

THE NEIGHBOURHOOD PLAN FOR PUCKLECHURCH
CONSULTATION REPORT
SEPTEMBER 2025



(Version of APL.Puckle.101.C)

Prepared with
support from Andrea
Pellegram Ltd



Andrea Pellegram Ltd.

Introduction

1. The Pucklechurch Neighbourhood Development Plan (NDP) process formally began with the designation of a Neighbourhood Area by South Gloucestershire Council (hereafter referred to as SGC) in January 2012. The area was based on the Pucklechurch Parish boundary.
2. Following a boundary review, a change was made to the Parish Council Boundary. An application was made by Pucklechurch Parish Council to update the Neighbourhood Area Designation to reflect the new boundary. The revised Neighbourhood Area designation was confirmed by SGC on 25 October 2023.
3. A Neighbourhood Plan Working Group was established by the Parish Council, consisting of parish councillors and volunteers from the community. It co-ordinated a number of activities to raise awareness about the Neighbourhood Development Plan and to develop an understanding of local community priorities and concerns that it should address.
4. Progress to prepare a Regulation 14 NDP for consultation was severely disrupted during the COVID-19 Pandemic. After a time, efforts were rekindled to move the Neighbourhood Plan process forward, but significant time had passed by and the emerging local plan context was changed. A further period of evidence gathering and engagement was necessary to support an updated draft of the NDP.
5. The Regulation 14 Draft NDP was published for consultation between 1st February and 18th March 2025.

Structure of the Consultation Report

6. The first part of this report details **engagement undertaken prior publication of the Regulation 14** Draft Neighbourhood Development Plan.
7. The second part of the consultation report provides details of the **consultation arrangements provided for the Regulation 14 consultations**.
8. The final part of the consultation report provides an **assessment of consultation responses** including clarifications to address comments, references to plan amendments to address comments, and other points in response to comments.

Consultation and Engagement Activities Prior to Regulation 14 Draft Plan Consultation

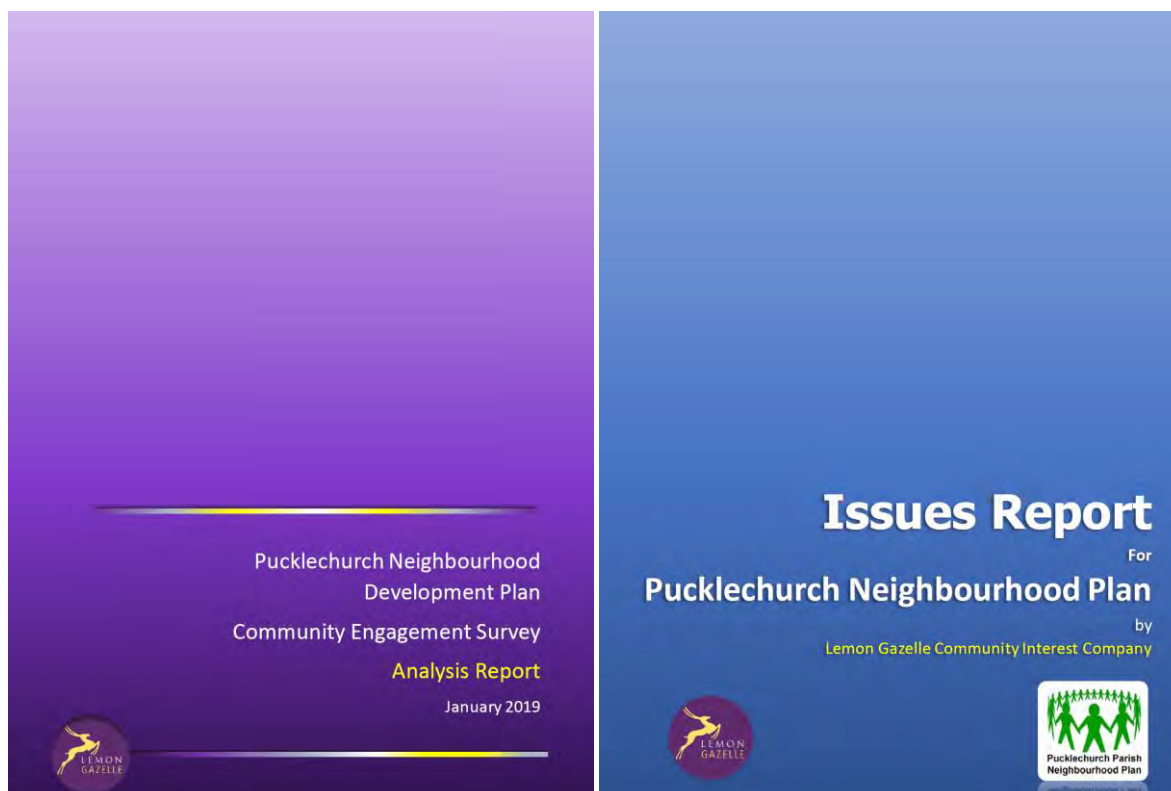
9. Following designation of the Pucklechurch Neighbourhood Area in 2012 (updated in 2023), work on the Neighbourhood Development Plan (NDP) did not begin immediately. Work began in earnest from 2016 with the establishment of working group to oversee the development of the NDP, a number of engagement activities were undertaken. Full details of the arrangement for and results of these activities are set out below.

