PUCKLECHURCH PARISH COUNCIL

MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON WEDNESDAY 18TH NOVEMBER 2026 AT 19:30 AT THE BUNGALOW HMP ASHFIELD.

PRESENT.
Cllrs G Boyle, R Dunning, D Freestone, L English, H Parker, S Reid, J Hawkins and T Symons (arrived during item 5a)
In attendance: Clerk D Dunning and one member of public.

Public Participation.
None.

2026/11/18 No 1. To receive apologies for absence.
Cllr Hemmings and Ward Cllr Palmer. Ward Cllr Stokes sent late apologies.

2026/11/18 No 2. Declarations of interest (if any) and dispensations
Non-pecuniary interest by Cllr Freestone in 5c as Chair of Pucklechurch Cricket.

2026/11/18 No 3. To approve minutes and sign as a correct record of the council meeting.
Resolved to approve the minutes of 21st October 2026. Minutes were duly signed by the Chair of meeting.

2026/11/18 No 4. To receive report from ward councillors.
None.

2026/11/18 No 5 AGENDA ITEMS TO ACTION.
2026/11/18 No 5a. To receive any updates and agree any actions relating to the Community Centre including:

- Fire alarm update.

Proposed installation date w/c 11/1/27. Outline of the work and its impact on the community centre has been shared with Pucklechurch Community Association (PCA) as requested. Cllr Hemmings to liaise with Steve Seward who is PCA lead.

- PCA correspondence on lease.

Resolved that the parish council will remove car park from the lease agreement and take on full responsibility.

2026/11/18 No 5b. To receive any updates on the Scout hut and agree any actions.
Fallen branch of tree has been removed for safety. There was no damage to the Scout hut.

2026/11/18 No 5c. To receive any updates and agree any actions on other projects including

i. Recreation ground sports pitches.

Noted work resumes in the spring.

ii. Pucklechurch Woodland

Noted tree planting resumes from 24th November.

iii. CHOW youth project.

Noted positive feedback and PCA concerns around the location of the artwork being produced during this project.

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iv. Proposed wind turbines at Leigh Farm.
Holding response to our letter of 10th August noted.

v. Shortwood play area.
Decisions are needed regarding the clearance of the site by the end of March 2027. Noted the potential impact of poor weather.

2026/11/18 No 5d. To receive and consider a proposal for the listed phone box in Pucklechurch and agree any actions.
Agreed Pucklechurch Parish Council is minded to adopt the phone box subject to checks on suitability and any requirements due to its listing building status.

2026/11/18 No 5e. To receive update from staffing working group and approve the recruitment paperwork and agree the process and timescales for recruiting a new Clerk and Responsible Financial Officer.
Resolved to agree paperwork and to advertise with ALCA, SLCC and NALC. Appointed Cllrs English, Boyle and Hawkins to undertake interviews.
.
2026/11/18 No 5f. To ensure business continuity during recruitment, to agree to a temporary change to the Unity Bank mandate to add an additional councillor/councillors to:

i. have access to the 'submit' function
Resolved to add Cllr Dunning.

ii. have access to the 'admin' rights which allows the management of approved users.
Resolved to add Cllrs Boyle and Dunning.
Further agreed Cllr English to be added to the bank mandate.

2026/11/18 No 5g. To consider the draft budget for 2027_28 and agree any actions.
Agreed to add a further £2000 for resurfacing costs to the budget and rename 'Parkfield turning circle' earmarked reserves as 'parish resurfacing'.

2026/11/18 No 5h. To receive annual independent play inspection reports for 2026 and agree any actions.
Noted issues with the swing at St Aldams have been addressed and costs are being obtained for repairing safer surfacing around the bike rocker on the Recreation ground. Agreed Play area working group should review the reports and begin drafting ideas for future replacements/improvements.

2026/11/18 No 5i. To receive annual tree inspection reports and note commissioning of essential and recommended works and ivy removal.
Approved costs for works are £504 at St Albans and £576 at the Recreation ground. In light of the identified long term impact on the mature oak, **resolved** to plant a new large standard oak tree on the Recreation ground – funded from environmental reserves budget.

2026/11/18 No 5j. To receive notification of South Gloucestershire Council's consulting on the Council Budget for 2027-28 and agree any actions.
Noted, councillors may wish to comment as individuals.

2026/11/18No 6. AGENDA ITEMS TO NOTE
2026/11/18No 6a. To note items of correspondence: All noted

i. To note South Gloucestershire Council's Chair's Community Awards previously circulated.
ii. To receive the latest Police report.

