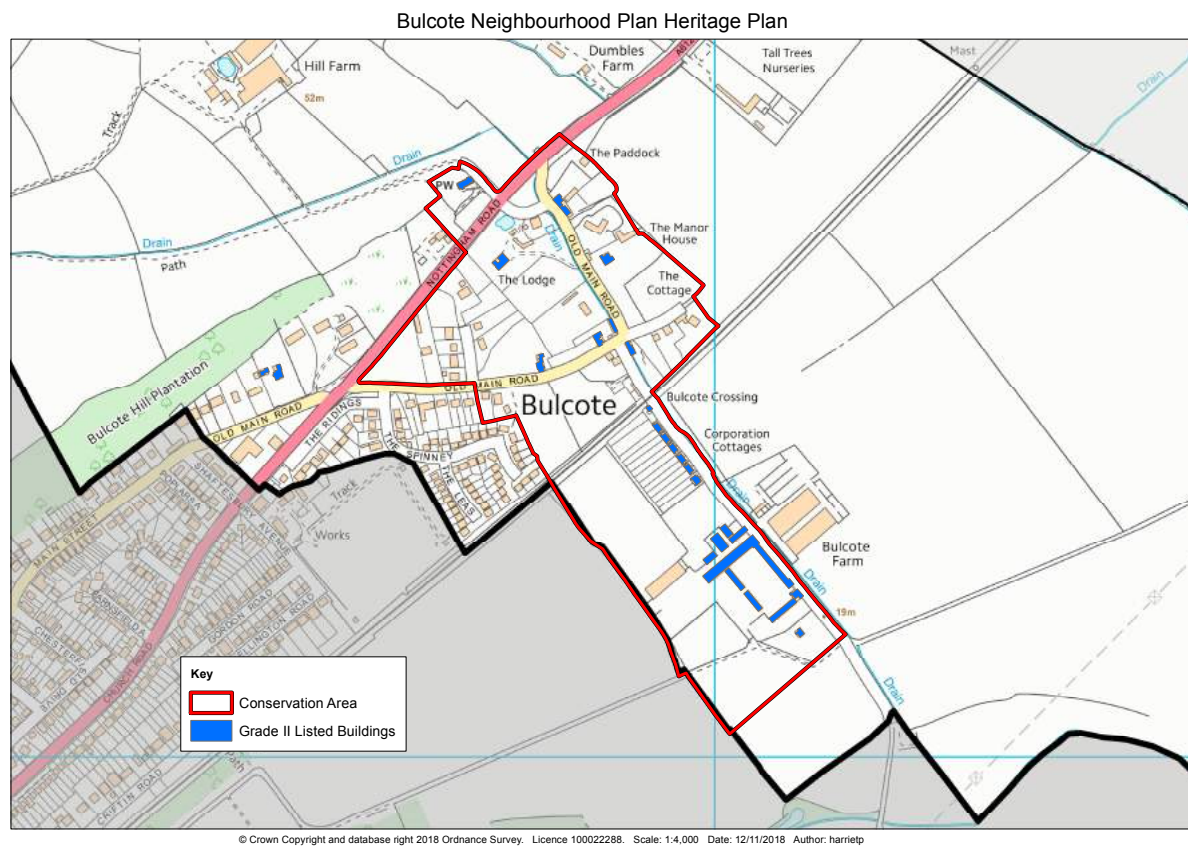
<sup>8</sup> Hearn 2017 Para 2.16

<sup>9</sup> Hearn 2017 Table 3

<sup>10</sup> See

<https://historicengland.org.uk/sitesearch?searchType=Site&search=bulcote&page=&filterOption=&facetValues=&pageId=38601>

## Map 2 Heritage Assets



- 44 A distinction of this Conservation Area is the inclusion of open spaces within the historic village core. Whilst the buildings in Bulcote contribute significantly to the character, the mature trees and open areas are a dominant feature throughout. The Conservation Area Appraisal notes that they *'provide impressive backdrops to the larger houses and give the whole setting of the conservation area a park like feel'*<sup>11</sup> and that the built settlement has a *'strong and distinctive character which is derived from the spaces between the buildings as much as from the buildings themselves'*.<sup>12</sup>
- 45 The Conservation Area Appraisal 2001 identified significant open spaces, it is of note that two of the areas identified as significant open space have since been developed or secured planning permission for development since 2001. These open spaces within the Conservation Area that contribute to its character are shown on Map 3 (below).
- 46 The Neighbourhood Plan Steering Group have done additional work alongside an Urban Designer and Landscape Architect to provide more analysis of why these areas are character forming. The full analysis is in the Bulcote Design Guide.

<sup>11</sup> Page 6 Conservation Area Appraisal

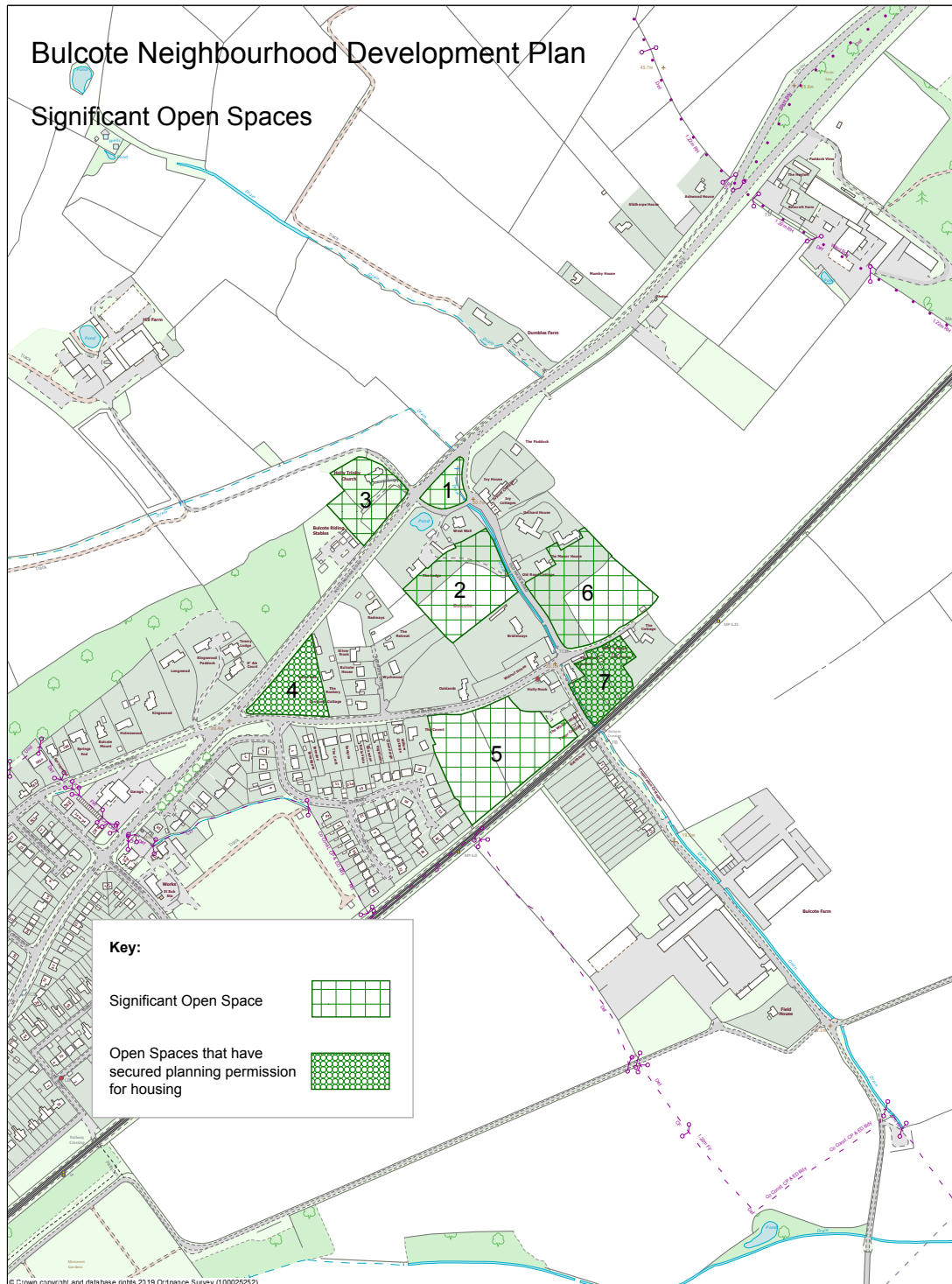
<sup>12</sup> Bulcote Conservation Area Appraisal 2001 <https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/conservation/conservationareaappraisals/Bulcote%20Conservation%20Area%20Appraisal.pdf>

47 Two of these areas are designated in this Neighbourhood Plan as Local Green Spaces (see map 17 and section 13 below).

Item on Map 17	Significant Open Space
1	Triangle of land at the north end of Old Main Road near Ivy House
2	South of Bulcote Lodge
3	Site of Holy Trinity Church and adjoining paddock known as Ropers field
4	Triangle of land at the junction of Nottingham Road and Old Main Road which is now being developed <sup>14</sup>
5	Paddock in between the Covert and Holly Nook
6	Enclosed paddock to the South of the Manor House
7	Paddock to the rear of King's Barn which has been partially developed <sup>13</sup>

<sup>13</sup> Developed for housing during the 1990s

Map 3 Significant Open Spaces as defined in the Conservation Area Appraisal 2001<sup>14</sup>

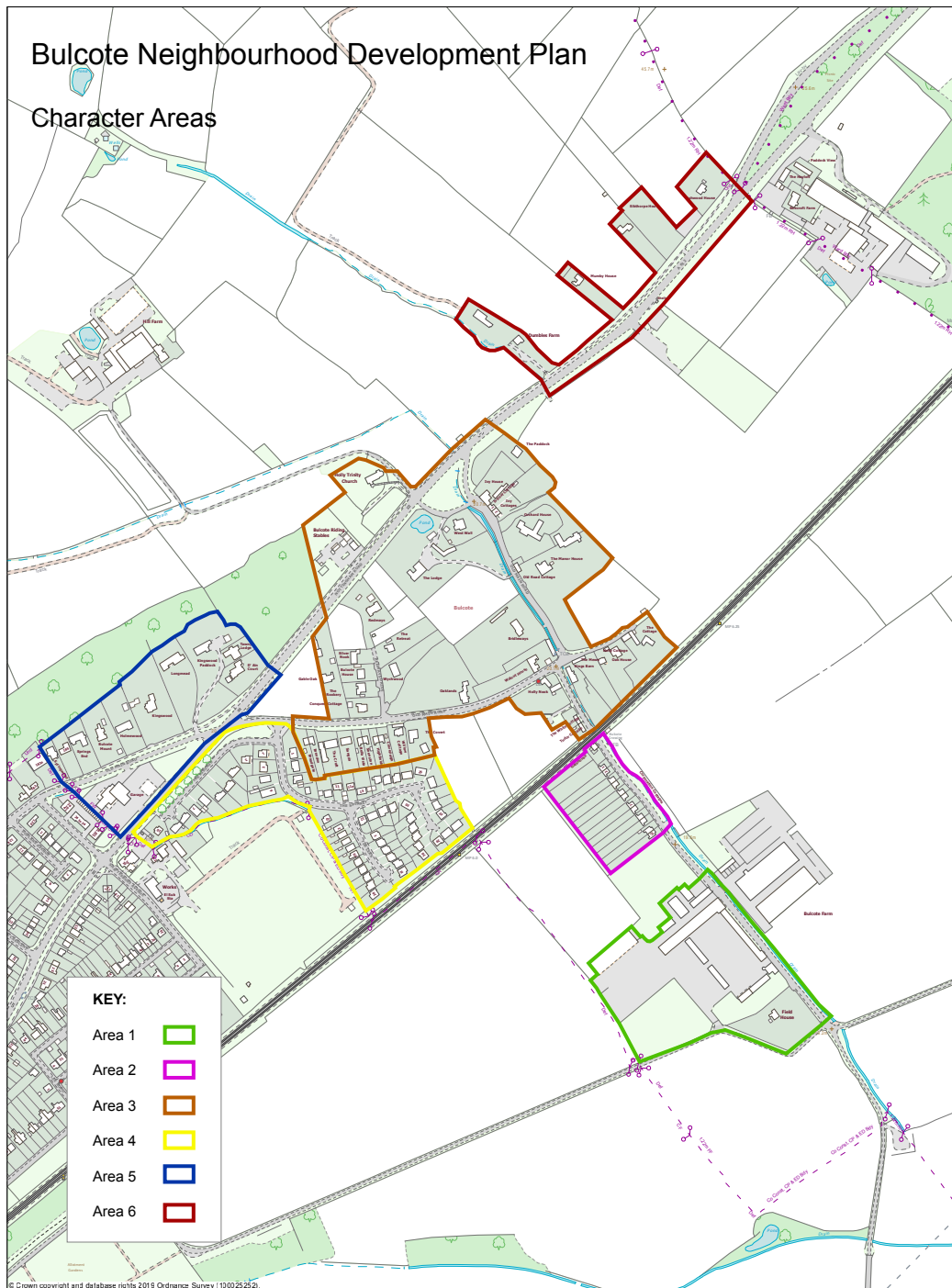


<sup>14</sup> See page 12 and map page 13a of the Conservation Area Appraisal

**Character Areas**

48 The Neighbourhood Plan Steering Group with the support of an urban designer have analysed the character of the built environment. The built form has been broken into six-character areas – these are identified on Map 4 (below). Please note that character area 1 and 6 are outside the built form as defined at Map 13.

**Map 4 Character Areas**



- 49 Each of the main design aspects is analysed to break down its character-forming elements, so that any new development can draw inspiration from local types and forms, to embed the character of Bulcote into their design approach.
- 50 The character areas each have features which distinguish them from one another and a relationship with the open countryside. The character numbers below relate to Map 4.

**Table 1 Character Areas (from Bulcote Design Guide pages 8-21<sup>15</sup>)**

Character Area	Description	Comments
1. Bulcote Farm	The farm has a distinctive arrangement of buildings, with large cobbled courtyards surrounded by industrial/'working' structures with long edges to the space, regular windows and doors and fine grain detailing that typifies the Victorian period buildings found in the area.	The scale and massing of buildings, the way they contain spaces within the farm and the way the farm provides a hard perimeter all contribute to the farm as feeling very much its own entity rather than something that is woven deeply into the wider village.
2. Bulcote Crossing Cottage and Corporation Cottages	The area around the railway crossing leading south towards the farm is characterised by regular, neat built form combined with a feeling of expansive open space and long views across the countryside. The built form works as a 'set piece', where the relationship between the buildings, their plot, and their detailing exhibits shared components so that the view along the street is of a consistent approach.	Integral to the character of this part of the village is the way you remain visually connected to the flat landscape of the Trent Valley. Long views to the east and south mean that whilst the buildings are urban, the general feel is of being in a rural space. The simple street treatment, stream ditch and sights and activities associated with the farmland give this part of the village a 'working farm' feel that makes for an effective transition between the built form and the rural landscape beyond.
3. Bulcote Village Core	This part of the village sits within the conservation area, and contains some of the oldest buildings within Bulcote. It is characterised as much by the contribution of open space as it is by the built form, with dwellings sitting in large, expansive plots with generous green boundaries. Whilst there are a range of building types, only a few buildings break from the rest in terms of their colour and materials, with most of the area being of red brick.	The way buildings are detailed helps to support the overall character and identity of the area, which is one of craftsmanship, fine-grained detail and richness in terms of construction and finish. Whilst some of the buildings are plain and simple, up-close they exhibit the kind of traditional attention to detail that leads to a feeling of high quality and robustness.

<sup>15</sup> See [bulcotevillage.co.uk](http://bulcotevillage.co.uk) under neighbourhood plan documents tab

Character Area	Description	Comments
	The calm materials palette of earthy tones makes the buildings and landscape work together to create the character of the area. Notable exceptions to this include the Holy Trinity Church, which occupies an elevated plot with a commanding view across the village looking south.	
4. The Ridings, The Spinney and The Leas	This area is the largest and newest large-scale addition to Bulcote. It has a character that is quite different to the rest of the village. One of the key aspects of this is that for the most part it is an 'inward looking' area, one which you 'enter' rather than 'pass through' as with the rest of the village.	The form and detailing of the houses do not reference the historic part of Bulcote. The form of the streets, the way the plots are formulated and landscaped and the choice of materials do not reinforce the distinctive character of Bulcote.
5. Old Main Road (north)	This is the only part of the village with significant parts sitting to the north of Nottingham Road, and in many ways the buildings here 'read' more as part of Burton Joyce than of Bulcote. Therefore, design teams are encouraged to refer to the Burton Joyce Character Study alongside this one when developing proposals for this area. The general feel of the village here is still open, with large plots and generous greenery within private land bringing landscape into the experience of being within the village. Here, the high ground to the north of the village provides an important backdrop to the built form.	The generosity of the plots, the consistent building line, and the way the boundary treatments serve to provide the edge to the street are an important part of the character of this area. Less important are the specifics of the buildings, and here there may be more scope to innovate should new buildings be added.
6. Nottingham Road/A612	This part of the village is characterised more by the feeling of openness than by the buildings, which sit far apart from each other and behind significant hedge boundaries. The general look and feel of the area is that of being connected with the Trent Valley through long views and of the space between buildings. This edge of the village is outside of the conservation area but retains the rural character of the rest of Bulcote through the generosity of the plots and spaces.	The vehicle speeds on the A612 detract from the quality of the space, making it uncomfortable for pedestrians and cyclists and adding noise to the experience of the place. Reducing the speed limit on the approach to the village would greatly improve the quality of this part of the village.