Summary of Consultation Events and Activities 2016-2019

10. A number of consultation events were held during a three-year period to the end of 2019, just before the onset of the COVID-19 Pandemic. These are listed below:
 - Annual Parish assembly meeting 2016 – Presentation introduction to neighbourhood planning.
 - Regular noticeboards and a dedicated website was established.
 - Engage the public via the Scarecrow trail with a leaflet May 2017.
 - Annual assembly meeting May 2017.
 - Stall at Revel June 2017 - resulted in 'Issues Report' April 2018.
 - Annual assembly meeting May 2018 - activities curtailed by involvement in consultation on M4 Junction 18A.
 - Pucklechurch News articles – spring 2017, winter 2017, spring 2018, summer 2018, winter 2018, spring 2019.
 - Revel June 2018.
 - Annual assembly meeting May 2019 .

Community Engagement Survey and Issues Report (January 2019)

11. A Comprehensive Community Survey was carried out in 2018, reporting in January 2019. The Survey received 641 responses. Details of how the survey was carried out and publicised are set out in the Analysis Report prepared by Lemon Gazelle, a professional engagement company which carried out the survey. The report is included at **Appendix A**. There is a clear read-through of the priorities identified by local residents to the main themes addressed in the Vision, Objectives and policies of the draft NDP.
12. Using the results of the survey, Lemon Gazelle prepared an Issues Report for the NDP to information development of themes and policies. This is included at **Appendix B**.



Post COVID-19 Consultation

13. Consultation, further engagement activities and NDP meetings ceased during the COVID-19 Pandemic.
14. Following the pandemic, the NDP working group focus was on preparing a draft NDP based on the earlier engagement results. Consultation with the public continued through *Pucklechurch News Articles* in Winter 2022 and Summer 2023.
15. Update Reports were presented to Parish Annual Assemblies in 2023, 2024 and 2025. This allowed for discussion and questions about the NDP.

Informal consultation with South Gloucestershire Council Officers

16. A meeting was held with SGC officers in April 2023 to provide informal feedback and advice on a working draft of the NDP. The notes of the meeting are provided in **Appendix C**. Further work to address the comments and develop the NDP was undertaken thereafter.

Regulation 14 Consultation Arrangements and Results

17. The Regulation 14 consultation was undertaken between 1st February and 18th March 2025, a period of 6.5 weeks, which satisfied the statutory requirement to run the consultation for at least six weeks. The following methods of consultation were undertaken and are explained in the sections which follow:
- a) The draft NDP and supporting documents were published on the Pucklechurch Parish Council website.
 - b) Paper copies of the NDP were available to view at five locations around the Parish.
 - c) Leaflets and Posters were produced.
 - d) The NDP Consultation was referred to in newsletters and articles.
 - e) An online NDP Survey was live throughout the consultation period via the Parish Council website. The survey was also available in paper-form.
 - f) A drop-in event was held at the Pucklechurch Community Centre on Saturday 1st March between 10am and 12 Noon This allowed visitors to inspect the draft Neighbourhood Plan, ask questions and seek any necessary clarifications.
 - g) Letters were written to specific consultees to encourage a response to the consultation.
 - h) Social Media was used to promote awareness of the NDP Consultation.