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It was noted the report lacked any detail. There is a link to the crime statistics on the parish council website under 'our community' and 'crime' tabs – https://www.police.uk/pu/your-area/avon-somerset-constabulary/boyd-valley-emersons-and-lyde-green/?tab=Statistics

iii. To note the agreed response has been submitted to South Gloucestershire Council regarding potential options for S106 contributions for P26/02264/F Land Between Hillcrest And BT Exchange, Abson Road, Pucklechurch.

2026/11/18No 6b To note the success of the Pucklechurch Neighbourhood Plan at the referendum.
It was noted that this is the most significant piece of recent work affecting the parish.

2026/11/18No 7. PLANNING.

2026/11/18No 7a. Planning applications.
To note approved comments submitted under delegated powers.

2026/11/18 No 7ai. P26/02394/PIP Land At Westerleigh Road Pucklechurch South Gloucestershire BS16 9PY
Permission in principle for the erection of 2no Dwellings. Objection – appendix 1

2026/11/18 No 7aii. P26/02523/TCA White Hart 1 Abson Road Pucklechurch South Gloucestershire BS16 9RH
Works to 1no. Yew to reduce by 8 meters high and 6 meters wide and 1no. Silver Birch to prune back to the original pruning point to reduce height by approximately 2 meters and width on each side by approximately 1.5 meters, all situated in the Pucklechurch Conservation Area. Defer to Tree Officer.

To note comments submitted under delegated powers as agreed at the October meeting.
Adjacent parish
2026/11/18 No 7aiii. P26/02264/F Land Between Hillcrest And BT Exchange Abson Road Pucklechurch South Gloucestershire
Erection of 34no. dwellings (use class C3) with associated development and works.
Objection.

2026/11/18 No 7aiv. P26/02306/HH Yew Tree House 12 Abson Road Pucklechurch South Gloucestershire BS16 9RH
Demolition of attached garage and outbuilding. Erection of 1no. outbuilding, and single storey side extension to form garage and additional living accommodation. No objections.

2026/11/18 No 7av. P26/02288/LB 15 Westerleigh Road Pucklechurch South Gloucestershire BS16 9RB
External alterations with the installation of solar PV panels to a section of the rear facing pitched roof. Defer to Conservation Officer.

2026/11/18 No 7avi. P26/02172/F Land At Westerleigh Road Pucklechurch BS16 9PY
Change of use of land to residential curtilage. Erection of detached single storey garage/store ancillary to main dwelling. No objections.

2026/11/18 No 7b. Planning decisions.
Decisions received after the agenda issued.

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2026/11/18 No 7bi. P26/00214/LB Flat 2 Beech House Westerleigh Road Pucklechurch South Gloucestershire
External alterations to insert a new window into the front elevation. Refused

2026/11/18 No 7c. Planning enforcement and any other actions.
None.

2026/10/21 No 8. REPORTS.

2026/11/18 No 8a. To receive report from the Clerk.

- Rough sleepers return submitted
- Good turnout at our screening of the National Emergency Briefing. Residents appreciated Claire Young MP taking the time to join us. There is a dedicated page on the council website https://www.pucklechurchparishcouncil.gov.uk/Peoples_Emergency_briefing_event_53275.aspx and the new resource Pucklechurch Village Climate & Nature Action Guide. Claire mentioned attending Pucklechurch and about community guides at the climate debate in Westminster Hall.
- 26th November public drop-in session for proposals at Land North of Lyde new neighbourhood - 3pm–7pm on Thursday 26 November at the Windmill Leisure Golf and Activity Centre, Henfield Road, BS36 2FE.
- Planning application received after the agenda was issued **P26/02556/HH 25 Eagle Crescent Pucklechurch South Gloucestershire BS16 9SE**
  Erection of detached outbuilding incidental to the main dwelling. Replacement of existing boundary fence with dwarf wall and fence above.
  Agreed to submit a no objection comment under delegated powers.
- Pucklechurch News – there has been a large rise in cost of paper increasing costs by approximately £1000 per year. Prison has been asked for prices for 120gsm in off-white paper or to see if costs reduce by using 100gsm paper.

2026/11/18 No 9 FINANCE.