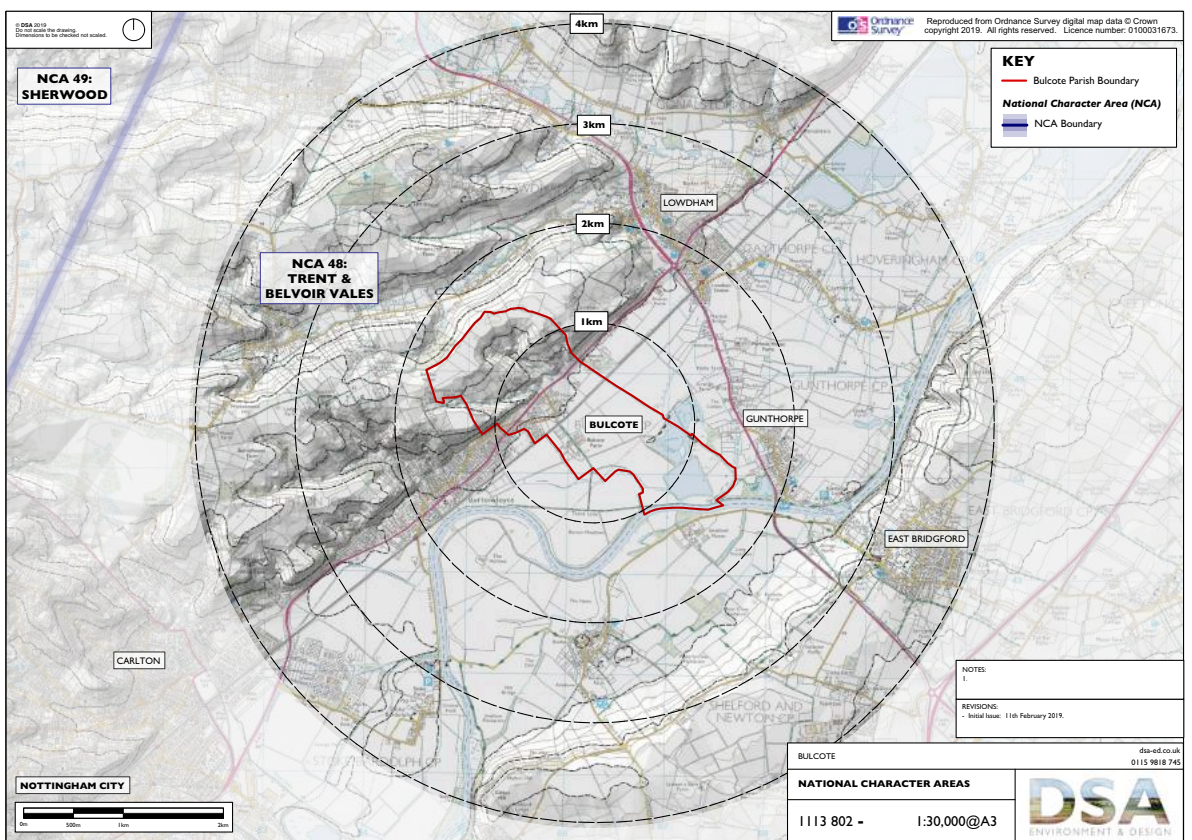
51 The western edge of Bulcote village is functionally related to the larger village of Burton Joyce. A Village Appraisal was produced for that village also and is available at <http://www.bjneighbourhoodplan.org.uk/images/Burton-Joyce-REV-F.pdf>

**6d: Natural Environment**

**Landscape Character**

52 Bulcote lies within the National Character Area (NCA) 48 Trent and Belvoir Vales’ (See Map 5 below). The closest neighbouring character area is ‘NCA 49: Sherwood’, around 4km to the west.

**Map 5 National Character Area 48**



53 NCA 48 is 'characterised by undulating, strongly rural and predominantly arable farmland, centred on the River Trent. A low-lying rural landscape with relatively little woodland cover, the NCA offers long, open views. To the west, the escarpment of a broad ridge of rolling landscape defines the boundary with the neighbouring Sherwood and [much further to the north] Humberhead Levels...NCA.'

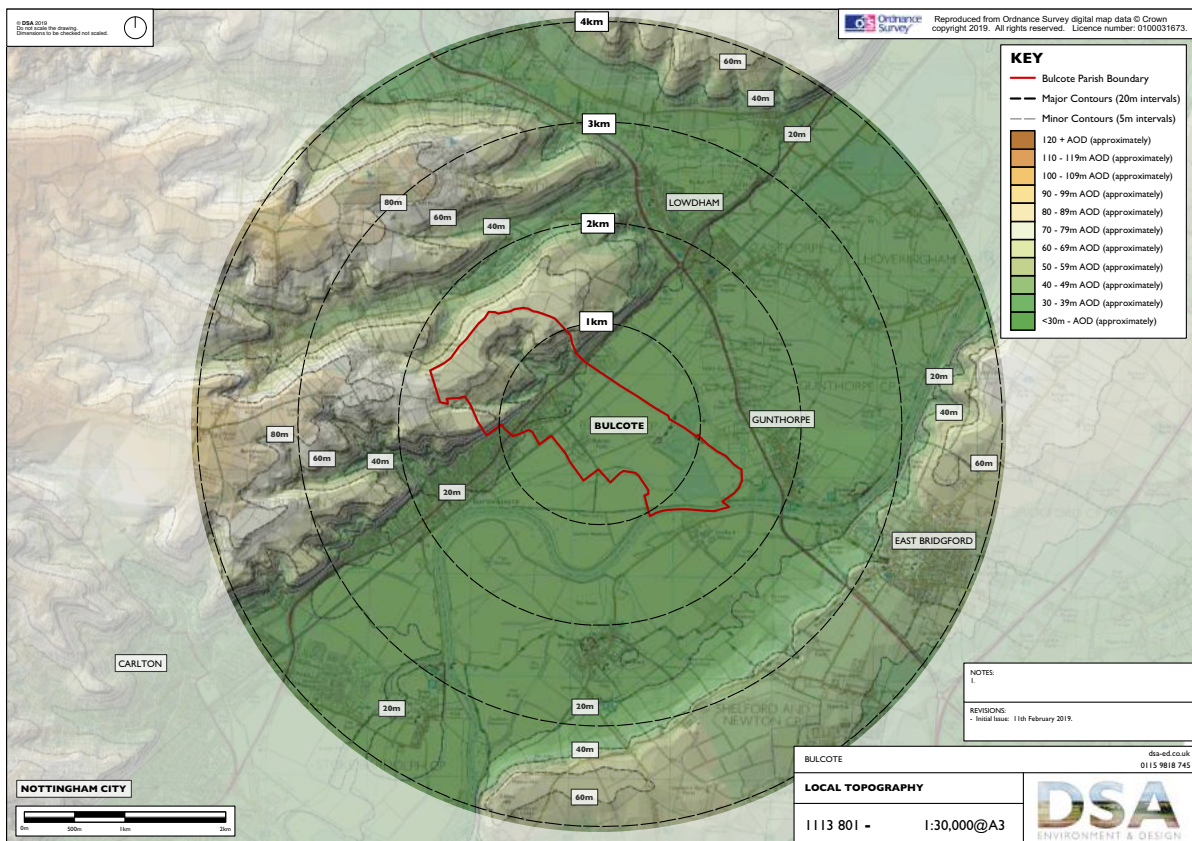
54 Cultural heritage is evident in the Trent and Belvoir Vales NCA with the overall settlement pattern little changed since medieval times. Rural tranquillity is still a feature over much of the area; however, significant residential and infrastructure development pressures exist from the main settlements and major roads that traverse the area.

55 The NCA profile includes current key facts and tracks the historic landscape change of an area. The sections on 'landscape change' are particularly important as they identify key changes and

trends, and also the drivers of this change within the NCA. It is notable in the case of Trent and Belvoir Vales that one of these is an on-going pressure for urban development in and around the main settlements.

56 The landscape character is described in the NCA profile as gently undulating and low-lying landform in the main, with low ridges dividing shallow, broad river valleys, vales and flood plains. The River Trent flows north through the full length of the area, meandering across its broad flood plain and continuing to influence the physical and human geography of the area as it has done for thousands of years (see Map 6 below).

**Map 6 Topography**



57 The NSDC Landscape Character Assessment (LCA)<sup>16</sup> provides a study of the local landscape character in terms of landscape condition and sensitivity. Bulcote lies just within the boundary of the Newark and Sherwood LCA, but quite close to a neighbouring area, that covered by the Greater Nottingham LCA. The Parish is ‘split’ with the central and south eastern part (at a lower elevation) lying within the *Trent Washlands* landscape character area and the northern part, that rises up the valley side, characterised as *Mid Nottinghamshire Farmlands*.

<sup>16</sup> Copy of this study can be accessed from the planning pages of the Council’s website: <https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/publicationamendedcorstrategy/harrietsuploads/ENV.05%20Landscape%20Character%20Assessment%20%20SPD%20Reduced%20Size.pdf>

58 These Landscape Character Areas are then further divided into a series of 'policy zones', intended to tie into local planning policies, which set out the characteristics, sensitivity and some landscape actions (amongst other details) for each of the local areas (see Map 7 below).

59 The *Trent Washlands* locally have a generally low to moderate sensitivity to development, with poor to moderate condition. TW06 and TW51 lie within Bulcote and are classed as moderate for both sensitivity and condition. A number of detractors are noted throughout the area, which include pylon lines and busy transport routes.

60 The landscape action guidelines include:

Landscape Features:

- Conserve and enhance the pattern and special features of meadowland hedges and seek opportunities to restore the historic field pattern with new hedgerow planting;
- Seek opportunities to restore arable land to permanent pasture and/or provide field margins to increase biodiversity and link existing habitats;
- Conserve the traditional pastoral character and undeveloped flood plain adjacent to the River Trent;
- Enhance visual unity through small-scale tree and woodland planting.

Built Features:

- Conserve the historic character and setting of village settlement of Bulcote - new development should respect the scale, design and materials used traditionally;
- Conserve historic field pattern by containing new development within historic boundaries;
- Promote sensitive design and siting of new agricultural buildings;
- Promote measures for reinforcing the traditional character of farm buildings using vernacular styles.

61 The *Mid Nottinghamshire Farmlands* locally have a generally high to moderate sensitivity to development, with a good to very good landscape condition. MN41 has a high sensitivity and very good condition. This sensitivity is due in part to a unified pattern of elements both visually and functionally.

62 The landscape action guidelines include:

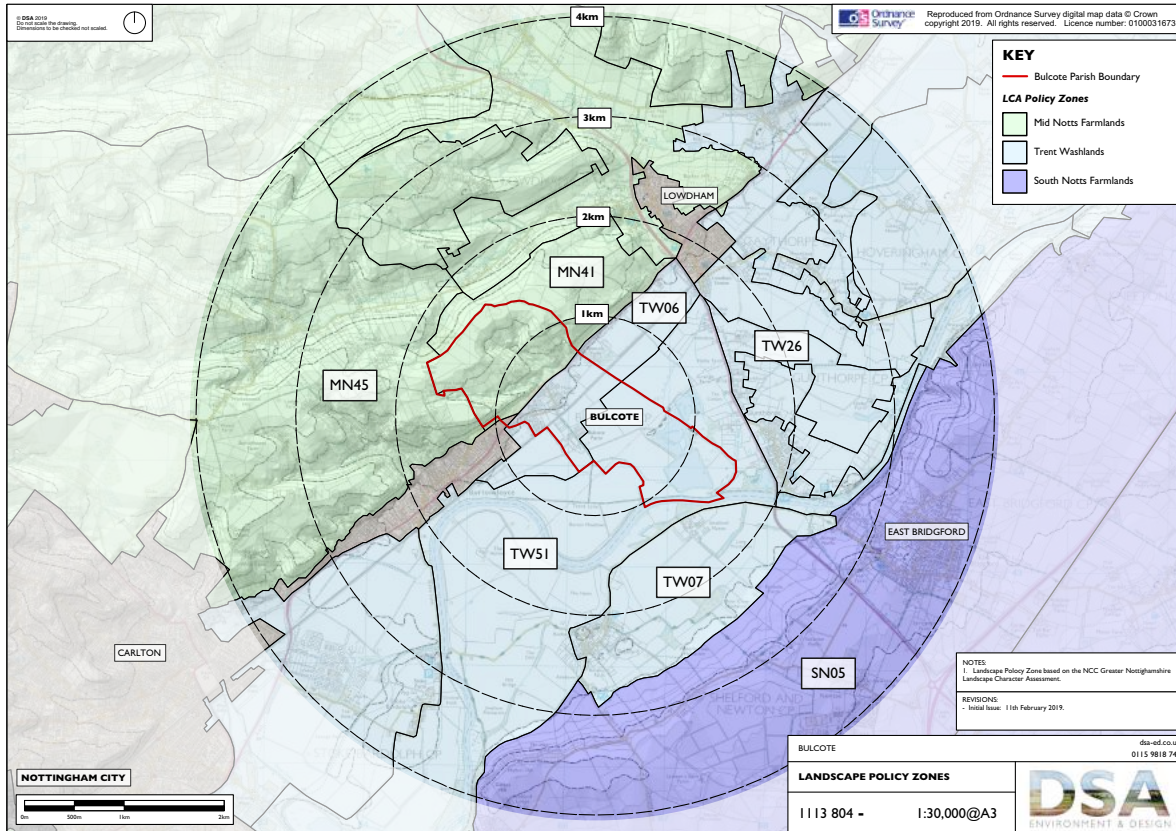
Landscape features:

- Conserve existing historic field pattern;
- Conserve and enhance the ecological diversity of deciduous woodland, particularly ancient woodland;
- Conserve and enhance hedgerows where these are gappy and in poor condition, particularly internal hedgerows. Seek opportunities to restore the historic field pattern/ boundaries where these have been lost and introduce more hedgerow trees.

Built features:

- Conserve the vernacular character of the existing villages of Bulcote and Lowdham;
- Limit development to periphery of villages to prevent urban sprawl;
- Maintain use of vernacular materials, style and scale in any new developments

Map 7 Local Landscape Character

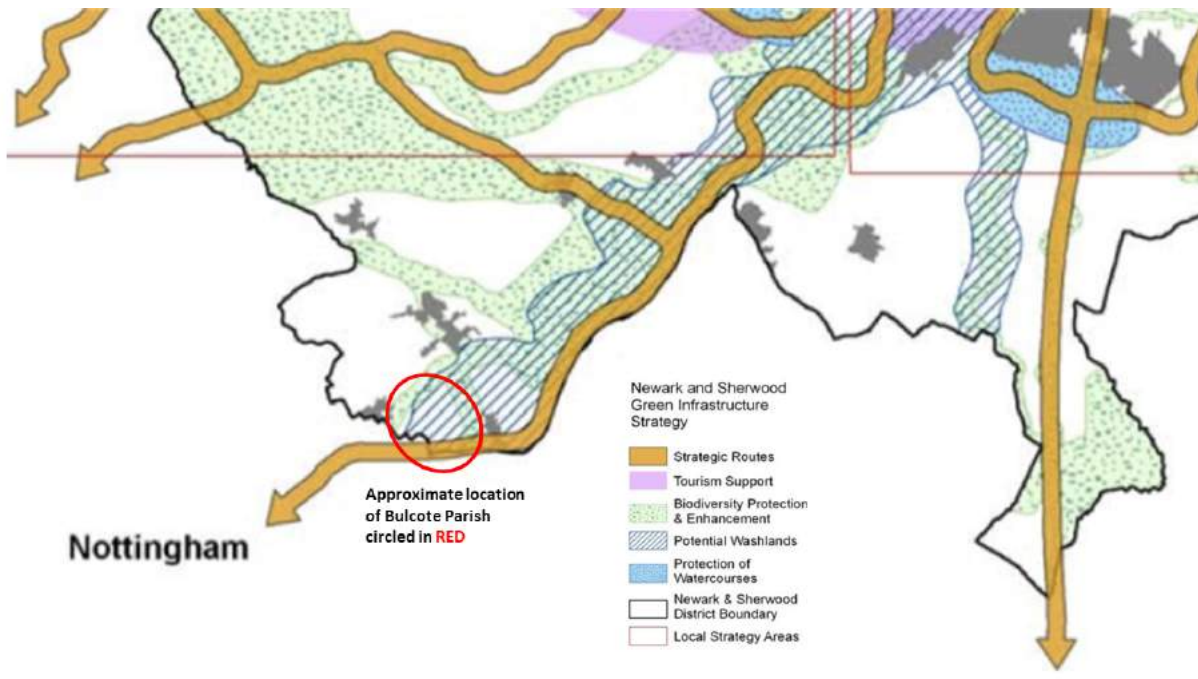


**Biodiversity**

63 The high biodiversity value of the land particularly in the vicinity of the river corridor is identified in NSDC’s Green Infrastructure Strategy 2010 (<https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/openspaceandgreeninfrastructure/greeninfrastructurestrategy/CSEB18%20Green%20Infrastructure%20Strategy.pdf>). Map 8 taken from NSDC’s Green Infrastructure Strategy 2010 shows the areas in Bulcote Parish identified for biodiversity and enhancement.