Parish Council Website

18. A QR Code was used to provide a link to the consultation documents on the parish council website. The images below show the Parish Noticeboard and a notice at the Community Centre.



Paper Copies at Locations around the Parish

19. Paper copies of the consultation document were available on display at the following locations around the Parish.

- Shortwood Telephone Kiosk
- Old Dairy Café, Westerleigh Road
- Rose and Crown, Parkfield Road
- PVSSC, St Aldams Drive
- PCA Social Club, Community Centre



Leaflets and Posters

20. Two posters were produced to show how and where the NDP could be viewed.

 <p>HAVE YOUR SAY ON PLANNING POLICIES FOR PUCKLECHURCH</p> <p>The Parish Council have completed their proposed draft of the Pucklechurch Neighbourhood Development Plan.</p> <p>We would like to know what you think of the policies and proposals and welcome your feedback.</p> <p>Please have a look at a copy of the plan, which is also available on the parish council website https://www.pucklechurchparishcouncil.gov.uk/default.aspx where you will also find the questionnaire.</p>  <p>Any comments on the draft Neighbourhood Plan can be submitted either using the online questionnaire on the website or if you prefer, a Word version is available to download, complete and return to the council.</p> <p>If you require a printed paper copy of the questionnaire, please contact the clerk at clerk@pucklechurchparishcouncil.gov.uk or telephone 07525 842 095</p> <p>The consultation is open between 1st February – 18th March 2025</p> <p>Thank you.</p>	 <p>HAVE YOUR SAY ON PLANNING POLICIES FOR PUCKLECHURCH</p> <p>The Parish Council has completed their proposed draft of the Pucklechurch Neighbourhood Development Plan. We would like to know what you think of the policies and proposals and welcome your feedback.</p> <p>Please take a look at the plan. It is available on the parish council website https://www.pucklechurchparishcouncil.gov.uk/default.aspx together with a questionnaire for comments.</p> <p>If you prefer to see a hard copy, copies of the plan are available to view at the following locations:</p> <ul style="list-style-type: none"> • Shortwood telephone kiosk • Old Dairy café, Westerleigh Road • Rose and Crown, Parkfield Road • PVSSC, St Aldams Drive • PCA Social Club, Community Centre <p>Any comments on the draft Neighbourhood Plan can be submitted either using the online questionnaire on the website or if you prefer, a Word version is available to download, complete and return to the council. If you require a printed paper copy of the questionnaire, please contact the clerk at clerk@pucklechurchparishcouncil.gov.uk or telephone 07525 842 095</p> <p>The consultation is open between 1st February – 18th March 2025</p> <p>Thank you.</p>
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Newsletters and Articles

21. The Pucklechurch Community Association Social Club February Newsletters publicised the Regulation 14 Consultation (shown below).