2026/11/18 No 9a. To approve contractual and other obligations for November 2026

Payee	Description	Net	VAT	Total
Gordon Playground inspections	Annual play area checks *1563*	£375.00	£75.00	£450.00
At All things Clean	October Scout hut cleaning 2796	£90.00	£0.00	£90.00
Silverback Arboricultural	Tree inspections S2743	£900.00	£180.00	£1,080.00
Emersons Green Town Council	Youth provision EGTC PPC001	£500.00	£0.00	£500.00
South Gloucestershire Council	Localism Oct - Dec 3900081134	£2,403.27	£480.65	£2,883.92
D Dunning	Salary	£2,253.00	£0.00	£2,253.00
Viking (D Dunning refund)	Stationary	£53.00	£10.60	£63.60
HMRC	Tax and NI	£764.09	£0.00	£764.09
Primrose gardening	Maintenance contract 310	£1,585.00	£0.00	£1,585.00
Primrose gardening	Litter 310	£200.00	£0.00	£200.00
Total		**£9,123.36**	**£746.25**	**£9,869.61**

Invoices checked and confirmed for accuracy against the payment list – Cllr Hawkins
Resolved to approve payments. Cllrs Boyle and Freestone to authorise.

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Direct debits.

Supplier	Goods	Net	VAT	Total
o2	phone	£12.50	£2.50	£15.00
BT	broadband	£49.22	£9.84	£59.06
NEST	Pension Contribution	£154.86	£0.00	£154.86
EDF Energy	Electricity Eagle Crescent	£15.66	£0.00	£15.66
EDF Energy	Electricity Parkfield	£11.37	£0.00	£11.37
EDF Energy	Electricity Scout hut	£76.07	£0.00	£76.07
Reconnomy	Monthly waste collection	£54.60	£10.92	£65.52
Reconnomy	fuel surcharge	£3.83	£0.77	£4.60
Flotek	IT services	£62.59	£12.52	£75.11
Unity Bank	charges	£9.85	£0.00	£9.85

Noted. Invoices checked for accuracy against the direct debit list – Cllr Hawkins

2026/11/18 No 9b. To receive and agree reconciliations for October 2026.

Balance per bank statements as at 01/10/26	**£**
Unity Bank current	£149,314.11
Unity Instant access savings	£92,575.09
Hinckley and Rugby BS	£76,206.99
Unity Bank current	
Less: payments for October 2026	£13,601.09
Plus: Unity income for October 2026	£140.00
Internal transfer from savings	£75,000.00
Internal transfer to savings	£150,000.00
Balance as at 31/10/26	**£60,853.02**
Unity Bank instant access savings	
Less: payments for October 2026	£0.00
Plus: Income for October 2026	£0.00
Internal transfer to current	£75,000.00
Internal transfer from current	£150,000.00
Balance as at 31/10/26	**£167,575.09**
Hinckley and Rugby BS savings account	
Less: payments for October 2026	£0.00
Plus: income for October 2026	£0.00
Balance as at 31/10/26	**£76,206.99**
Balance as at 31/10/26	**£304,635.10**

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Figure 1 Print screen of October 2026 accounts.

Balance c/fwd	76,206.99	167,575.09	60,853.02					
	A	B	C					
Combined balance	D	304,635.10		**Bank rec at 31 10 26**				
				Hinckley and Rugby 90 day	76206.99			
				Unity instant access savings	167575.09			
Balance as at 1st April 2026		**181,833.93**		Unity	60,853.02			
Plus: receipts in year to date		196,878.39			**304,635.10**			
Less Payments in year to date		74,077.22						
Balance as at 31st October 2026	E	**304,635.10**		**F should equal D & E**	**304,635.10**		*Diff*	*0.00*

Figure 2 Print screen Unity Bank current account statement October 2026.

Account Statement

01 October 2026 to 31 October 2026

Account Name: Pucklechurch Parish Council
Sort Code: 608301
Account Number: [redacted]
Swift Code (BIC): NWBKGB2L
IBAN: GB93NWBK60023571418024

Summary**

Start balance	Paid out	Paid in	End balance
£149,314.11	£163,601.09	£75,140.00	£60,853.02

Figure 3 Print Screen Unity savings account October 2026.

Account Statement

01 October 2026 to 31 October 2026

Account Name: Pucklechurch Parish Council
Sort Code: 608301
Account Number: [redacted]
Swift Code (BIC): NWBKGB2L
IBAN: GB93NWBK60023571418024

Summary**

Start balance	Paid out	Paid in	End balance
£92,575.09	£75,000.00	£150,000.00	£167,575.09

Figure 4 Print Screen Hinkley and Rugby BS savings account as at



All approved. Reconciliation checked for accuracy against the bank accounts – Cllr Hawkins

2026/11/18 No 9c. To note CIL return for 2024_25
Noted.