64 Part of Gunthorpe Lakes Local Wildlife Site (LWS 2/958) is within the Parish of Bulcote. The site is designated for its ‘botanical and zoological importance’.

Map 8 Extract from NSDC's Green Infrastructure Strategy



65 Map 8 above (and the photo below) identifies the former gravel extraction lagoons in the south east of the Parish as a Local Wildlife Site along with other habitats of principal importance (i.e. ancient woodland). These areas are protected in accordance with Core Policy 12 of the Adopted Core Strategy.

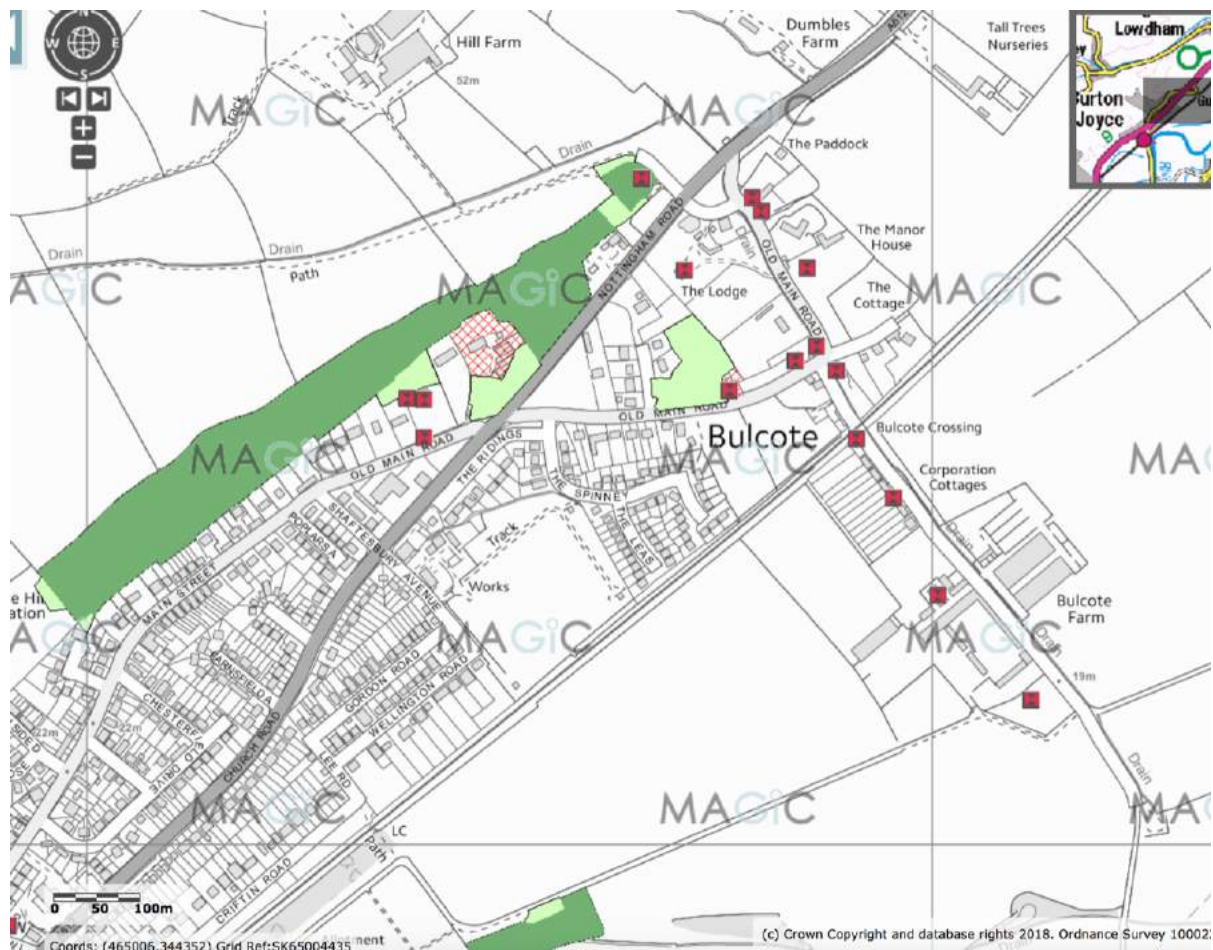


66 The Parish is covered by two Mineral Safeguarding and Consultation Areas (MSA/MCA). The safeguarding area is designated by the Minerals Planning Authority, which is Nottinghamshire County Council, in the Minerals Local Plan. The County Council is currently updating the Nottinghamshire Minerals Local Plan and has published a Draft Plan which contains a policy, SP8, which safeguards and designates the MSA/MCA in plan four. 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.

67 Lime trees run along the track south of Bulcote Farm and the land south of the village is rich in native species trees and hedgerows. The area is described as intensively arable with a small area of pasture next to Bulcote Farm. Modern agricultural practices mean that the historic field pattern has broken down.

- 68 The Green Infrastructure Strategy also identifies strategic routes through the District – the Trent Valley Way is one such route recognises for its value in attracting people to the District providing an attractive shared space and route for cyclists, walkers and horse riders and is a vital part of Bulcote Parish.
- 69 The Landscape Character Assessment notes that there are older mixed species hedgerows including holly within Bulcote village. The open spaces within the village give it a parkland character with a profusion of mature trees and hedgerows.
- 70 The DEFRA magic map (Map 9, extracted below) identifies the geographical extent and location of habitats of principal importance covered by Section 41 of the Natural Environment and Rural Communities Act 2006. The Map 9 below shows the areas of priority habitat (dark green ●) and areas that are not host to ‘main habitat’ but where some habitat exists (pale green ●).

**Map 9 Extract from DEFRA Magic Map**

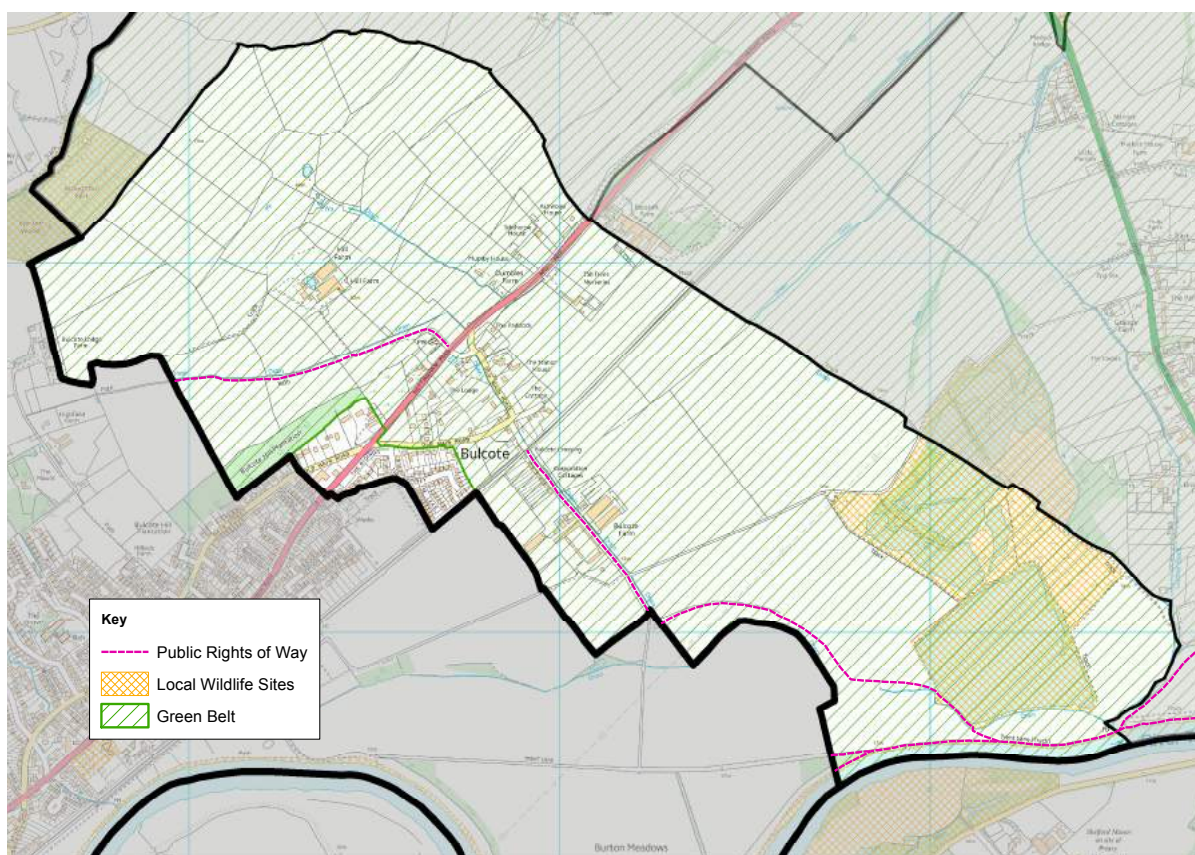


### Greenbelt

- 71 Map 10 below shows that most of Bulcote Parish with the exception of the part of the village joining Burton Joyce (and defined by the built form) is within the Green Belt.

- 72 Spatial Policy 4a of the Adopted Core Strategy sets out the extent of the Green Belt and the approach to development within it. There has been no amendment to the Green Belt boundary for the Amended Core Strategy apart from a small-scale review in 2012 that did not affect Bulcote.
- 73 Spatial Policy 4b sets out that *'within the extent of the area covered by the Green Belt in the District new housing and employment development will be focused in the principal villages of Blidworth and Lowdham and the part of Bulcote which is attached to Burton Joyce.'*<sup>17</sup>
- 74 The Amended Core Strategy Spatial Policy 4b adds that *'Proposals within ... the part of Bulcote attached to Burton Joyce will be judged according to the provisions of Spatial Policy 3. No villages washed over by Green Belt have been identified for limited infilling'*.

### Map 10 Designated Areas of Nature Conservation and Green Belt Policy



© Crown Copyright and database right 2018 Ordnance Survey. Licence 100022288. Scale: 1:9,000 Date: 12/11/2018 Author: harrielp

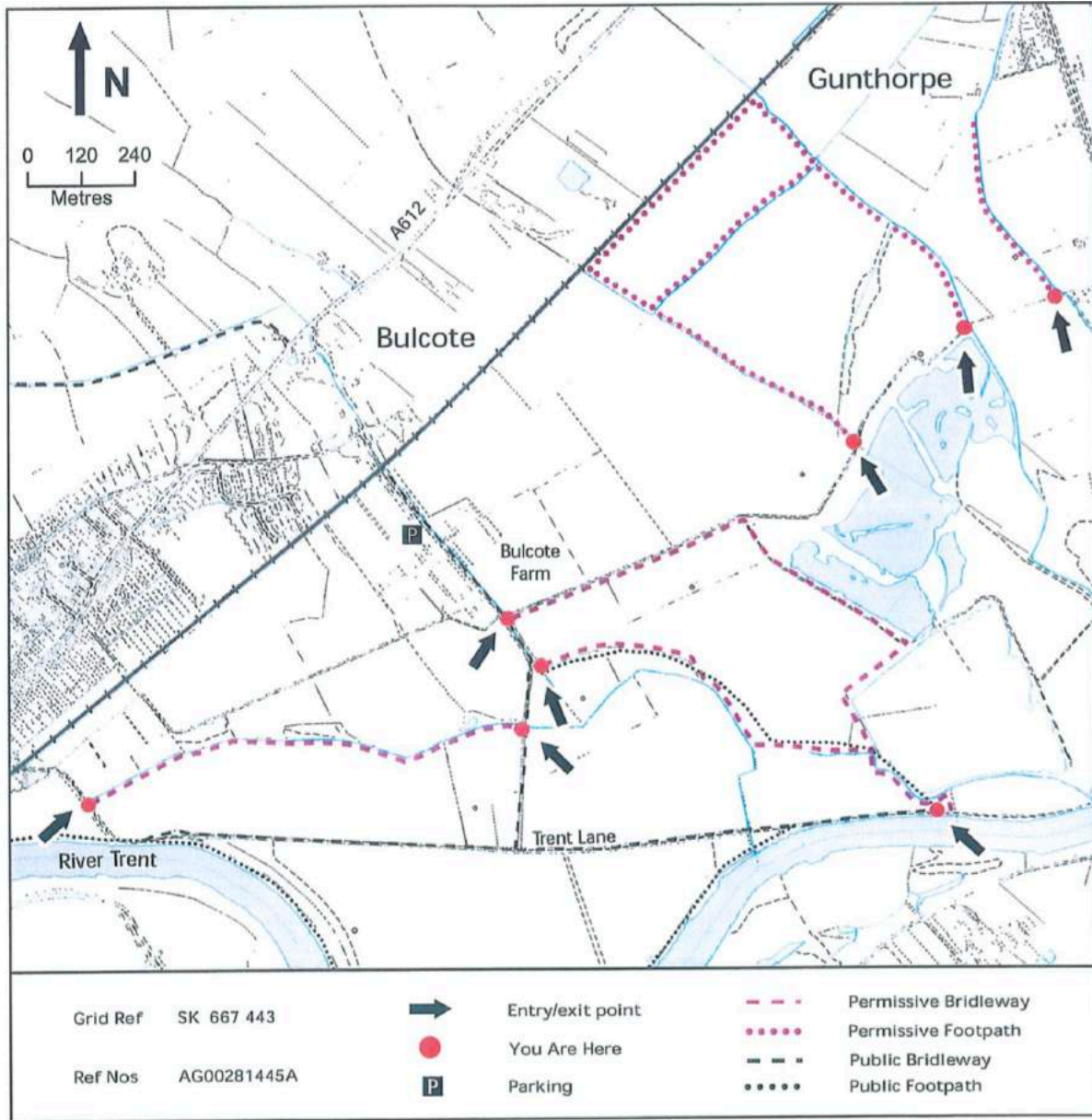
### Non-vehicular routes

- 75 Map 10 (above) shows the existing Public Rights of Way, these are linear and not extensive however they do provide access to and along the river and up past the church into the Mid Nottinghamshire Farmland.
- 76 There are also highly valued permissive routes across the land owned by Severn Trent Water (STW, see Map 11, below). These routes provide a network of non-vehicular routes accessible for walkers and cyclists. They form part of a 22km stretch of permissive routes across their Stoke Bardolph

<sup>17</sup> Underlining is our emphasis

Estate. Access was provided and maintained as part of a Natural England Stewardship scheme that has now finished. However, the Parish council are seeking to work with STW and NCC to secure a landowner’s agreement to keep the routes open (see projects Appendix B).

Map 11 Permissive Routes



77 The photo below shows a junction on the permissive access network over hard surfaced tracks indicating good (and relatively extensive) access throughout this part of the Parish.