Pucklechurch Community Association Social Club Newsletter	 
PCASC February 2025 Edition	
<h3 style="color: #0056b3;">Your Neighbourhood Plan</h3> <p>South Gloucestershire Council is under significant pressure to accommodate in the region of 26,000 new homes by the early 2040s, with much of the focus on the eastern fringes of Bristol. Having a Neighbourhood Plan in place ensures that our voices are heard and helps shape the future development of our parish to best reflect the needs of our community.</p> <p>The Parish Council is pleased to announce that the draft Pucklechurch Parish Neighbourhood Plan is ready to move to the next stage: Regulation 14. This means the draft plan must go through a public consultation, giving residents the chance to provide feedback before it's submitted for independent examination.</p> <p>Key Details:</p> <ul style="list-style-type: none"> Consultation Period: 1st February to 18th March 2025. Public Meeting: Saturday 1st March 2025, 10:00–12:00, at the Community Centre. <p>During the consultation, we'll collect feedback, prepare a report, and submit it to South Gloucestershire Council (SGC).</p> <hr/> <p>How to View the Plan:</p> <ul style="list-style-type: none"> Online Draft Version: Available on the Pucklechurch Parish Council website: Neighbourhood Plan Draft (PDF) Hard Copies: Six printed copies will be available at key locations (subject to confirmation): <ul style="list-style-type: none"> Shortwood telephone kiosk. Three Shires Medical Practice, Beckett Court. PVSCC, St Aldams Drive. PCA Social Club, Community Centre. Old Dairy Café, Westerleigh Road. Rose and Crown, Parkfield Road. Request a Copy: You can also request a paper copy by emailing or calling the Parish Clerk, Daphne Dunning: <ul style="list-style-type: none"> Email: clerk@pucklechurchparishcouncil.gov.uk Phone: 07525 842 095 <hr/> <p>Share Your Feedback:</p> <p>We value your thoughts and ideas. To share your feedback, please use one of the following options:</p> <ul style="list-style-type: none"> Word Questionnaire: Click here for the Word version. Google Form: Complete the Google Form online. Paper Questionnaire: Available at the same locations as the hard copies of the plan. <p>This is your chance to have a say in the future of Pucklechurch Parish. Together, we can ensure our community grows in a way that reflects what's most important to us all.</p> <hr/> <p style="font-size: small;">All articles and opinions expressed in this newsletter reflect the views of the authors and do not necessarily represent those of the PCASC. Please verify all dates, times, and locations at their original sources, as details may be subject to change or error.</p>	

22. The Consultation was also publicised in the Pucklechurch News Spring Newsletter.



NDP Survey

23. The NDP Survey was available online and in paper form throughout the consultation period. This attracted 11 responses. A copy of the survey questions and a results report is included at **Appendix D**.

Consultation Drop-in Event

24. The NDP Consultation Drop-in Event was held on 1st March (a Saturday morning) between 10:00 and 12:00. The event was held in the Pucklechurch Community Centre and was hosted by Pucklechurch Parish Council Clerk and NDP Working Group members. The event also included a consultation on new play equipment which encouraged further attendance. 16 people attended the event to view and discuss the proposals in the Draft NDP. Print-outs of the policies and plan were available to view.



Letters to Consultees

25. The Parish Council wrote to specific consultees (see list provided in **Appendix E**). The letter is shown below. The consultees included statutory consultees and others recommended by SGC, to meet the requirements of neighbourhood planning regulations.



PUCKLECHURCH PARISH COUNCIL

Clerk & Clerk to the
Burial Board:
MRS D DUNNING

25 Parkfield Rank, Pucklechurch
Bristol BS16 9NR
Telephone: 07525 842 095
clerk@pucklechurchparishcouncil.gov.uk

By email

29th January 2025

Dear Sirs

Pucklechurch Neighbourhood Development Plan

Pucklechurch Parish Council has completed their proposed draft of the Pucklechurch Neighbourhood Development Plan and would welcome your feedback on the policies and proposals.

Neighbourhood planning gives communities the power to prepare a shared development vision for their area. This neighbourhood plan seeks to shape, direct and help to deliver sustainable development by influencing the planning policies and decisions made by South Gloucestershire Council. Neighbourhood plans must conform with local plan policies and can amplify the planning decision-making framework.

This neighbourhood plan will help ensure that planning proposals take account of Pucklechurch Parish' circumstances and needs. Decisions about planning applications must comply with policies in the Development Plan. In Pucklechurch, this means that planning decisions must pay heed to the policies in this neighbourhood plan when adopted ("made") and in the South Gloucester Local Plan.

The plan has been prepared by a Steering group of Parish Councillors and Pucklechurch Parish residents and has had input from members of the public and local businesses. We want your views on the draft policies in the plan so that we know that we are submitting our final proposal to South Gloucestershire council in line with our community's expectations.

Please look at a copy of the plan which is available on the Pucklechurch parish council website <https://www.pucklechurchparishcouncil.gov.uk/default.aspx> or use the direct link to the plan [Draft plan](#). Any comments can be submitted using the online questionnaire also available on the website or use the direct link [Online questionnaire](#). The consultation runs from 1st February to 18th March 2025.

Thank you on behalf of the Neighbourhood Plan steering group.