Date of next meeting 9th December 2026

Meeting closed at 20:48

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Appendix 1
P26/02394/PIP Land at Westerleigh Road, Pucklechurch, BS16 9PY
Erection of two dwellings

Pucklechurch Parish Council formally objects to the Permission in Principle (PIP) application for the erection of two dwellings on land at Westerleigh Road. Under National Planning Practice Guidance, the scope of a PIP application is strictly limited to Location, Land Use, and the Amount of development. When assessed against these statutory considerations, national Green Belt policy, and the newly made Pucklechurch Neighbourhood Development Plan (PNDP, approved by referendum 22/10/26), this proposal is completely unacceptable in principle.

1. Inappropriate Location and Breach of Policy PUCKLE 6

- Breach of Settlement Boundary: The application site is an undeveloped greenfield parcel located 570m north of the defined Pucklechurch settlement boundary, placing it entirely within the open countryside.
- Conflict with Spatial Form: Policy PUCKLE 6 (Good Design and Development Form) requires all new development to respect established settlement boundaries, rural margins, and distinct local character.
- Harm to Rural Character: Introducing isolated residential development into this open countryside location directly violates the protected spatial pattern and landscape character of the village.

2. Inappropriate Housing Mix and Conflict with Policy PUCKLE 4 (Amount & Land Use)

- Failure to Meet Local Need: The proposal for two large, 4-bedroom executive dwellings fails to comply with the statutory housing mix requirements of the development plan.
- Violation of Housing Mandates: Policy PUCKLE 4 of the PNDP explicitly mandates that new residential schemes deliver a mix of housing sizes that reflects local demographics, specifically prioritising smaller, accessible homes for younger households and downsizers.
- The provision of two large market homes worsens the local imbalance toward executive properties. Citing a district-wide housing shortfall cannot justify breaching settlement boundaries for a scheme that offers zero public benefit toward meeting actual local housing needs.

3. Failure to Meet the "Grey Belt" Definition and Severe Highway Safety Risks The applicant relies on an adjacent approval to claim this site is "grey belt" land suitable for infill. This assertion fails the strict statutory tests set out in the August 2026 NPPF Glossary and Annex E:

- Strong Green Belt Performance: Under NPPF Policy GB2, land is only grey belt if it fails to strongly perform against Green Belt purposes. Situated 570m deep within the countryside, this parcel acts as a vital structural barrier preventing unrestricted, detached urban sprawl (Purpose a) and protecting the village from coalescence with northern settlements (Purpose b). It is therefore fully constrained Green Belt.
- Severe Pedestrian Safety Hazard: Even if grey belt status were established, the site fails the mandatory sustainability rules of Policy GB7. The site is physically severed from village infrastructure. Pedestrian connectivity along Westerleigh Road is unlit, lacks safe crossings, and features a substandard footway less than 2 feet wide heavily choked by hedgerows.

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- Inaccessible and Isolated: This narrow path cannot accommodate pushchairs, wheelchairs, or mobility aids, failing inclusive design mandates. Forcing vulnerable pedestrians to walk on a substandard path immediately adjacent to 40mph traffic presents an unacceptable risk to life.
- Unsafe Public Transport Access: While bus stops sit nearby, there are no safe pedestrian crossing facilities. Forcing residents to step directly into a 40mph live carriageway to catch a bus creates a severe highways hazard, ensuring heavy reliance on the private car.

4. Adjacent Approvals Do Not Set a Precedent
- Under established planning law, each application must be evaluated strictly on its own individual planning merits (Lee Valley Regional Park Authority v Epping Forest DC). The approval on the opposite side of the road (P24/02049/O) does not alter the greenfield status or planning constraints of this site.
- Under the 2026 NPPF Annex E methodology, proximity to an approved scheme does not grant grey belt status. Because the opposite side of Westerleigh Road is now undergoing active construction, this remaining greenfield parcel becomes far more critical to serve as a line of defence against linear ribbon sprawl.
- Approving this scheme simply because a site was permitted opposite creates an unsustainable cycle of "leapfrog" development that would permanently dismantle the Green Belt boundary.