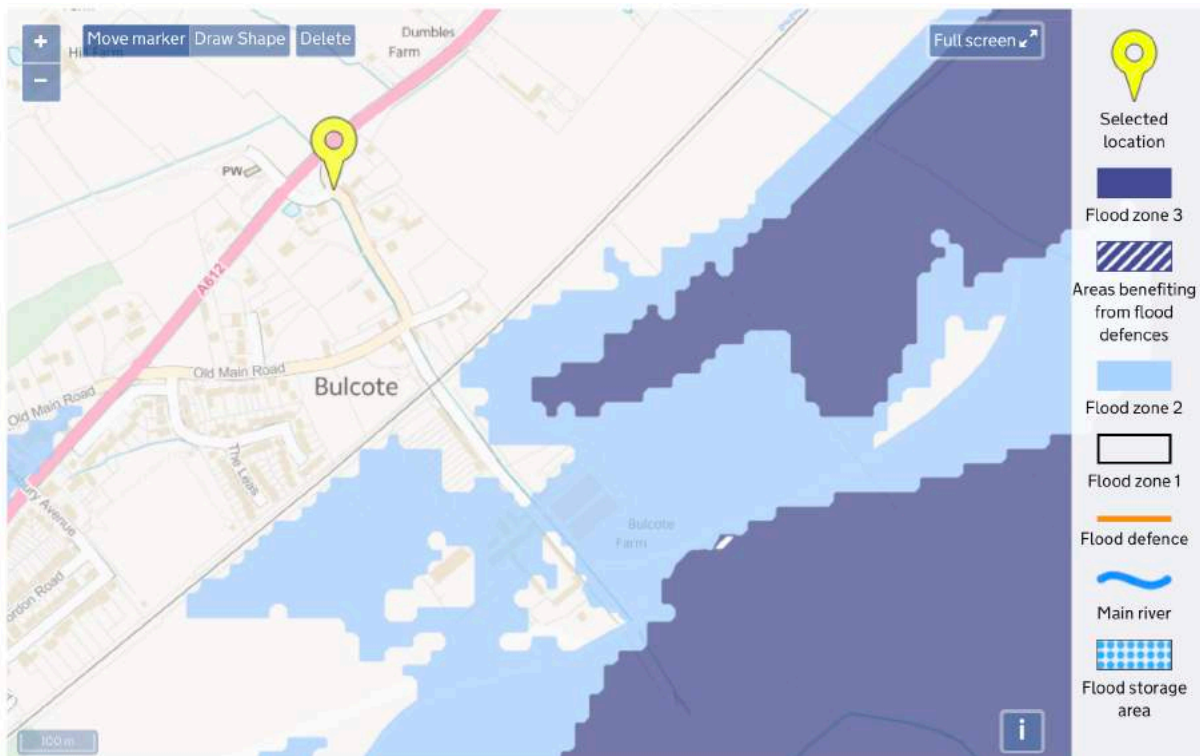


### 6e: Flood Risk

78 The Parish's south eastern boundary follows the River Trent and the south eastern part of the Parish includes former quarries (now fishing lakes). The presence of the river and high water table is reflected in the 2018 Environment Agency Flood Zone Maps. (see Map 12 below). This shows that the land north of the railway line is in Flood Zone 1 - Low probability having less than 1 in 1,000 annual probability of river flooding. However land to the south of the railway line is largely in Flood Zone 2 – Medium probability having between 1 in 100 and 1 in 1,000 annual probability of river flooding. The land starting at Bulcote Farm and to the river, and the land to the east, is in Flood Zone 3 – High probability having a 1 in 100 or greater annual probability of river flooding.

79 The presence of water within the village is a defining characteristic affecting how the settlement has grown (this is also discussed the section on built character below).

### Map 12 Flood Risk<sup>18</sup>



<sup>18</sup> Image extracted Jan 2019 from <https://flood-map-for-planning.service.gov.uk>

- 80 Due to the topography (with Bulcote village sitting in the valley bottom and farmlands to the north sloping down to the River Trent valley) and the geology (underlying Triassic geology comprising Mercia Mudstone and Waterstones; streams/water courses flow in small, narrow, steep sided ravines created through the soft clay that run along Old Main Road to the river), parts of the village have been highly affected by surface water flooding.
- 81 The Environment Agency maps show the majority of the village south of the railway line is at medium risk (chance of flooding of between 1% and 3.3% each year) with all the land up to the river and to the east of the Parish south of the railway line at high risk (chance of flooding of greater than 3.3% each year).
- 82 The watercourse that runs through Bulcote Village has its source on the land above Hill Farm, its purpose being to drain surface water from the fields. It runs through the land belonging to Hill Farm, is then culverted under the main A612 Nottingham Road, borders the green space to the east of the village and then runs alongside Old Main Road and is culverted again at the telephone kiosk crossroads, from here it again borders the road, runs under the Nottingham/Lincoln railway line before passing through the farm buildings and on to the River Trent.
- 83 Responsibility for the upkeep of the watercourse is complicated. Where it runs through private land or borders private properties as on the east side of the village, it is the responsibility of the land owners, this is known as riparian responsibility and is set in law. Where it borders the green space to the east and where it is culverted beneath roads, it is the responsibility of Nottinghamshire Highways Department. Where it passes under the railway it is the responsibility of Network Rail and beyond that on its journey to the River Trent, it is the responsibility of the Internal Drainage Board.
- 84 In June 2007 the eastern end of the village was flooded, this happened on the 22<sup>nd</sup> and the 25<sup>th</sup>, both incidents causing significant damage to properties. It was found to have been caused by obstructions of the watercourse on the land belonging to Hill Farm which included a fallen tree and other detritus, preventing any flow of water down the actual watercourse. The torrent of water left the usual channel, crossing the main Nottingham Road and into the village. The incident highlighted years of neglect from riparian landowners throughout the length of the watercourse. Considerable work was done after local residents lobbied NCC to clear areas that were not their responsibility as well as those that were and work was done to remind riparian landowners of their responsibility.
- 85 Since 2007 there have been a number of occasions when the watercourse has almost been breached so it is clear that the village could flood again. As a small village little consideration has been given to the residents of Bulcote regarding this problem and it is left to one resident to work with the NCC to keep the watercourse clear and maintained.

### **6f: Local Employment**

- 86 There are 3 farms and a small holding in the Parish as well as several businesses that operate from residential premises (eg dog grooming).. There is a brownfield site outside the built form and in the Green Belt that was a garden centre. The buildings have been removed leaving only hardstanding.

- 87 The owner proposes a mix of small industrial units (covering use class B1, B2 and B8). No planning application has been submitted.
- 88 The principle of the partial or complete redevelopment of previously developed land in the Green Belt is established in the NPPF para 145 (g). This Neighbourhood Plan supports proposals that bring forward employment uses on this site where they are in accordance with District and national policies.

## 7 Community Vision

- 89 This vision has been prepared by the Steering Group and is endorsed by the community based on the consultation events and questionnaire feedback.

**In 15 years, 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 place to live.**

**It will be a quiet, healthy and beautiful place with easy and immediate access to the countryside and river.**

## 8 Community Objectives

- 90 A range of issues were confirmed through the early consultation processes. The objectives below reflect the greatest concerns of the residents and the primary area of focus for this Neighbourhood Plan.

### Community Objective 1

To ensure that development minimises the impact on the landscape character of the Plan area, recognizing the value of long views and vistas into and out of the rural setting of the village and the valued open spaces within it.

### Community Objective 2

To ensure that the heritage of the parish is protected and, where possible, enhanced.

### Community Objective 3

To ensure that all new development is small in scale and designed to a high quality, reinforcing the existing local rural character

### Community Objective 4

To seek opportunities to maintain and enhance the social and economic vitality of the Parish by supporting and expanding the range of services and facilities within the Parish. To support the provision of a new community building and to encourage the reuse of a former commercial site for employment uses.

### Community Objective 5

To protect and enhance the green open spaces within and on the edge of the village and to protect and improve access to the countryside and river.

**Community Objective 6**

To protect and improve the biodiversity of the Parish.

**Community Objective 7**

To encourage developers to consult with the community early in the planning application process (at pre-application stage) via mechanisms outlined in this Neighbourhood Plan.<sup>19</sup>

## Neighbourhood Plan Policies

### 9 Engaging with the Community: A Key Principle

- 91 This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2019 and 2033. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
- 92 The Housing White paper 2017 reinforces the value of pre-application engagement so that *'policy strengthens the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided'*<sup>20</sup>
- 93 Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by Newark and Sherwood District Council.
- 94 Domestic extensions are excluded from this approach as they are unlikely to significantly impact on the character of the Plan area.
- 95 Appendix D is a copy of the notification letter that would be used by the Parish Council.

#### **Key Principle: Pre-Application Community Engagement**

1. **Applicants submitting proposals for development (with the exception of domestic extensions) are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.**
2. **Applicants are encouraged to provide a short document with the planning application to explain:**
  - a) **how the developer has consulted with the community; and**
  - b) **how issues of concern raised by local people and the Parish Council have been addressed; and**
  - c) **how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Bulcote Design Guide or equivalent); and**
  - d) **(where the proposals are for housing development), how this meets local housing need.**

<sup>19</sup> This objective is about improving the process of engaging with the community on planning matters

<sup>20</sup> Housing White Paper 2017 para A.65 at <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

## 10 Sustainable Development and the Built Form

- 96 All of the open countryside and the historic part of the village is in the Green Belt. Bulcote is classed as a washed over village and the open spaces within it make an important contribution to the openness of the Green Belt. As development should only be approved in the Green Belt in 'very special circumstances'<sup>21</sup> it is evident that there are significant constraints on identifying anywhere for new development in the Parish.
- 97 However, one planning application for has been approved for 43 flats on the garage site on the A612 (this is outside the Green Belt) and one is pending for Bulcote Farm for a total of 72 dwellings (within the Green Belt).
- 98 In addition, two areas identified as 'significant open spaces' in the Conservation Area Appraisal have been built on or have planning permission (see map 3).
- 99 Whilst the community recognises the need for Newark and Sherwood District Council to continue to meet housing need in the District, there is justifiable concern, given recent applications, that the size and location of new development will not be sympathetic to the historic rural character of the Parish.
- 100 The Amended Core Strategy continues with the same settlement hierarchy and *'does not propose to identify the main built up areas of villages ... however the District Council will work with local communities to identify the characteristics of their village which they feel should be protected. Such work will be contained within Neighbourhood Plans...'*<sup>22</sup>
- 101 To assist developers and decision makers (NSDC) in understanding the character of Bulcote village and to guide development, the Neighbourhood Plan Steering Group have;
- a) defined what sustainable development means for Bulcote
  - b) defined the Built Form

### **Sustainable Development**

- 102 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF has a presumption in favour of sustainable development.
- 103 The revised NPPF para 9 says that *'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*
- 104 The Village Survey asked what type of development would be suitable in the future. There was support for the reuse of the garage site (this now has planning permission) and the reuse of Bulcote Farm (note this related to the existing farm building not the planning application that includes development in the Green Belt). Small scale development (less than 5 units) was reasonably well supported.

<sup>21</sup> NPPF para 144

<sup>22</sup> Para 4.25 Amended Core Strategy 2019

105 The overriding desire expressed through the village survey was to protect the open rural character of the countryside and the historic character of the village which includes the open spaces within the village.

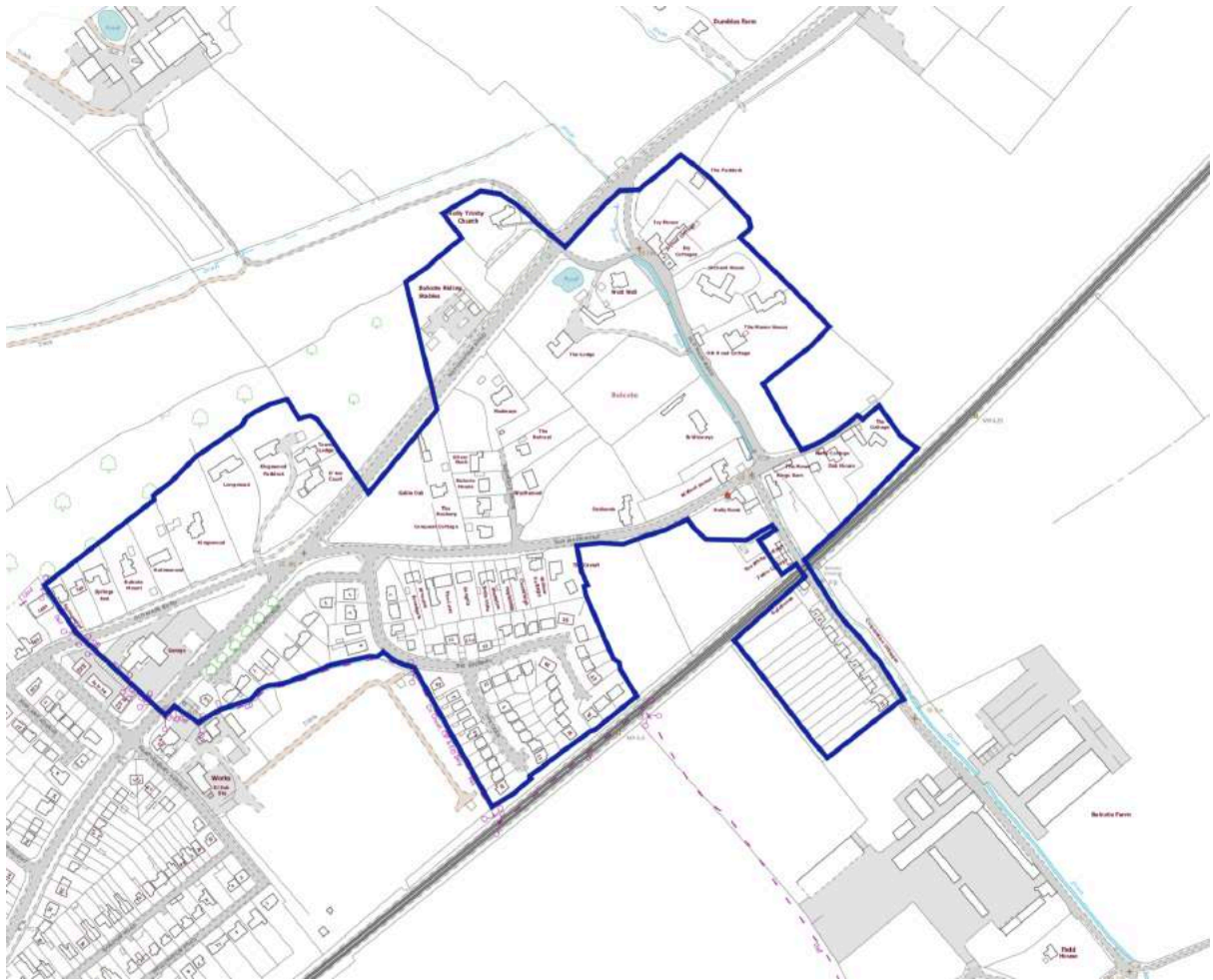
### ***Built Form***

106 Given the importance of open spaces within the village to the character of the place and the setting of heritage assets, an important part of this Neighbourhood Plan was to define the extent of the existing Built Form.

107 The following criteria have been used by the Steering Group to define the extent of the Built Form of Bulcote;

- a) existing commitments by virtue of an extant planning permission for residential development; and
- b) the presence of predefined physical features such as walls, fences, hedgerows, roads and streams/watercourses; and
- c) open areas including informal recreation space which contribute to the character or setting of settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
- d) analysis from the NSDC Landscape Character Assessment;

Map 13 Built Form of Bulcote Village



#### Extent of the Built Form



108 It is acknowledged that the revised NPPF allows 'limited infilling in the Green Belt' whilst the adopted Amended Core Strategy 4B does not allow for infilling in washed over Green Belt villages. Given this possible tension at District and national level on the suitability of infill sites in Green Belt villages it is important that the Bulcote NP defines the Built Form and establishes a policy framework to ensure that infill development would be sustainable and would not harm the character of the village or the setting of heritage assets.

109 NSDC define limited infilling in Spatial Policy 3 as the *infilling of small gaps with 1 or 2 dwellings so long as it does not result in the joining of outlying areas into the village in question or the coalescence with another village*'.<sup>23</sup>

<sup>23</sup> See Spatial Policy 3 page 27 <https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/corestrategy/Amended%20Core%20Strategy%202.pdf>

### ***NPP 1 Sustainable Development and the Built Form of Bulcote Village***

1. Development in Bulcote Parish should be located so that it can make a positive contribution towards the achievement of sustainable development by meeting development needs of the local community so long as;
  - a) the proposed development is of a scale, density, layout and design that is compatible with the character, appearance and amenity of the character area in which it is located as defined in the Bulcote Character Appraisal Appendix F; and
  - b) it would not result in the loss of a Significant Open Space (identified on Map 3), Local Nature Reserve or any other area designated for its nature conservation or priority habitat (identified on Map 9 and Map 10); and
  - c) any natural or built features on the site that have heritage or nature conservation value are incorporated into the scheme where possible.
2. Development in the Green Belt should be consistent with Spatial Policy 4A and 4B of the Amended Core Strategy and relevant content within the National Planning Policy Framework. Given the importance of open spaces to the character of the village limited infilling (as defined by NSDC in the Amended Core Strategy) would not be supported.
3. Proposals for limited infilling (as defined by NSDC in the Amended Core Strategy) within the Built Form of Bulcote Parish are required to satisfy the principles of sustainable development.
4. There are significant open spaces located beyond the built form of the village (defined in Map 13), which contribute towards its character and setting. The loss of such open spaces will not be supported.