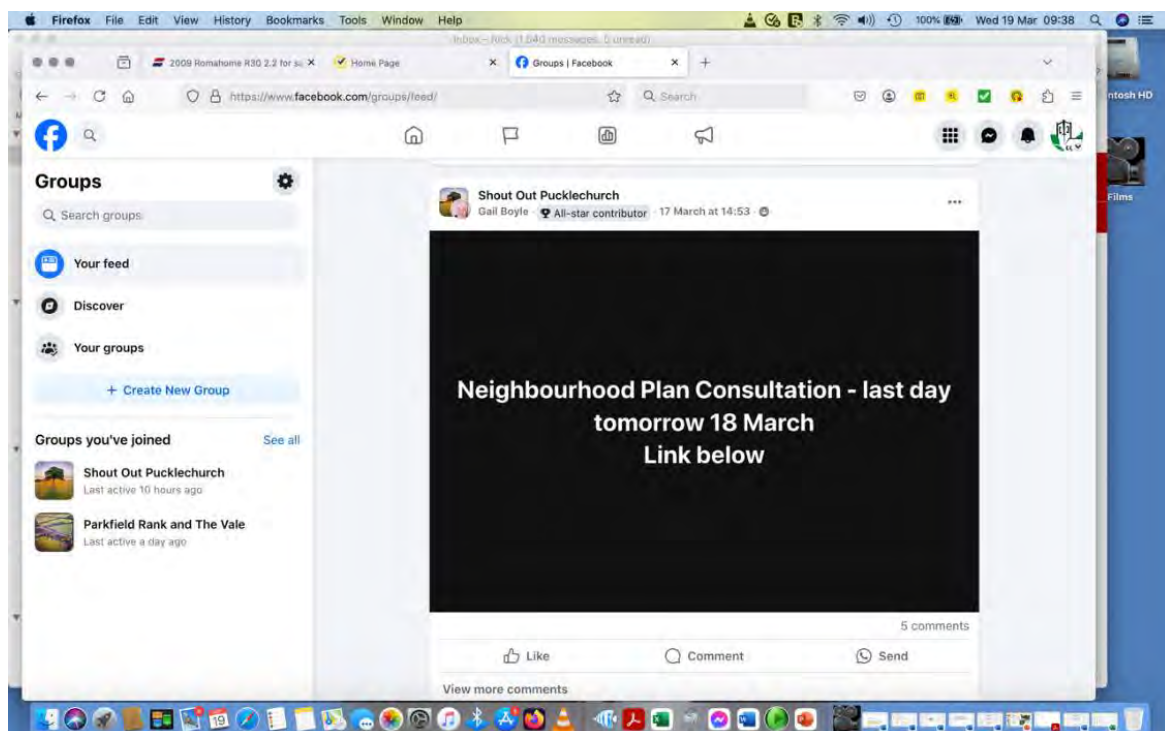
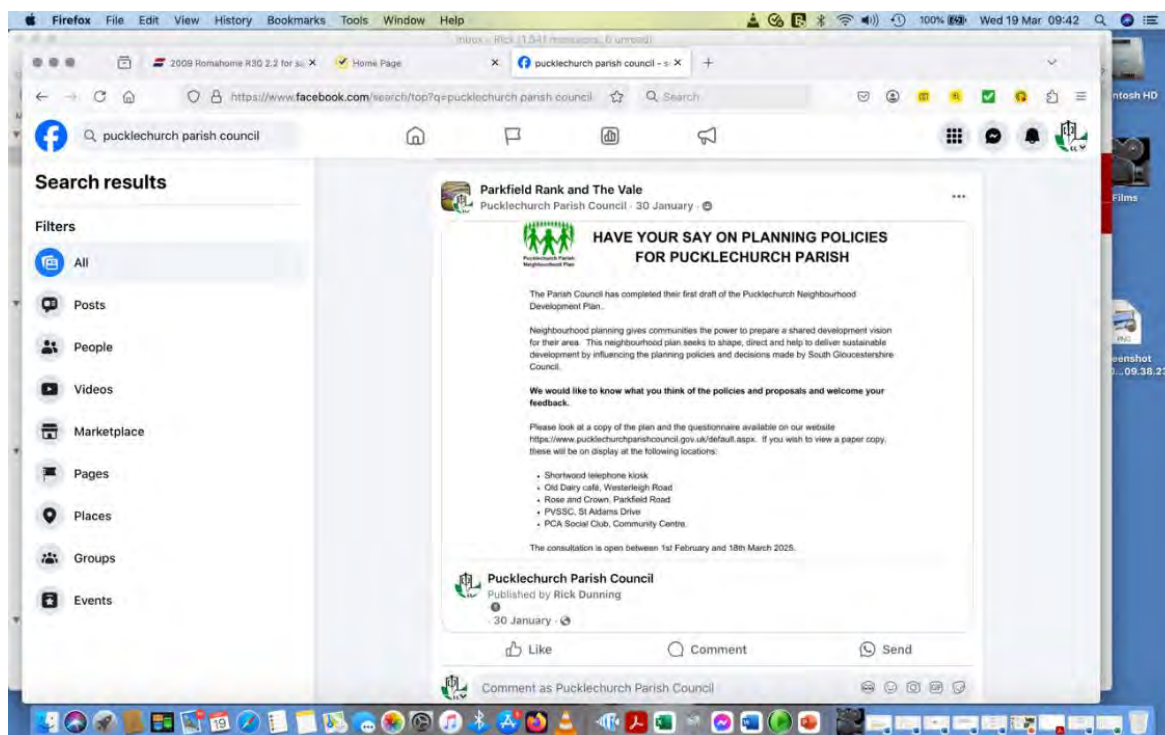
Yours faithfully