5. Housing Land Supply and the Location Hierarchy
- The district's 3.93-year housing land supply shortage does not force an automatic approval. Under August 2026 NPPF Policies S3 and S5, Green Belt asset protections override general housing supply routes.
- A housing deficit is an administrative calculation; it cannot transform a high-performing greenfield site into grey belt. Because this plot actively blocks sprawl, it fails the strict Annex E tests and remains full Green Belt.
- A district shortfall does not override Section 38(6) or cancel out local planning choices. The Pucklechurch Neighbourhood Development Plan is legally active, and its local protections under Policy PUCKLE 6 carry full statutory weight.
- The public benefit of adding just two market houses is negligible. Planning precedents confirm that housing supply weight scales directly with the number of units built. This minor contribution is heavily and decisively outweighed by the permanent visual and spatial harm caused to the Green Belt and the village boundary.

6. Location Suitability and Environmental Constraints
- The applicant's Planning Statement explicitly admits the presence of surface water flow paths and drainage defects affecting the site. While detailed engineering design is handled at the Technical Details Consent stage, the known existence of these critical flooding and drainage constraints directly impacts the initial PiP assessment of whether this location is suitable for housing in principle.
- Introducing permanent residential development onto an unallocated greenfield parcel actively affected by surface water risks introduces unnecessary environmental hazards, further proving the location is entirely unsuitable for residential development.

Conclusion

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Permission in Principle is concerned entirely with the acceptability of the Location, Land Use, and Amount of development. This application proposes an unsuitable location outside the settlement boundary, an unacceptable land use within high-performing Green Belt, an unsafe pedestrian environment, and inappropriate executive housing that conflicts with the PNDP.
Pucklechurch Parish Council strongly urges the South Gloucestershire Council to refuse this application.

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Appendix 2
P26/02264/F Land Between Hillcrest and BT Exchange, Abson Road, Pucklechurch
Erection of 34 dwellings (Use Class C3) with associated access, landscaping, drainage and infrastructure works.

Pucklechurch Parish Council objects to planning application P26/02264/F.

Whilst the site falls within Wick and Abson Parish, it sits immediately adjacent to the settlement edge of Pucklechurch and would directly affect the character, landscape setting, transport network, community infrastructure and future growth pattern of the village.

The Parish Council considers that the proposal conflicts with the adopted spatial strategy for South Gloucestershire, fails to adequately address previous planning concerns regarding the site and would result in significant adverse impacts upon the character and rural setting of Pucklechurch. The application should therefore be refused.

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Weight to be Given to the Pucklechurch Neighbourhood Plan
On 22 October 2026 the Pucklechurch Neighbourhood Plan was endorsed at referendum by 293 votes to 64. The Parish Council acknowledges that the legal status of the Plan depends upon the formal process undertaken by South Gloucestershire Council following the referendum. However, irrespective of whether the Plan has yet been formally made, national policy and guidance indicate that substantial weight should be afforded to a recently endorsed neighbourhood plan reflecting the clearly expressed wishes of the local community.

The Plan provides the most current articulation of local objectives concerning:

- protection of village character;
- preservation of settlement identity;
- appropriate location of development;
- design quality;
- protection of the countryside setting; and infrastructure-led growth.

The applicant's assessment gives insufficient regard to these recently endorsed planning objectives.

Conflict with the Local Plan Spatial Strategy
The application site lies beyond the established settlement boundary and constitutes open countryside. The proposal conflicts with the strategic approach established by:

- Core Strategy Policy CS5 (Location of Development); Core Strategy Policy CS34 (Rural Areas); and
- PSP40 (Residential Development in the Countryside).

These policies seek to direct growth towards appropriate and sustainable locations while protecting the countryside from unplanned encroachment. The proposed development is neither allocated nor required to meet any recognised rural exception policy and would introduce a substantial residential estate into an area presently characterised by open land and a clear distinction between settlement and countryside.

The proposal therefore represents development contrary to the established spatial strategy.

Previous Decisions and Planning History
Significant weight should be given to previous decisions affecting this site and the immediately surrounding area.

Appeal APP/P0119/W/21/3281438
The Planning Inspector previously identified the importance of the area's spacious and loose-knit character and recognised the contribution made by open land and green spaces to local distinctiveness. Those findings remain directly relevant to the current proposal.

The character of this locality has not materially changed since that decision. The proposed development would introduce a significantly more intensive pattern of residential development than currently exists along this section of Abson Road and would erode the transition between built form and countryside that was recognised by the Inspector as an important characteristic of the area.

Refusal of P26/01269/PIP
The earlier refusal of the Permission in Principle application is also a material consideration. That decision identified concerns regarding:

- sustainability of the location;
- accessibility to services and facilities; pedestrian connectivity; and the suitability of routes available to future residents.