## **11 Protecting the Landscape Character**

110 Section 6 of this document provides detail about the unique characteristics of the Parish. The Landscape Section of the Bulcote Design Guide (Appendix F) notes that *'how Bulcote relates to its wider landscape setting is key to understanding its character and identity.'* Essential elements of the Bulcote Design Guide are extracted below:

### ***Trees***

111 Bulcote is *'well integrated into the landscape with the amount of mature tree and woodland vegetation largely screening views. This effect is particularly strong from the south and actually within the settlement where they have a much more dominant character than in other settlements locally. Mature trees are a major feature of Bulcote village.'*

112 Across character areas 2, 3, 5 and 6 the character is derived as much from the boundary treatment (mature hedges) and abundance of mature trees as it is from the style of the buildings. In character area 5 *'The general feel of the village here is still open, with large plots and generous greenery within private land bringing landscape into the experience of being within the village....the way the boundary treatments serve to provide the edge to the street is an important part of the character of this area. Less important are the specifics of the buildings.'*

113 The Bulcote Design Guide notes that *'Bulcote has a very strong and relatively 'tree rich' setting, which contrasts with other local villages like Lowdham and Shelford. Loss of mature trees would increase visual prominence of built form in short-range views but also from views across the Trent Valley.'*



114 The photo below shows the maturity of the vegetation in the village. The main transport route through the village (A612) can be seen in the foreground but views out of the village are largely screened by the trees.



115 Map 14 (below) shows the specific trees which have tree preservation orders and the large swathe of protected trees in Bulcote Hill Plantation, highlighted with ●. Other trees within the Conservation Area that do not have a Tree Preservation Order (TPO) on them still have some protection because residents are required to notify the planning authority 6 weeks before carrying out certain works on trees to give NSDC the opportunity to be considered whether to make a TPO<sup>24</sup>.

**Map 14 Existing Tree Preservation Orders (TPOs)<sup>25</sup>**



<sup>24</sup> Section 211 Town and Country Planning Act 1990

<sup>25</sup> An additional application to have the trees along the A612 protected by TPOs was successful (see Map 10 for their location).

116 However, there are some trees between the Ridings and the A612 which contribute significantly to the character of Bulcote which are not in the conservation area. These are shown on Map 17, numbered 3. The trees mark the entrance to the village, are well established and provide a soft edge to character area 4. This boundary is the most significant contribution character area 4 makes to the character of the village (which is significant for its tree cover). The trees are on highways land and the Parish council are seeking ways to guarantee their protection (or replacement if necessary), see Appendix B.

### Key Views

117 Bulcote lies at a junction of many 'different' landscape character areas, showing that locally the landscape varies considerably. Topography is the main influence, with the contrast between the rising ground to the north west and the flat Trent valley to the south east being especially evident. Scattered trees and mature woodland are also strong influences on the area. It is this combination of slope and flat expanse that enable the characteristic expansive views out (and also in) across the Trent Valley, with the intermittent woodland framing these views.

118 Views of the settlement are generally few and scattered. The presence of mature vegetation further reduces the visibility of built form at the village centre. This contrasts with the views available of and from the higher ground.

119 As part of the Landscape Analysis vistas were identified that helped define the landscape character (see page 38 of the Village Design Guide.) VP3, VP7 and VP8 are within the Parish boundary and VP4, VP5 and VP6 are from just outside the boundary looking in. They show the edge of the built form and the dominance of mature trees in softening the boundary between the built edge and the countryside

120 This is demonstrated particularly well in the photo below. Taken in winter the shapes of houses on The Leas and The Spinney (character area 4) can just be seen through the trees. Looking due east the prominent structure of Bulcote Farm and the row of semi-detached houses built for workers of the farm and the large barns (character area 1) are noticeable for their prominence due to the lack of landscape screening.

#### Photo looking north to the edge of the built form

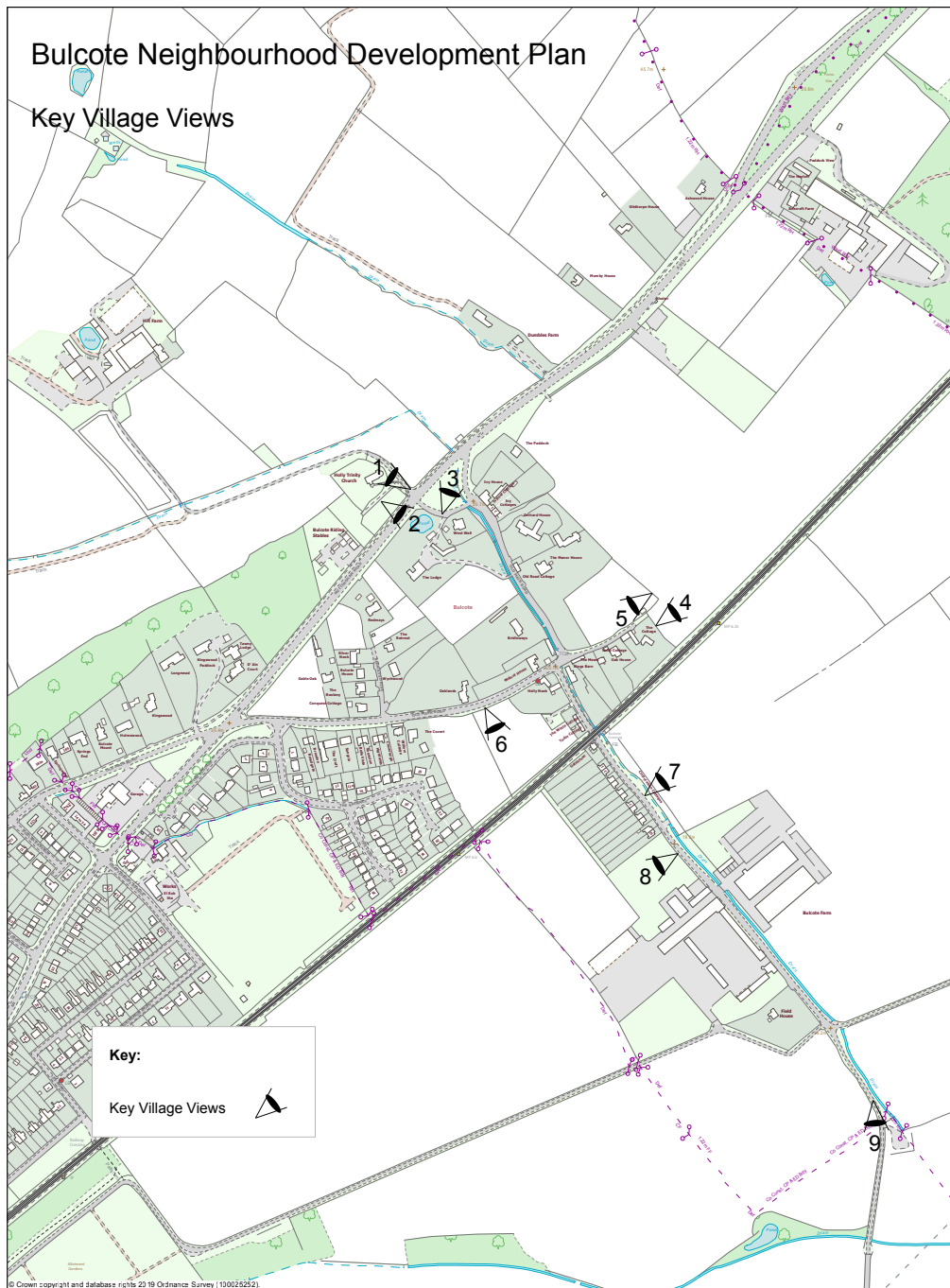


121 The Landscape Section of the Bulcote Design Guide 2019 provides a written description and photograph of all these landscape vistas.

122 The NPSG identified the most important key village views – it is notable that local people have identified more intimate viewpoints. These views, taken from locations that are freely accessible to the general public, are an integral part of the landscape character of the Parish. Appendix C provides a map, photographs and description for each.

123 From this work and in accordance with District and national planning policy Map 15 identifies the key views (see also the photos at Appendix C).

Map 15 Key Views



124 Development should not have a significantly adverse impact on these view corridors. Ensuring that size, scale, use of materials and on-site landscaping are complementary will mean the development will nestle within the settlement and will not be unduly prominent.

## Managing Change

125 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. <sup>26</sup>

126 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.

127 In landscape character terms there are two main pressures for change. The first derives from the desire to build larger houses and to continue development into the open farmland to the south of the built form. This includes proposals to convert Bulcote Farm to residential uses and proposals for 'enabling development' around the farm.

128 Here the built form would become more prominent as it would not benefit from the screening afforded to the rest of village by mature vegetation, in particular trees. If these proposals come forward this does provide an opportunity for a landscape scheme including the planting of trees and hedgerows to soften the boundary between the built form and the open countryside. Presently the farm does not benefit from landscape screening and is prominent in the countryside

129 Equally, development on higher ground towards the ridgeline, like that present in neighbouring Burton Joyce, should be resisted.

130 It is especially important, to conserve the character of the village setting, to avoid built development in the open fields near the river. This helps to maintain the quality of views across the Trent valley. As the landscape towards the river and to the north beyond the church is protected by Green Belt new housing development will be resisted.

131 Some development may be accommodated close into the existing built form, at a lower elevation and using strong planting belts (along existing field boundaries) to reduce visual impact and connect with existing blocks of vegetation.

132 The second form of pressure for change would be the coalescence of Bulcote with Burton Joyce to the southwest. Care should be taken not to weaken the character of the village at this sensitive point. However, built development can be accommodated without undue erosion of landscape quality by focusing on the retention of existing vegetation, both as individual specimens and blocks of established woodland.

133 An important component of character are the boundaries of (commonly) very large hedges, with hedgerow trees and mature garden and street trees. Their value was reflected in the community consultation and the local comments and concern about the need to protect the Parish's

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<sup>26</sup> NPPG Paragraph: 007 Reference ID: 8-007-20140306

biodiversity. Given the analysis in the Village Design Guide that identified the particular contribution that mature trees made and the fact that compensatory planting of new trees does not offset the loss of mature trees<sup>27</sup>, NPP 2 requires developers to replace trees lost as part of development with two new trees of native species.

134 Often dry ditches are located adjacent to site boundaries. These features are essential to the sustainable management for surface water and should be protected. The Severn Trent network within Bulcote is indicated to be foul only therefore new development will not usually be able to connect surface water to the network and in accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 80) surface water should be directed towards infiltration or watercourse. The retention of these features is therefore essential for the viability of housing demand both the short and longer term. These features also provide a significant contribution to the local setting, character and biodiversity of the local area.

### ***NPP 2 Protecting the Landscape Character of Bulcote Parish and Enhancing Biodiversity***

- 1. To protect the landscape character, development in Bulcote Parish should not negatively impact on landscape character (including its important views and vistas). The level of potential impact will be dependent on factors such as height, scale, location and the scope for mitigation. The view corridors highlighted on Map 15 are particularly sensitive in this respect.**
- 2. Development proposals should conform with the actions of the landscape and built features recommended for the policy zones MN41, TW06 and TW51 as designated in NSDC's Landscape Character Assessment. Where appropriate, mitigation planting should include native species recommended for the Mid Nottinghamshire Farmlands or Trent Washlands Character Area.<sup>28</sup>**
- 3. Proposals that would result in the net loss of biodiversity will not be accepted. The stages of mitigation hierarchy are as follows:**
  - a) avoid: provide advice on how the development may proceed by avoiding impacts to any species or sites by either consideration of site design or identification of an alternative option/site,**
  - b) 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,**
  - c) compensate: where avoidance cannot be achieved any mitigation strategy will consider the requirements for site compensatory measures,**
  - d) 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.**

<sup>27</sup> See <https://www.woodlandtrust.org.uk/get-involved/campaign-with-us/in-your-community/neighbourhood-planning/creating-a-neighbourhood-plan/>

<sup>28</sup> see Appendix B for the Policy Zones taken from the 2009 Landscape Character Assessment

4. A graduated approach relative to significance will be applied with sites of higher biodiversity value having the most protection. Further development should aim to achieve a net biodiversity gain, in accordance with local and national planning policy. If significant ecological impacts are identified, appropriate mitigation or compensation measures will be required. These measures should be targeted to benefit local conservation priorities as identified in the Nottinghamshire Local Biodiversity Action Plan.
5. Development proposals (excluding householder extensions) demonstrating they are in accordance with the future management principles established in the Bulcote Design Guide (set out in Table 3) will be supported where they demonstrate they have:
  - a) retained existing trees and hedges; and
  - b) used strong planting belts that run horizontal with the contours on sites close to the existing built form at lower elevations; and
  - c) proposed a landscape scheme that reflects the sensitivity of the landscape character and addresses the potential adverse impact on character (if the proposal seeks to reduce a significant open space within the village as identified on Map 3.)
6. Development that causes substantial harm to, or loss of, habitats of principal importance such as ancient woodland and/or areas of importance for nature conservation should be wholly exceptional.
7. Proposals which improve existing environmental assets and enhance biodiversity are encouraged. This includes:
  - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors'; and
  - b) planting wild flower meadows and strips; and
  - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources; and
  - d) encouraging the creation of sustainable urban drainage schemes (SUDS), (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate; and
  - e) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow; and
  - f) to protect dry ditches - as these features are essential to the sustainable management of surface water.
8. Mature trees identified as significant to the character of the village should be retained. Where this is not possible as a result of development should be replaced at a ratio of at least 2:1. Where it is not possible to secure this new or replacement tree planting within the site, the trees should be planted at a suitable location outside the site. Planning conditions or legal agreements will be used to secure this.

## 12 The Importance of Energy Efficiency and High-Quality Design

- 135 Bulcote is located in a very attractive rural setting, but near the services of Burton Joyce. Developer interest is reflected in the ongoing attempts to secure planning permission for the conversion of Bulcote Farm, the recent approval for the development of 43 flats on the former garage site and the approval of planning permission for single dwellings on land previously identified in the Conservation Area Statement as significant open spaces.
- 136 Bulcote is a highly desirable place to live. Average house prices are high (£360, 000<sup>29</sup>) based on a comparison of houses sold since 2017 this compares to £289,000 in Burton Joyce and £184,000 for Gedling (the nearest suburban settlement). It is reasonable to expect therefore, that new development either within or on the edge of Bulcote should achieve a high quality of design both in its appearance (that reinforces the existing character) and the way that it functions.
- 137 The historic nature of a lot of the existing housing stock means that a large number of buildings have solid walls (without cavity wall insulation.) This makes them expensive to heat and require disproportionality large amounts of fuel.
- 138 The Carbon Plan 2011 (which sets out the government's plans for achieving our emissions reduction commitments) states that by 2050, all buildings will need to have an emissions footprint close to zero. Although housing development will be limited it is expected that new dwellings will provide energy efficient homes.
- 139 The Government has set a target to deliver 15% of the UK's energy consumption from renewable sources by 2020 (this is a legal obligation and stems from a Europe-wide 20% target), yet in 2016, only 8.9% of our energy was met by renewable generation.
- 140 The National Planning Policy Framework para 148 stresses the roll of planning policy to support renewable and low carbon energy and associated infrastructure.
- 141 The character areas that make up the built form are shown on Map 4. The open spaces around the character areas are also character forming as part of the built form as well as part of the landscape character. The large plots, extensive mature trees and hedgerows give the character areas 3, 5 and 6 a very low density.
- 142 Para 122d of the NPPF 2018 recognises that in achieving appropriate densities planning policies should take into account '*the desirability of maintaining an area's prevailing character and setting*'.
- 143 The importance of the open spaces identified as 2, 5 and 6 on Map 3 are particularly relevant in this regard.
- 144 The revised National Planning Policy Framework paragraph 124 acknowledges that '*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*'. An understanding of the existing built character and examples of good design, help in providing a design framework for Bulcote.

<sup>29</sup> Rightmove web site accessed on 14.2.19.



145 The NPSG together with the commissioned Bulcote Design Guide have defined the character areas of the Parish. The Design Guide provides an analysis of the materials used in Bulcote. A narrow range of materials, building detailing and boundary treatments help to give the village a strong character. Red brick and pantile are the characteristic materials of the historic village.

146 Painted brickwork and render is also used, especially on older buildings, so there is scope for new development to display a variety of finishes that would be in keeping with the village aesthetic.