Daphne Dunning
Clerk to Pucklechurch Parish Council
Please note my normal working hours are Monday to Thursday 9:00am – 3:00pm



Social Media Promotion

26. Pucklechurch Parish Council used its social media accounts to promote awareness of the NDP Consultation. Two Facebook posts are shown below.



Assessment of Regulation 14 Consultation Comments

27. This part of the Consultation Report summarises the responses made to the NDP, including where these raise a criticism and/or request a change to the NDP or its supporting documents. The full responses from consultees are published as **Appendix F** to this Consultation Report.
28. This section considers and responds consultation responses in four parts:
- Regulation 14 Draft NDP Survey results.
 - Responses from other consultees.
 - Responses from Statutory Consultees.
 - Response from South Gloucestershire Council (SGC)

Assessment of Survey Responses

29. 11 completed survey responses were received on the draft NDP. All responses were from residents of Pucklechurch Parish. No responses were received from local businesses.
30. In terms of age breakdown of respondents, 18.2% were 44 years old or younger, with no responses in the 25-34 age group. 9.1% were in the age group 45-54 whilst the remaining nearly 73% were 55 years or older. Given the small sample of responses, no statistical significance can be concluded from the results.
31. The main body of the survey questions asked people to indicate their view of proposed NDP Vision, Objectives and Policies. The options were to:

Strongly agree

Agree

Neither Agree nor disagree

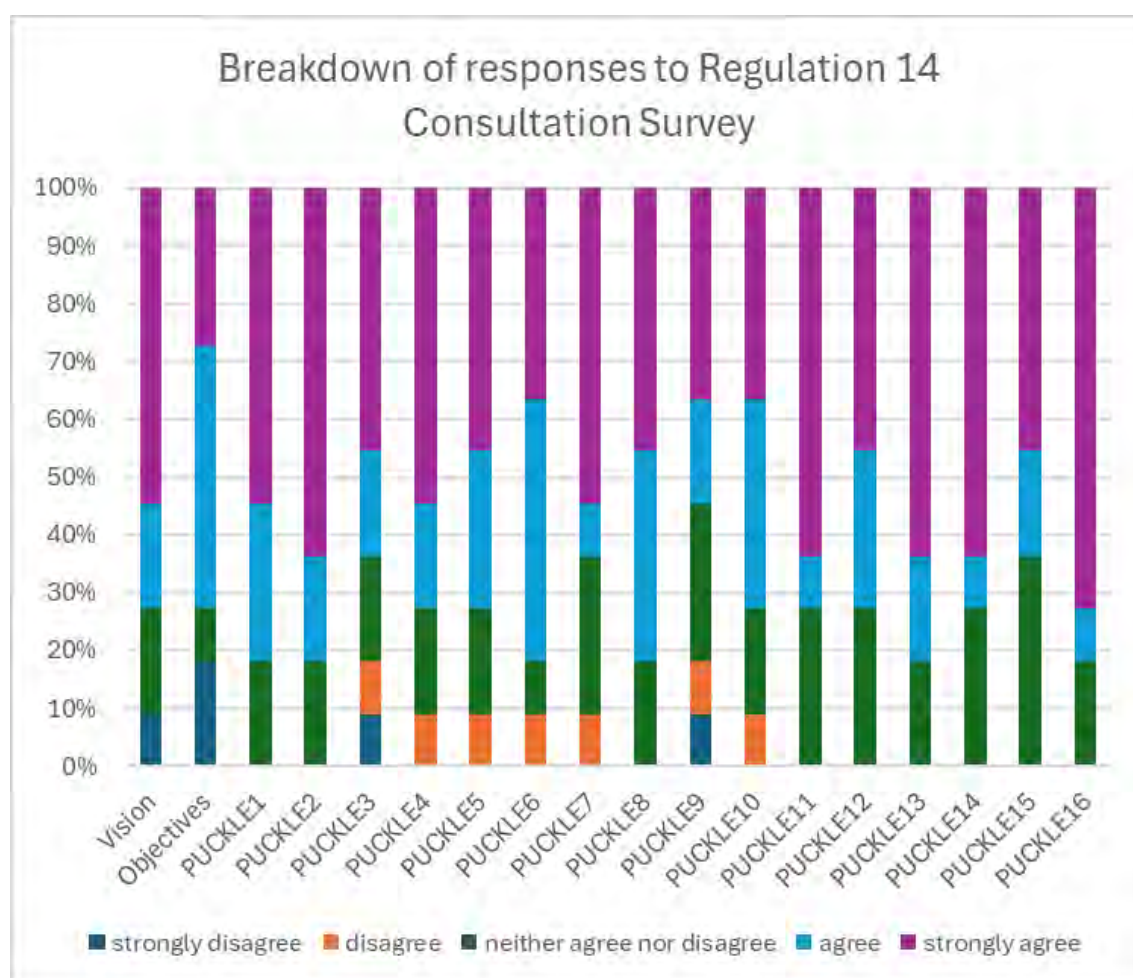
Disagree

Strongly disagree

32. Given the small number of responses, a detailed breakdown of response views is not set out here, but is included in **Appendix D**. The graph below shows a summary breakdown of the responses to each question. The responses indicate that with the exception of policies PUCKLE3 on affordable housing tenure, PUCKLE7 on environmental performance of new buildings and PUCKLE 15 on contributions toward active travel routes, more than 70% of responses indicated agreement or strong agreement with the policies. Responses to PUCKLE3

and PUCKLE15 indicated around 65% agreement or strong agreement. For PUCKLE7, around 55% agreed or strongly agreed.

33. There was no disagreement at all with policies PUCKLE1, 2, 8, 11, 12, 13, 14, 15 and 16.
34. Of the 11 responses to all questions, there was strong disagreement with the Vision from one person and from two responses in relation to the Objectives. One person strongly disagreed with PUCKLE3 and one with PUCKLE9. One person each disagreed with policies PUCKLE3, 4, 5, 6, 7, 9 and 10.
35. Overall the survey showed a strong level of support for the proposed Vision, Objectives and policies of the draft NDP.



36. The survey provided an opportunity for respondents to leave comments on the draft Vision, Objectives and policies. these are reproduced below with a response indicated. The survey also asked for comments on land use planning matters that were not covered in the plan but should have been. These are also included in the table.