Whilst the current application seeks to address some of these concerns through a proposed shared pedestrian and cycle connection to Back Lane and Public Footpath LPU/59/40, the fundamental characteristics of the site remain unchanged.

The site remains physically detached from the village core and continues to rely upon routes which do not provide the level of convenience, accessibility and year-round usability expected of a sustainable location. The Parish Council does not consider that the application demonstrates a sufficient change in circumstances to justify a different conclusion from that reached previously.

Design, Character and Landscape Impact
The proposal would replace open countryside and a landscaped settlement edge with a suburban housing estate comprising roads, parking areas, built form, engineering works and associated infrastructure. The applicant characterises the proposal as a natural extension of existing development. The Parish Council disagrees.

The eastern approach to Pucklechurch is characterised by:

- spacious plots;
- strong hedgerow structure;
- visual openness;
- rural transition landscapes; and
- a loose-knit pattern of development.

These characteristics contribute significantly to local distinctiveness and are recognised within previous planning decisions and landscape evidence. The proposed density, layout and built form would urbanise this rural edge and fundamentally alter its character. The required removal of sections of established roadside vegetation and the creation of a new engineered access would further diminish the rural appearance of the site.

Sustainability, Walking and Cycling Infrastructure
A principal argument advanced by the applicant is that the proposed shared pedestrian and cycle link would make the site sustainably connected. The Parish Council remains unconvinced. Although the proposed path represents an improvement over previous proposals, it does not remove the underlying locational disadvantages of the site.

Future residents would continue to rely heavily upon:

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- Back Lane;
- Public Footpath LPU/59/40;
- rural rights of way; and
- indirect routes to facilities and services.

These routes remain fundamentally different from conventional footway provision within the village.

Concerns remain regarding:
- accessibility during winter conditions;
- provision for less mobile users;
- convenience for families with young children; use during hours of darkness; and overall attractiveness as everyday walking routes.

Furthermore, concerns previously identified regarding pedestrian movement along Abson Road have not been fully overcome. The Parish Council therefore disputes the contention that the site should be regarded as a highly sustainable location.

Public Open Space, Play Provision and Community Facilities Play Provision
The application includes provision of a Local Area for Play (LAP). While the proposed area may satisfy minimum LAP size requirements, planning policy requires consideration not only of quantity but also functionality, accessibility and integration within the development.

The proposed LAP is located in the north-western corner of the site rather than at its centre. This location raises concerns regarding:
- accessibility;
- visibility;
- passive supervision;
- integration with community activity; and overall quality of the play environment.

The Parish Council questions whether the proposed provision for young children only adequately reflects the needs likely to arise from a development of 34 dwellings.

Allotments and Food Growing
The application proposes no on-site allotment provision and instead relies upon a future off-site contribution through a Section 106 agreement. No specific allotment site has been identified and no clear delivery mechanism has been presented. The Parish Council considers this approach insufficiently certain to demonstrate that the recreational and community needs generated by the development will be adequately addressed.

Housing Need and Planning Balance
The Parish Council recognises the importance of delivering both market and affordable housing.
However, housing need is not the sole consideration in the planning balance. The existence of housing demand does not automatically outweigh:
- conflict with adopted planning policy;
- countryside protection objectives;
- landscape harm;
- settlement boundary considerations;
- design concerns; or
- sustainability deficiencies.

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The key issue is whether this site is an appropriate location for development. For the reasons set out in this objection, the Parish Council considers that it is not.

Green Belt and Grey Belt Considerations

The application places reliance upon national policy relating to Grey Belt land. However, the site continues to perform an important role in maintaining openness at the rural edge of Pucklechurch and in preserving the transition between village and countryside. Development would result in a permanent loss of openness and would extend built form further into currently undeveloped land. The Parish Council considers that the applicant has not convincingly demonstrated that the policy tests required to justify release of the site have been met.

In conclusion the Parish Council considers that application P26/02264/F:

- conflicts with the spatial strategy of South Gloucestershire;
- conflicts with countryside protection policies;
- fails to give adequate regard to the recently endorsed Pucklechurch Neighbourhood Plan;
- fails to overcome concerns identified in previous planning decisions and appeal findings;
- harms the character and appearance of the rural edge of Pucklechurch;
- raises continuing concerns regarding sustainability and accessibility;
- provides insufficient justification regarding play, allotment and community infrastructure provision;
- fails to demonstrate compliance with the policy objectives relating to Green Belt/Grey Belt land.

For all of the above reasons, Pucklechurch Parish Council respectfully requests that South Gloucestershire Council REFUSE planning application P26/02264/F.

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