147 The Parish roads have no road markings. Street furniture and sign posting is very limited which serves to enhance the rural character of the Parish generally and especially the Conservation Area.

148 Table 3 sets out the future management principles for development if it is to occur in any of the character areas. This ensures that design of new development reinforces each character area - providing a design framework for development in the Parish.

**Table 3 Future Management by Character Area (extracted from Bulcote Design Guide)<sup>30</sup>**

Character Area	Future Management: Key Principles
1. Bulcote Farm	<ul style="list-style-type: none"> <li>• Keep courtyard spaces uncluttered and open.</li> <li>• Preserve existing built structures and resist the loss of period detailing.</li> <li>• Maintain the sense of rural heritage, with minimal lighting, uncluttered lanes and a simple architectural detailing</li> <li>• The visual connections beyond the edge of the village to the Trent Valley should be maintained and protected</li> </ul>
2. Bulcote Crossing Cottage and Corporation Cottages	<ul style="list-style-type: none"> <li>• Maintain the feeling of openness by not blocking views across the countryside.</li> <li>• Maintain existing boundary treatments as they add to the regularity of treatment.</li> <li>• Restrict the use of materials and detailing, so that the built form is cohesive and clearly of the same type.</li> <li>• Where possible, reinstate the historic street furniture and restrict the loss of historic detailing from the buildings and spaces</li> </ul>
3. Bulcote Village Core	<ul style="list-style-type: none"> <li>• Resist the urge to infill large plots, as the openness of the area is just as important as the buildings in creating character.</li> <li>• Restrict the introduction of new materials. When choosing materials, these should be influenced by with the existing pallet or by the landscape setting.</li> <li>• The greenness of the area is in large part generated by what is happening within private plots. Allowing space for planting, hedge boundaries and garden trees is critical.</li> <li>• Streets are calm, uncluttered and simple. Street lighting should be subtle, and surface treatments such as block paving should be avoided</li> </ul>

<sup>30</sup> The Bulcote Design Guide is part of this Neighbourhood Plan at Appendix F but is separated in electronic copies due to file size.

Character Area	Future Management: Key Principles
4. The Ridings, The Spinney and The Leas	<ul style="list-style-type: none"> <li>• Avoid closing down views and creating an inward-looking development.</li> <li>• Provide enclosure to plots using low walls or hedges rather than providing open-fronted plots.</li> <li>• Choose materials or colours inspired by the local area (including landscape) rather than importing new materials.</li> <li>• Keep the treatment of streets simple, rural, and allow space for water management and greenery within the street corridor</li> </ul>
5. Old Main Road (north)	<ul style="list-style-type: none"> <li>• Resist the loss of green boundaries to the street edge, so that plots contribute positively to the look and feel of the public space.</li> <li>• Maintain the gaps between buildings so that views of the higher landscape can be seen.</li> <li>• Maintain the relationship between buildings and the street, so that buildings face the front and provide an active frontage to the public space.</li> </ul>
6. Nottingham Road/A612	<ul style="list-style-type: none"> <li>• The high levels of greenery afforded by the boundary hedges should be protected and enhanced.</li> <li>• The gaps between buildings which allow for views onto countryside help maintain a connection to the rural surroundings. Blocking views and closing gaps should be avoided.</li> <li>• Speed reduction options for this stretch of the A612 should be explored, as this would greatly improve the quality of the space and would make a safer crossing to the church.</li> </ul>

149 This Neighbourhood Plan encourages the use of Building for Life (BfL)<sup>31</sup> by developers in the preparation of their planning applications. BfL is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.

150 BfL comprises easy to understand questions that are intended to be used as a way of structuring discussion about proposed development.

151 Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:

- a) Secure as many 'greens' as possible
- b) Minimise the number of 'ambers' and;
- c) Avoid 'reds'

<sup>31</sup> See <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

152 The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. Nine greens are considered the acceptable threshold to constitute good design, some ambers are acceptable but reds are not.

153 The importance of design and the use of design codes like BfL in Neighbourhood Planning was further highlighted in the revised NPPF<sup>32</sup>.

154 New development will be expected to use BfL to help shape design proposals and evidence of this should be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards and will retain and enhance the existing rural character.

155 Whilst BfL only relates to housing it is expected that other development should also be of a high design quality and Neighbourhood Plan Policy 3 1-6 relates to all development.

156 In terms of design it is also of note that the water network operator Severn Trent advise that the network in Bulcote is indicated to be foul only therefore new development will not usually be able to connect surface water to this network (see para 128 above) and the use of sustainable urban drainage schemes will be necessary. Such schemes should also provide wider biodiversity benefits.

### ***NPP 3 Importance of Energy Efficiency and High-Quality Design***

- 1. Proposals should demonstrate a high design quality that will contribute to the character of the Village. New development which is sensitive towards and reinforces the character of areas as defined in Table 1, will be supported.**
- 2. Proposals should demonstrate how they have adhered to the future management principles for each character area as set out in the Bulcote Design Guide and in Table 3.**
- 3. Particular attention should be given to landscaping schemes and boundary treatment (using native trees and hedgerows) that reflect the surrounding character in accordance with NPP 2.**
- 4. Materials, scale and massing should also reinforce the existing character area as defined in the Bulcote Design Guide 2019. Materials should reflect the local materials, style and colour palette of the character area in which it is located.**
- 5. Street furniture should be minimal and where it is required should be made of materials that reflect the rural and historic character of the village.**
- 6. Proposals should complement the existing well defined streets and attractive green space with a layout, landscaping and planting that responds positively to the character of the Parish.**
- 7. The layout of new development should maximise opportunities to integrate with the existing settlement pattern.**
- 8. 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.**

<sup>32</sup> See NPPF paragraph 129

9. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported. Examples would include but would not be limited to:
  - a) siting and orientation to optimise passive solar gain; and
  - b) the use of high quality, thermally efficient building materials; and
  - c) the installation of energy efficiency measures such as loft and wall insulation and double glazing.
10. 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
11. Where necessary a flood risk assessment should be undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding either on the site or in the vicinity which cannot be effectively mitigated. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality, contribute towards water recharge and improve biodiversity.
12. High quality design could be demonstrated by a report showing how the scheme accords with national design standards Building for Life or equivalent and would be expected to score in line with acceptable thresholds (usually 9 greens and no reds). This would be particularly encouraged for major development<sup>33</sup> proposals.

### 13 Local Green Spaces

157 The National Planning Policy Framework<sup>34</sup> affords Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces (LGS) and protects them from development for the duration of the Plan.

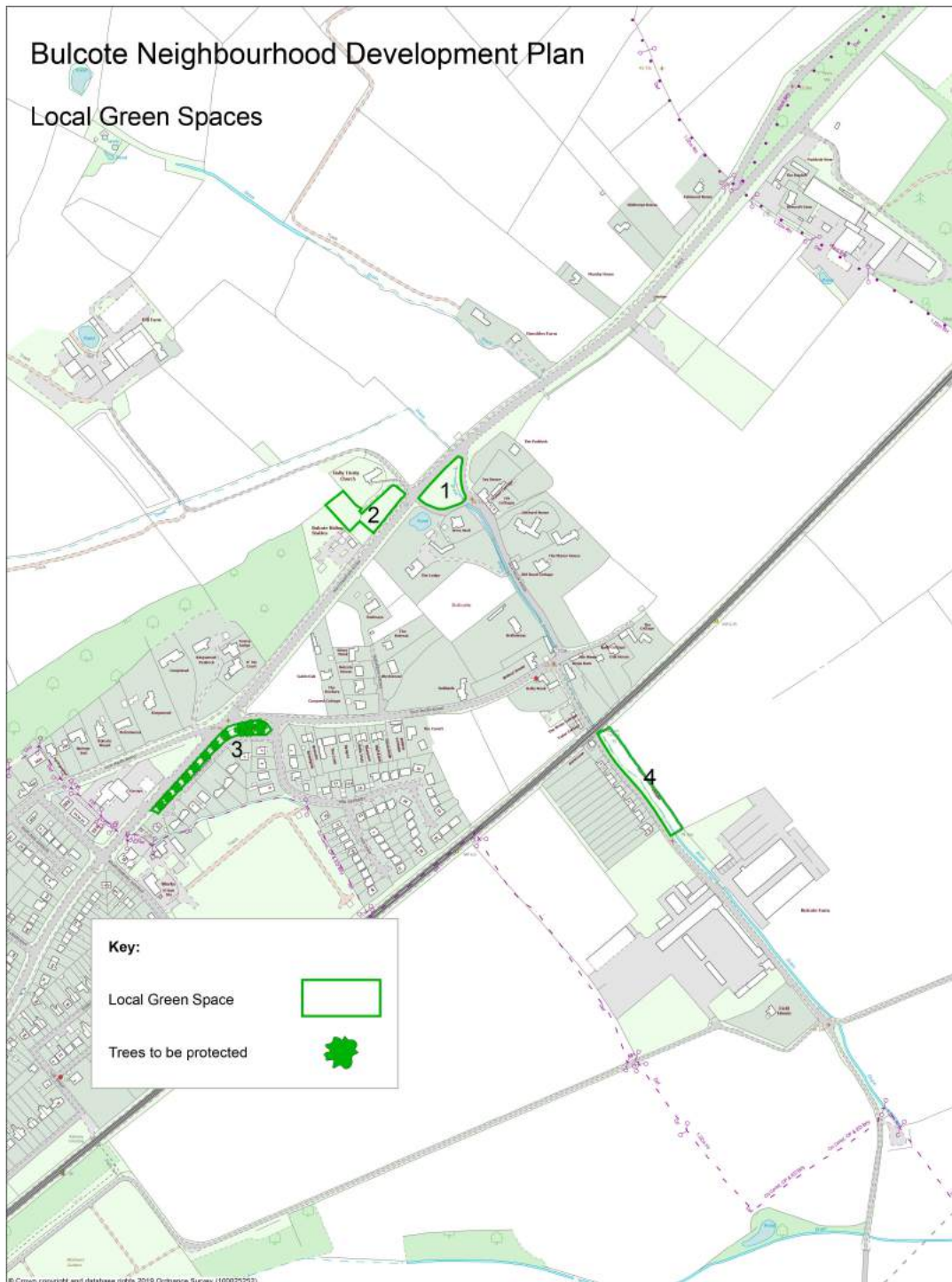
158 The National Planning Policy Framework links the designation of LGS to the wider context of local planning of sustainable development to 'complement investment in sufficient homes, jobs and other essential services'.

159 The community have identified 5 spaces that meet the NPPF criteria – they are shown on Map 17 and Map 10 and described with photos below.

<sup>33</sup> All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000m<sup>2</sup> (defined as major development in the General Permitted Development Order 1995)

<sup>34</sup> NPPF para 99-101

Map 17 – Proposed Local Green Spaces<sup>35</sup>



<sup>35</sup> Local Green Space 5 is identified on Map 10 the Parish Council was successful in its application to protect the trees shown on the map above.

160 The designation of these areas as LGS in planning terms recognises the value of them to local people. Given the likely expansion of the Village (on the garage site for 43 flats and possibly at Bulcote Farm) this policy demonstrates the significance of these spaces and the contribution they make to the character of the village. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.)



**Local Green Space 1**

Site 1	Description	Test against LGS criteria in the NPPF
The Triangle sometimes called the Village Green Approximate size 0.18 ha	Area of open space and mature trees with a beck running along its eastern edge. It is identified in the Bulcote Design Guide in its contribution to defining village character. It was identified in the Character Area Appraisal as a significant open space (see Map 3). It presents an important boundary between the A612 and the Conservation Area. It is owned by Nottinghamshire County Council and managed by Nottinghamshire Highways Department.	It is in close proximity to the community and highly valued by them. The mature trees have biodiversity and landscape value. It is not an extensive tract of land.


**Panoramic view looking north east showing the fork in Old Main Road leading to A612**



**Local Green Space 2**



Site 2	Description	Test against LGS criteria in the NPPF
<p>Known locally as Ropers Field – land between the front of the Church and the A612. Approximate size 0.26 ha</p>	<p>Grassed area with mature trees. The land slopes up to mature treed area - the latter is identified as an area where some habitat exists (see Map 10). It is owned and managed by the Parish Council and adjoins a possible future location for Village Hall. The Parish council have proposals to add seating and to introduce a wildflower planting programme</p>	<p>It is in close proximity to the community and highly valued by them. The mature trees have biodiversity and landscape value and reinforce the character of Bulcote. It is not an extensive tract of land.</p>
<p><b>Looking south east from the Church showing church path and the A612.</b></p>		<p><b>Looking north west to the wooded area at the top of the site</b></p>
		

**Local Green Space 3**



Site 3	Description	Test against LGS criteria in the NPPF
<p>Known locally as the Ridings , open linear space runs along boundary of A612 and turns onto Old Main Road – set piece trees from the western end become more mixed mature planting at the road junction. Approximate size 0.16 ha</p>	<p>The mature trees are character forming and soften the transition from the A612 to Old Main Road. They reinforce the ‘treed’ character of Bulcote and they are a very valued by the homes in The Ridings to screen the A612. The land is owned by Nottinghamshire County Council and are managed by Nottinghamshire Highways Department. The Parish Council were successful in getting TPOs on the trees to reflect their inherent quality and their contribution to the character of the Parish.</p>	<p>It is in close proximity to the community and highly valued by them. The mature trees have biodiversity and landscape value and reinforce the character of Bulcote. It is not an extensive tract of land.</p>
<p><b>Looking north east along the Ridings with A612 to the left</b></p>	<p><b>Looking south west at Old Main Road showing start of land with village notice board and seat</b></p>	
		



**Local Green Space 4**

Site 4	Description	Test against LGS criteria in the NPPF
<p>Field Boundary in front of the Grade II listed Corporation Cottages and the arable land beyond. Approximately size 0.9 ha</p>	<p>The open field boundary and views to the arable land beyond are character forming and are an important and strong element that describes the transition from built village to farmland. The open views are especially valued by homeowners and the large numbers of cyclists, walkers and horse riders that used this route to the River Trent. The land is owned by Severn Trent Water and is managed by them.</p>	<p>It is in close proximity to the community and highly valued by them. The open nature of the views add to the landscape value and reinforce the character of Bulcote. It is not an extensive tract of land.</p>
<p><b>Looking south east towards Bulcote Farm beyond, showing arable land to left</b></p>	<p><b>Looking north west towards the railway level crossing beyond and showing the drainage channel and arable land to right</b></p>	
		

**Local Green Space 5**

Site 5	Description	Test against LGS criteria in the NPPF
<p>Gunthorpe Lakes - an area of land surrounding previously excavated gravel pits now forming fishing lakes. Approximately 38 hectares</p>	<p>A portion of Gunthorpe Lakes Local Wildlife Site (LWS 2/958) lies within Bulcote Parish. The site is designated for its botanical and zoological importance. The site is crossed by a network of permissive routes which are valued by nature lovers, ramblers and those using the lakes for fishing.</p>	<p>The site is on the edge of the parish and is highly valued by residents and visitors that use the amenity. The lakes form an important feature in transition from the village to the River Trent and from the parish of Bulcote to the parish of Gunthorpe. It is tranquil and rich in wildlife. It is designated for its 'botanical and zoological importance' as a LWS.</p>
<p><b>An aerial view looking south east towards the lakes from the village. The Village of Gunthorpe can be seen in the distance</b></p> 	<p><b>An aerial view looking north across the lakes towards the village. The river Trent can be seen in the foreground</b></p> 	

**NPP 4 Designation of Local Green Spaces**

- 1. The sites identified on Map 17 and Map 10 are designated as Local Green Spaces and are protected for their beauty, recreational value, tranquillity and richness of wildlife.**
- 2. Development that would have an adverse effect on the openness or special character of these Local Green Spaces will not be supported except in very exceptional circumstances (in accordance with national policy) or if the development clearly enhances the Local Green Space for the purpose for which it was designated.**

**14 Protecting or Enhancing Heritage Assets**

161 The NPPF requires Local Plans (and Neighbourhood Plans where applicable) to set out a positive, clear strategy for the conservation and enhancement of the historic environment.

162 The various and varied heritage assets have been described in Section 8 and Map 2 of this Plan. The heritage value of the Plan area is significant. The Bulcote Design Guide 2019 supports the analysis of the Conservation Area Appraisal 2001 with regard to the importance of keeping the fragmented nature of the village (and avoiding overly infilling), the boundary treatment with public and private space clearly defined and the use of Bulcote specific design cues, design detailing and materials.

163 The former industrial farm called Bulcote farm is outside the built form. The farm buildings were listed Grade II in February 2005 along with the adjacent Field House and Corporation Cottages. Bulcote Corporation Model Farm was built by the Nottingham Corporation in 1904 to help dispose the sewage from the city, along with the sewage treatment works at Stoke Bardolph.

164 The design of Bulcote Farm was based around a quadrangle with several ranges of buildings providing housing for cows, pigs and horses as well as food storage. A planning application has been submitted for the conversion of the listed buildings to 24 units with a further 32 units applied for under the auspices of enabling development. A further 16 units of enabling development were subsequently proposed on the land that presently forms the green gap between the end of Corporation Cottages and the Farm buildings. These two applications form a single comprehensive scheme.

165 The community support the redevelopment of the farm buildings and are 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<sup>36</sup>) consistent with their conservation.) However, there are significant highway constraints (the access road is narrow and crosses the train line) and current proposals are seeking a 200% increase in enabling development when compared to the conversion of the existing buildings alone. All the development is in the flood plain and the Green Belt.

166 The areas identified as significant open spaces in 2001 in Map 3 (other than 4 and 7) still contribute to the historic character. The Bulcote Design Guide in describing the character area that makes up the historic core of the village notes on page 14 'it is characterised as much by the contribution of open space as it is by the built form'.

167 Neighbourhood Plans can identify locally important heritage assets and local residents have identified a number of buildings and structures that are of significant local historic and/or architectural merit. Their identification is based on

- criteria produced by Bassetlaw District Council for this purpose and is recognised by NSDC;<sup>37</sup>
- searching the Historic Environment Record
- and by nomination by members of the Neighbourhood Plan Steering Group.

168 Further work for this Neighbourhood Plan provides more analysis of these assets. Map 18 shows the nominated non-designated heritage assets within the Parish; they are described at Appendix E.

169 The Historic Environment Record for Nottinghamshire also records a series of earth works and other archeological structures in the parish.<sup>38</sup>

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<sup>36</sup> NPPG para Paragraph: 015 Reference ID: 18a-015-20140306

<sup>37</sup> See <https://www.bassetlaw.gov.uk/media/1133/non-designated-heritage-assets-criteria-november-2016-update.pdf>


<sup>38</sup> For the HER see

[https://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=1041&index=1](https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1041&index=1)

Map 18 Proposed Non-Designated Heritage Assets



**Key:**

Proposed non-designated Heritage Assets 

***NPP 5 Protecting or Enhancing Heritage Assets***

- 1. Gardens and open spaces form part of the special interest of Bulcote Conservation Area. Development will only be permitted on gardens and open spaces between buildings within Bulcote Conservation Area where development shall not harm the character and appearance of the Conservation Area.**
- 2. Development adjacent to 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.**

3. 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 which will include a wider public benefit; and
  - b) the materials and boundary treatments are in keeping with the guidelines in the Bulcote Design Guide and Conservation Area Appraisal.
4. The retention of locally important heritage assets is encouraged and development proposals affecting these will need to accord with District policies. Appendix E and Map 18 identifies buildings and structures that are nominated as locally important heritage assets across the Parish.
5. The effect of a proposal on the significance of non-designated heritage assets listed at Appendix E will be considered in determining an application in order to minimise the conflict between the heritage assets' conservation and any aspect of the proposal.
6. 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 outlined in the National Planning Policy Framework within any planning balance.

## 15 Enhancing the Provision of Community Facilities

170 Bulcote needs to remain a vibrant village and with the limited and temporary nature of the existing indoor community space this Plan supports the provision of a community building where it is in accordance with NPP 6.

171 Bulcote has a meeting room based within Bulcote Farm and use is provided on an informal basis by Severn Trent Water and there is uncertainty about how long this arrangement may continue given the desire of STW to secure planning permission for the redevelopment of the farm.

172 The current planning application for the Farm includes the provision of a community space. However, the community oppose the application based on its scale, location within the Green Belt and highways impact. At the time of writing the outcome of this planning application is unknown.

173 Irrespective, the current meeting room remains inadequate to hold anything larger than Parish Council meetings due to its size, its poor state of repair with barely functional toilet facilities and electrical systems and its location.

174 An improved Village Community space was the number 1 requested improvement on the village survey.

175 In 2017 the Parish Council secured ownership of a tract of land between the church and the A612. Part of the land furthest from the church and adjacent to a small holding has been identified by the community as their preferred location for a community building. The area is within the built form (see map 13) and the Green Belt. The parish council do not own any other land in the parish.

176 The Parish Council will continue to work with landowners and NSDC to bring forward a community building over the Plan period.

***NPP 6 Enhancing the provision of community facilities***

- 1. Proposals to provide a community building within the Parish will be considered sustainable development where;**
  - a) consultation in accordance with the Key Principle has been undertaken and demonstrates community support for the proposal; and**
  - b) the proposal demonstrates it is meeting an identified local need; and**
  - c) the materials, boundary treatment and surfacing are in accordance with the guidelines in the Bulcote Design Guide and Conservation Area Appraisal; and**
  - d) is well connected, in close proximity and safely accessible to the community.**
- 2. Proposals located in the Green Belt will need to be consistent with District and national policy.**

## **16 Improving Access to the Countryside**

177 Improving access to the countryside is a key objective in this Plan; the benefits of ‘incidental exercise’ to health and wellbeing for all age groups are well evidenced.

178 The NPPF requires planning policy to seek to promote healthy communities. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health. 29

179 The ‘Spatial Planning for Health and Wellbeing of Nottinghamshire’ document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms 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. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.30

180 Local people are equally aware of the improved quality-of-life and health benefits that come from being able to go on walks into the countryside without needing to use the car.

181 Earlier sections of this Plan have outlined the landscape character of the Plan area. The village survey identified that easy access to the countryside was one of the strongest and most consistent opinions (see appendix A).

182 Maps 9 and 10 show the main non-vehicular routes through the Plan area. The public rights of way network is limited and linear but importantly for local people this is supplemented by a well-used and relatively extensive network of permissive routes across Severn Trent Land.

183 The photo below shows the quality of these routes which are suitable for walkers and cyclists. The alternative route by the river is along Trent Lane which is unsurfaced and uneven and not suitable for as many users.



184 The area covered by the Parish forms a key part of a cycling/walking multi user route and NSDC's Green Infrastructure Study (see Map 8) identified this area as a strategic green infrastructure route.

185 The stewardship scheme that promoted and supported Severn Trent Water to open up and maintain these routes for public access has finished and there is some uncertainty about the extent of a future programme. The Farm Manager for Severn Trent is working with the Parish Council to seek ways to keep the access 'permissive' for the duration of the Plan period.

186 Future development particularly at Bulcote Farm could affect the 'easy access' to the countryside that local people love. Development at the farm and any associated with it must ensure that there remains a safe and direct route for cyclists, walkers and horse riders to this non-vehicular network.

187 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.

188 The need to improve signage for all these routes is identified as a community project (see Appendix B).

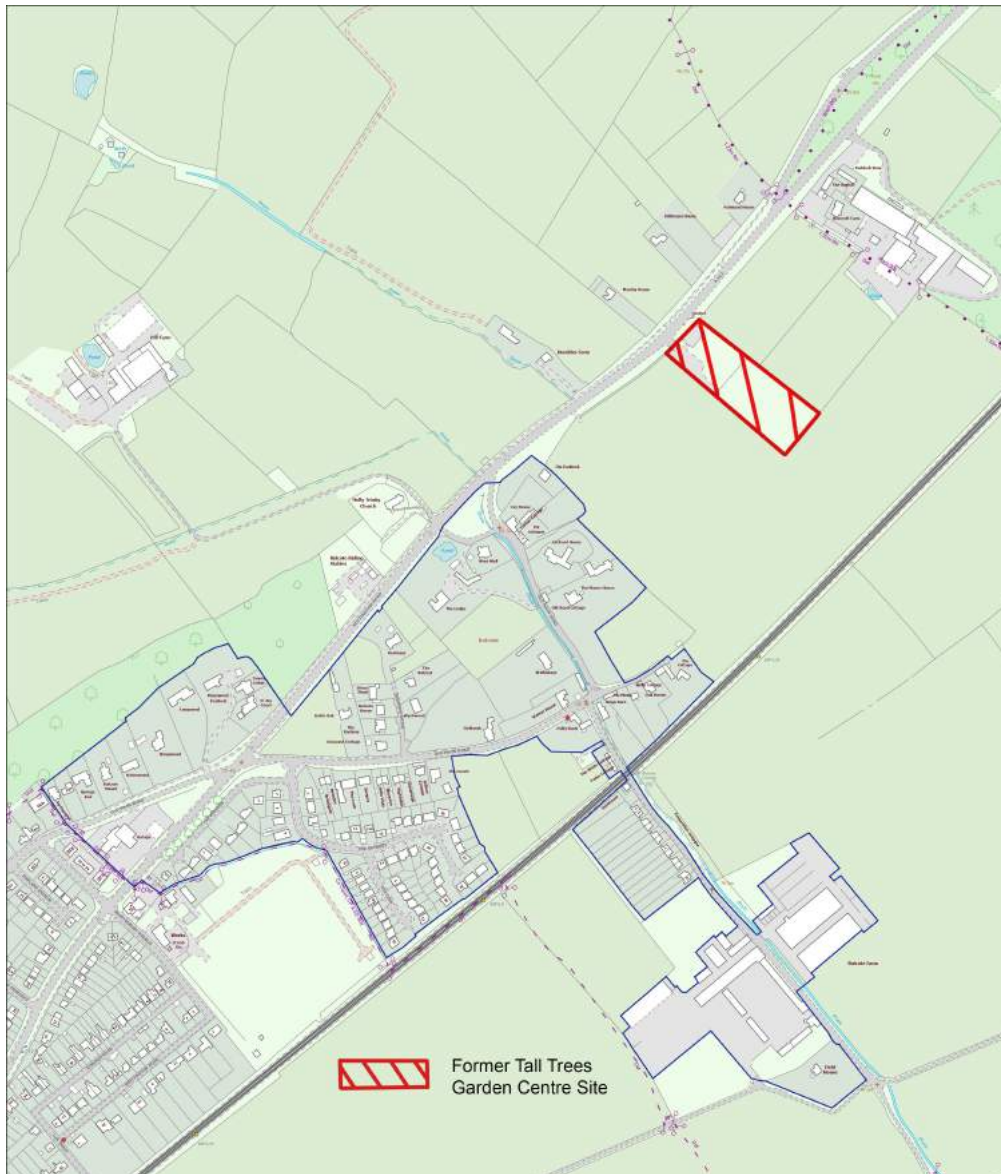
### ***NPP 7 Improving Access to the Countryside***

- 1. Development which is directly related to improving or extending the non-vehicular routes across the Parish will be supported where the proposals;**
  - a) do not detract from the landscape character as defined in the most recent Landscape Character Assessment Study and the Bulcote Design Guide; and**
  - b) are for the purpose of improving non-vehicular routes; and**
  - c) will not harm protected local habitats.**
- 2. Proposals that extend the multi-user routes as part of NSDC's Green Infrastructure Strategy will be encouraged.**
- 3. Development proposals will be expected to demonstrate how they protect and where possible enhance existing public rights of way and permissive routes affected by those developments and show the opportunities taken to improve linkages between existing routes from the edge of the existing settlement to the countryside and open spaces.**
- 4. Where applicable developer contributions will be sought to improve the network of public accessible walking/cycling routes across the parish.**

## 17 Supporting Local Employment

189 Whilst opportunities for encouraging new local employment are limited, the redevelopment of the former Tall Trees site for employment uses is supported. Given its location in the Green Belt the design and layout of future development on this site will need to reflect the sensitivity of its location.

### Map 19 Local Employment Site



#### ***NPP 8 Supporting Local Employment***

- To contribute to a thriving community the redevelopment of the former Tall Trees Garden Centre site (see map 19) for employment uses is supported where the proposals are of a high design quality, reflect the site's location in the green belt and are in accordance with District and national policies.**



## 18 Implementation

190 The policies in this Plan will be implemented by NSDC as part of their development management process. Where applicable Bulcote Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst NSDC will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

191 There are several areas of activity which will affect delivery and each is important in shaping Bulcote Parish in the months and years ahead. These comprise:

- a) the statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider NSDC planning policies and the NPPF,
- b) investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village,
- c) the voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future,
- d) the role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process,
- e) the Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to District and County Council investment programmes where a policy can be shown to be delivering District and County objectives

## 19 Monitoring and Review

192 The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Bulcote Parish Council.

193 If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan five years after it has been made.

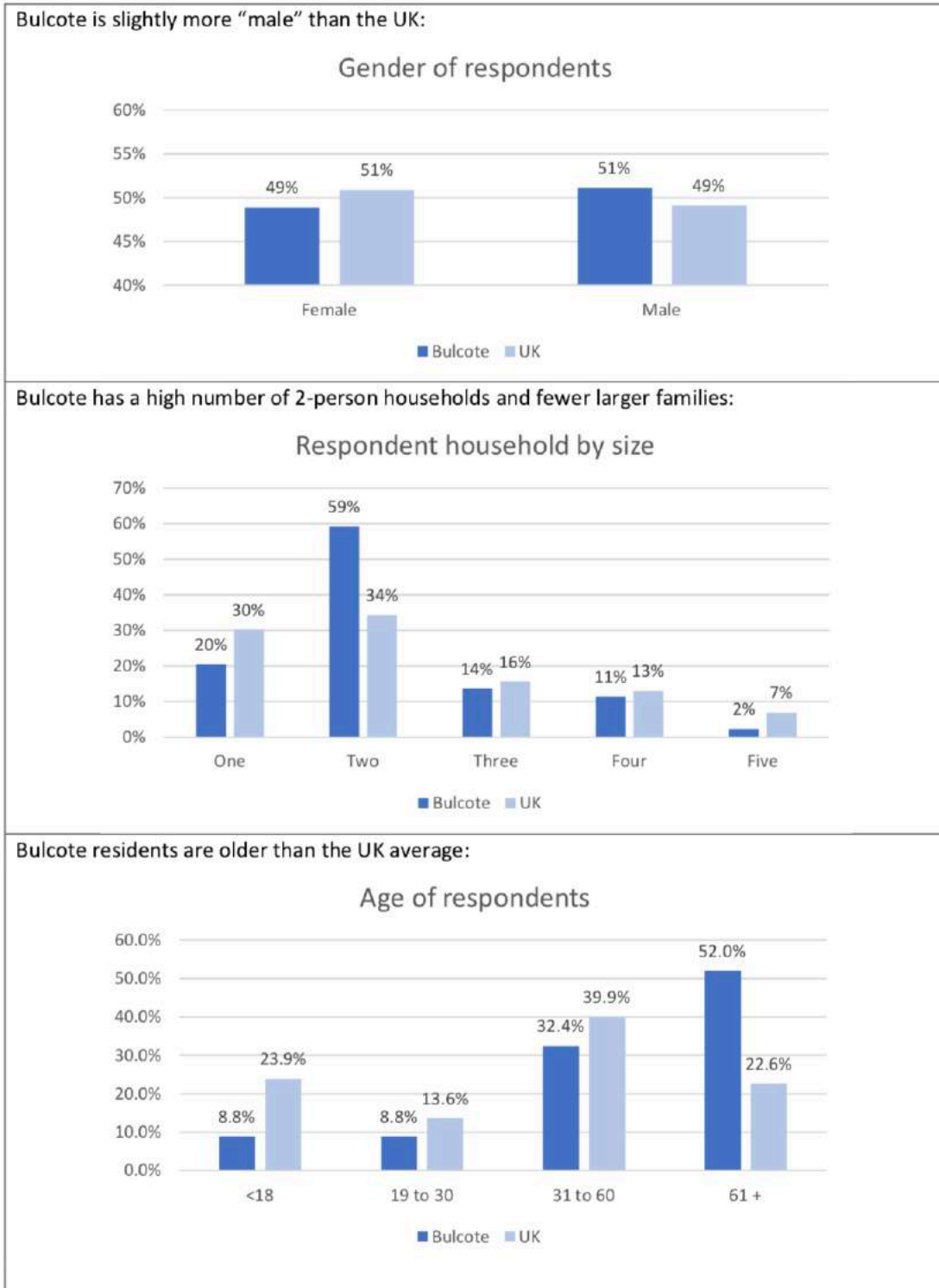
194 Any amendments to the Plan will only be made following consultation with NSDC, local residents and other statutory stake-holders as required by legislation.

Appendix A: Village Survey

Bulcote Village Survey

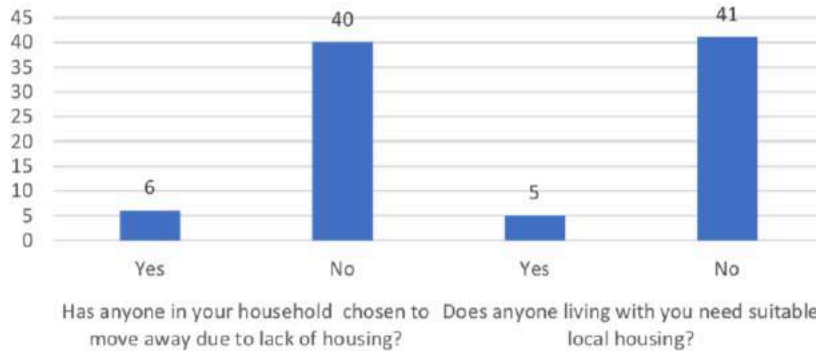
46 responses were received from 112 surveys delivered = 41%

Age, gender and household size were compared to UK figures from the 2011 national census:



There does not seem to be a very strong need for new housing in the village. Where housing has been needed and people have moved away it is because of the cost of housing.

Housing availability

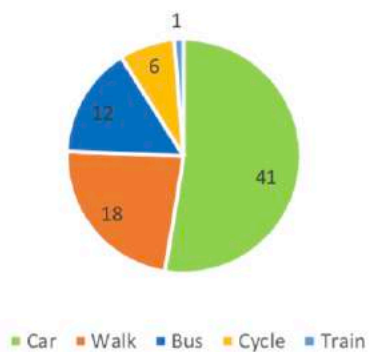


Reasons for housing need

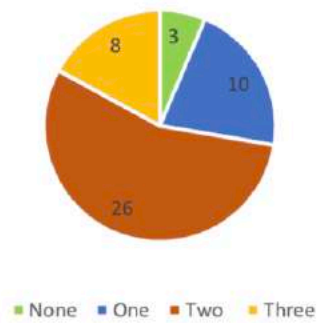


The principle form of transport in the village is car with an average of 1.9 cars per household

Principle forms of transport



Number of vehicles in household



Residents were not more likely to use bus (31 v 15) if it passed through the village

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.

<b>Q1 Village Character - What do you like about living in Bulcote?</b>		<b>Q2 Village Character - What is important to the future of Bulcote?</b>	
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	4.85
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 Burton 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 shoos	3.21		
Close to family	3.12		
Always lived here	2.71		
Close to work	2.47		
<b>Q6 Future development - types of acceptable future development in Bulcote</b>		<b>Q7 Future housing type - preferred types of housing development</b>	
Reuse of Burton 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
<b>Q8 Commercial opportunities - types of business in Bulcote you could find acceptable</b>		<b>Q9 Transport issues that concern you</b>	
A village shop	3.13	Speed of traffic in the village	4.59
Café 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

Q11 Transport - what is most likley to encourage you to use public transport?		Q12 Community facilities you use - in Bulcote (B) and Burton Joyce (BJ)		Choose one only that you would like to see in Bulcote
Overall convenience	3.68	Shops (BJ)	3.71	5
Improved frequency	3.49	Post Office (BJ)	2.88	0
A shelter at bus stop	3.16	Pharmacy (BJ)	2.65	0
Improved route choice	3.14	Pubs (BJ)	2.49	6
Reduced cost	3.13	Café (BJ)	2.33	3
Bus stop within Bulcote	2.75	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 thr village. The most populat 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



## Appendix B: List of Community Projects

### Enhance Ropers Field

Ropers field is a large piece of ground, owned by the Parish Council and adjacent to historic Bulcote Parish Church. The land is steeply sloped and is located on the NW side of the A612 which means it can be difficult to access and given its proximity to the road currently has little amenity value. It was designated a significant open space in the Conservation Area Appraisal 2001 and has been designated a Local Green Space in this Plan (see item 3 on Map 3 and item 2 on Map 17, both above)

The Parish Council plan to bring Ropers field into use as an amenity space for Village residents and visitors to the Church. The plan involves improving the access to the site by installing secure gates, providing benching near the top of the site with access from near the Church and planting new trees and a wild flower meadow to improve the environment. We will also need to maintain the mown areas and regularly inspect the large trees growing on the site.

The south west corner of Roper's field has been identified by the community as the preferred location for a Village Community building (see Figure 3 above).

### Maintain permissive access and public footpaths

Bulcote Village enjoys many permissive routes that extend to some 22km (see Map 11 above) with access granted by STW. There are also public footpaths and bridle ways. These routes provide a very high amenity value to the community allowing easy access to the river Trent. The routes attract ramblers, cyclists, runners and dog-walkers. Some of the routes lead to ex-gravel pits which are now a haven for anglers. Trent Lane provides a beautiful route from Burton Joyce through our Parish to Gunthorpe.

The Parish Council are determined to maintain a strong relationship with the land owners such that these routes stay accessible, are well maintained and safe. The Parish Council are encouraging STW to work with NCC to secure a landowners' agreement for these routes.

### Construct a Village Community Space

Currently Bulcote has no built Village amenity space and relies on the goodwill of STW to use rooms at the disused Bulcote Farm buildings for Village events and Parish Council Meetings. The continued use of the Bulcote Farm rooms is uncertain because the building is likely to be developed for residential use or mothballed. In addition, the Farm Rooms are very dilapidated, with barely functional toilets and heating; the rooms are in a part of the Village with very poor access and no street lighting, and the rooms are too small. Disabled access is impossible.

An improved Village Community space was the number 1 requested improvement on the questionnaire. We envisage seeking permission for a new build Village Hall for Bulcote – possibly a prefabricated Timber Build. Grant funding will be sought.

### Tree Protection

The character of Bulcote is partially defined by its park-like feel and the presence of mature trees (see Bulcote Design Guide). A large part of the built form of Bulcote Village (Map 13) is in a Conservation Area (CA, Map 2). The CA designation gives protection to trees however that protection is not afforded to significant trees outside the CA.

The trees opposite The Ridings at one of the two road entrances to the Village are outside the CA. These trees are a highly valued visual amenity, they provide a landmark transition at the entry point to the village and screen residences from the A612. The trees are large well established specimens which are a mixture of Oak, Ash and Birch and are sited on Local Green Space 3 (Map 17).

The Parish Council intend to work with the Nottinghamshire County Council Highways, the owners of the land, and NSDC to ensure the highest possible protection for the trees by using a Tree Protection Order for all the trees on this space.

*Update - successful outcome as Neighbourhood Plan was submitted*

### **Improving Footpath signage**

Most of the old wooden footpath signs have been lost – the parish council will seek funding to secure new signage across its footpath, cycleway and bridle path network of routes.

### Appendix C: Key Village Views shown on Map 15

**VV1:** A Northerly view of grade II listed Holy Trinity Church. This picture is taken from Roper's field (in the bottom left quadrant of the frame, LGS 2, Map 17) and clearly shows the elevated position of the building which is obviously visible from the road and a distinctive and important heritage asset of the village.





**VV2:** Southerly and elevated view from Holy Trinity Church over Roper's field and the A612 to the village beyond.



**VV3:** A panoramic northerly view of the triangle of land at the intersection of Old Main Road and the A612 near Ivy House (LGS 1, Map 17). This open space is important and valued and is located on of the two main entry points into the Village and is therefore very prominent.



**VV4:** A panoramic north-easterly view of the open fields beyond The Cottage (a non-designated heritage asset, A, see Appendix E) which demonstrates the sharp transition of built village to arable farmland.



**VV5:** A south westerly view from the back of the paddock (open space 3, Map 3) which illustrates the parkland setting and some of the historic buildings beyond.



**VV6:** This southerly view of the enclosed paddock between the Culvert and Holly Nook cottage on Old Main Road is designated 5, Map 3 of significant open spaces defined in the Conservation Area Appraisal 2001. The space is a key element in defining the parkland like feel to the village.



**VV7:** A panoramic north-easterly view from grade II listed Corporation cottages across the wide verge, drain ditch (proposed LGS 4, Map 17) and to the arable fields beyond. The views character forming and are an important and strong element that describes the transition from built village to farmland. The open views are especially valued by homeowners and the large numbers of cyclists, walkers and horse riders that used this route to the River Trent.



**VV8:** A south-easterly view of the open paddock between the end of grade II listed Corporation Cottages (seen in far left of the picture) and grade II listed Bulcote Farm. This open space defines the edge of the Built Form and the transition from village to farmland. This space is currently subject to a planning application for enabling development as a part of the Bulcote Farm development

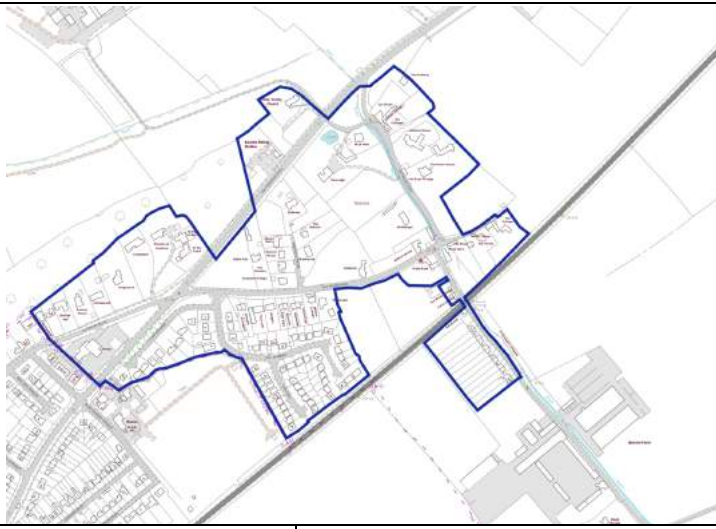


**VV9:** A panoramic view south down the bridle path towards the River Trent. Left and right at these crossroads are permissive routes for walkers, runners and cyclists. This photograph illustrates this very important character forming amenity space for villagers and visitors alike.



**Appendix D: Pre-Application Community Engagement Notification Process**

Applicants considering undertaking a development in Bulcote Parish should refer to the Neighbourhood Plan Key Principles and complete this form.

Name of applicant (s)		
Address of Applicant		
Telephone number		
Email address		
Is your site within or outside the built form (please circle) ?		
Within	Outside	
<p>The map (right) shows the Village Development Boundary. Please note with an X the location of your proposal.</p>		
Please provide a short summary of your proposal.		
Are you happy to meet the Parish Council and discuss you plans (please circle)?	Yes	No

Please e-mail this form to [bulcoteparishcouncil@gmail.com](mailto:bulcoteparishcouncil@gmail.com)

*Notification Process*

You will be notified within 4 weeks of submitting this form if the Parish council would like to discuss the proposal with you or with an appointment to discuss your proposal if you have asked for one.

## Appendix E: Listed and Non-Designated Heritage Assets

### Listed Buildings (see Map 2)

1. Bulcote Lodge – grade II listed in 1961 (<https://historicengland.org.uk/listing/the-list/list-entry/1286165>). Late C17 early C18 house
10. Bulcote Crossing Cottage – grade II listed in 1986 (<https://historicengland.org.uk/listing/the-list/list-entry/1193436>). Railway cottage. Mid C19. Probably by T.C. Hine architect to Nottingham-Lincoln Line. Grey brick, some ashlar.
11. Bulcote Corporation Model Farm – grade II listed in 2005 (<https://historicengland.org.uk/listing/the-list/list-entry/1392070>). Designed by the Nottingham City Engineer Arthur Brown. Red brick with blue brick bands and cill bands plus ashlar dressings. Plain tile roofs with various ridge stacks. Quadrangular plan.
12. Corporation Cottages (1 to 12) – grade II listed in 2005 (<https://historicengland.org.uk/listing/the-list/list-entry/1392072>). Six semi-detached pairs of workers houses. 1902. Designed by the Nottingham City Engineer, Arthur Brown, for the Bulcote Corporation Model Farm. Red brick with decorative timber-framing and plain tile roofs. Each pair has a broad central chimney stack. Each pair is identical except for the slightly larger pair to the left, Nos. 11 and 12, which may well have been designed for the overseers
13. Field House – grade II listed in 2005 (<https://historicengland.org.uk/listing/the-list/list-entry/1392071>). Farm manager's house adjacent for Bulcote Farm buildings. Similarly designed by the Nottingham City Engineer, Arthur Brown. Red brick, with a blue brick plinth and yellow brick bands.
14. Holy Trinity Church – grade II listed in 1986 (<https://historicengland.org.uk/listing/the-list/list-entry/1045533>). Chapel of Ease. 1862. Ashlar with red brick dressings. Slate roofs with decorative ridges and coped gables with single ridge crosses to porch, bellcote and east nave. West bellcote, nave, south porch, north vestry/organ chamber and chancel. Buttressed and set on a chamfered plinth with continuous flush sill and lintel brick bands, broken by the buttresses.
15. Ivy Cottages (1 and 2) – grade II listed 1961 (<https://historicengland.org.uk/listing/the-list/list-entry/1370170>). Pair of mid C18 Cottages
16. Ivy House – grade II listed in 1965 (<https://historicengland.org.uk/listing/the-list/list-entry/1193442>). Early C18 house. Former site of Unicorn Public House.
17. King's Barn – grade II listed in 1986 (<https://historicengland.org.uk/listing/the-list/list-entry/1045534>). House, formerly 2 cottages. Early C18 with later C18 extension and C20 extension. Red brick, some blue brick.
18. (Coach House at) Kingswood – grade II listed in 1986 (<https://historicengland.org.uk/listing/the-list/list-entry/1286169>). Coach-house. 1893. Designed by Watson Fothergill for Mr. Marshall. Red and blue brick, some half timbering. Tiled roof, hipped to the right, sprocketed eaves. Blue brick to base and to lower half of domestic doorways and right corner where bricks have round moulded edges. The first floor is half timbered with herringbone brick nogging.
19. (Gateway at) Kingswood – grade II listed in 1986 (<https://historicengland.org.uk/listing/the-list/list-entry/1045536>). Gateway. 1893. Designed by Watson Fothergill for Mr. Marshall. Iron and ashlar. Decorative iron double gate, flanked by single ashlar gate piers, the central section of each pier having chamfered corners.
20. Kingswood – grade II listed in 1986 (<https://historicengland.org.uk/listing/the-list/list-entry/1370172>). House and adjacent pump. Dated 1893, being heightened on the east side early

- C20. Designed by Watson Fothergill for Mr. Marshall, extensions probably also carried out by Watson Fothergill. Red brick with blue brick and ashlar dressings. Plain tile roof, sprocketed eaves.
21. Manor House – grade II listed in 1961 (<https://historicengland.org.uk/listing/the-list/list-entry/1193445>). House. C17 and C19 addition. Red brick with plain tile roofs. 2 red brick ridge stacks. Brick coped gables with kneelers. Double- depth plan.
  22. Oaklands – grade II listed in 1986 (<https://historicengland.org.uk/listing/the-list/list-entry/1045535>). Late C18 early C19 house.
  23. (Stable block at) Walnut House – grade II listed in 1986 (<https://historicengland.org.uk/listing/the-list/list-entry/1370171>) Early C18 nine bay stable block. Renovated as an annexe to Walnut House in 2018.
  24. Walnut House – grade II listed in 1986 (<https://historicengland.org.uk/listing/the-list/list-entry/1193458>) House. Mid and late C17, mid C18. Cement rendered red brick. Slate roof. Single ridge and right gable rendered stacks.

### Non-Designated Heritage Assets (see Map 18)

- A. The Cottage – Part of this house is thought to date from the late C18 but little is known of the history. It is rendered brick in construction with a slate roof.
- B. Buttressed Wall – This red brick wall borders the property known as West Wall where it is heavily buttressed on the property side. It once bordered the original road that was replaced by the construction of the A612 Nottingham Road in 1931.
- C. Holly Nook – This dwelling was once the village shop and then a smallholding. Part of it dates back to the C17. Although it now has a number of uPVC windows, it is still an iconic part of the village.
- D. George V Post Box – George V reigned from 1910 to 1936 so this post box was installed during that period into the wall of Holly Nook probably because this was the village shop.
- E. Red Telephone Box – Designed by Sir Giles Gilbert Scott, this iconic box has been in the centre of the village since the early part of the C20. As it has the prominent crowns on all four sides we know it dates from 1926. It has been purchased by and is maintained by the village and no longer contains a telephone. At Christmas time the village install a decorated and illuminated tree in the Telephone Box.
- F. Daisy Cottage (formerly Tudor Cottage) and the White Cottage – This pair of semi-detached cottages sit on the approach to the level crossing. They are rendered brick with pantile roofs and have rendered ridge stacks. Tudor cottage was re-named in 1995.
- G. Willow Cottage and outbuilding - The outbuilding is situated in front of Willow Cottage and probably dates from the mid C19. It has three bays of red brick; the two outer bays being higher than the central one. Previously used as a butcher's shop with some very faded advertising still visible on the front of the building. The property is now a private residence and has been renovated.

### Appendix F: Bulcote Design Guide 2019

Separate file due to size this is at <https://www.bulcotevillage.co.uk/neighbourhood-plan>