Survey Comments	Response
The Vision	
It is important that Pucklechurch retains its discrete character and its access to the countryside and active travel options. These things are what makes this village our home.	Noted, no action required. The Draft NDP recognises the importance of the relationship of the existing settlements in the parish to the surrounding countryside including access into and around the countryside.
Agree with most parts of this vision but the area won't be able to protect all the "rural surroundings". That's impossible, some land which I suspect to be the west side near the reservoir will have to be developed. Pucklechurch cannot expect to be totally excluded, we have been lucky so far but it will happen. Take a look at SGC plans in particular at Warmley/Shortwood which is setting a precedent for development to come to Pucklechurch with large numbers of new houses.	<p>Noted, no action required.</p> <p>The Draft NDP and supporting documents are not able to address strategic policy matters, in particular proposed areas for green belt release and retention. The draft NDP does recognise the local value placed on the views out from Pucklechurch Village to the and the east, and on these areas as valuable recreational areas.</p> <p>The sensitivity to change of the landscape to the east of Pucklechurch is likely to be a significant consideration in any proposals there to release land from the green belt or in speculative planning proposals. These are matters for SGC to consider and determine.</p>
The Objectives	
It is essential to maintain the character and community spirit, and we do need to find a way to keep families in the village.	Noted and agreed.
Pucklechurch has been completely incapable of protecting itself from inappropriate development. I am reminded of this every day I get the bus in and out of the village and go past the private residential caravan encampment on Shortwood Road. It's suppose to be for a handful of named travellers, yeah right, the owner blatantly posts of Facebook that he rents the caravans out for £1000 a month [just join the various properties to rent in Bristol facebook pages and do some due diligence]. Its clearly a commercial operation with over 20/30caravans on site, twisting planning laws for a traveller site and green belt. Plus the expansion across the road into Siston, the area is now apparently, "Grey Belt" land. Its suppose to be"Green Belt". And let me guess, the owner needs to expand because they have run out of space! - due in no part to all the new rent-paying tenants moving in. The explosion growth of the traveller site shows the whole area near the reservoir is prime development land for a very substantial number of new homes, it is grey-belt.	<p>Pucklechurch Parish Council is able raise matters of concern in relation to planning applications and unauthorised developments but has no powers to take action on them.</p> <p>SGC is the local planning authority with the responsibility for these matters.</p> <p>The Government has updated the National Planning Policy Framework (December 2024) and this contains new concepts in relation to Green Belt including Grey Belt and Golden Rules for new development in the Green Belt.</p> <p>In this context, the Pucklechurch Draft NDP does not have a role in setting policies for development on Green Belt land, which are strategic policy matters.</p> <p>Likewise, Pucklechurch Parish Council does not have enforcement powers to</p>

Survey Comments	Response
	take action against unauthorised developments.
PUCKLE1	
The footpaths and open spaces must be maintained.	Noted and agreed.
Agree, whatever if lost should be replaced with better facilities. This of course, might not be in the exact same location if something is being replaced and bigger in scale/size.	Noted and agreed.
PUCKLE2	
Any significant large development will have to support local services, it's part of the process whereby SGC will get paid an infrastructure levy. So yes, all the above should be considered on a needs basis and money not wasted for the sake of spending it. I think Pucklechurch is not thinking large enough, certainly when the next SGC plans are issued in 10 years' time I suspect Pucklechurch will increase 1/3 in size.	Noted. PPC will engage separately with SGC over infrastructure provision to match the level of population growth proposed in the wider area and governance mechanisms over infrastructure provision, site maintenance and control of community assets.
PUCKLE3	
We really want to support our local families.	Noted and agreed.
Pucklechurch is now part of Bristol, a line drawn on a map doesn't change that fact. Its less than a 5 mins drive from Lyde Green with Shortwood due to be massively developed, trying to protect the area for "locals" has NIMBY written all over it and is blatantly bias. People will want to move into the area as others will want to move out.	<p>We disagree with this comment. Ensuring that people with an established connection to the local area have an early opportunity to access new housing provided is an established element of planning policy. This helps to support the community cohesion sought by local people through continuity of presence of families and the support networks these bring.</p> <p>The policy is time-limited and would be opened to the wider population after a period of time.</p>
PUCKLE4	
There should be a mixture of all types of housing to accommodate everyone in the various stages of their lives. The demographic population of Pucklechurch will not stay the same forever. Typically those houses further from the city will be cheaper and attract younger people.	The comment is calling for a general mix of housing. This is agreed. The policy intention is to ensure that the need for particular types of housing are not forgotten. The wording could be clearer and will be amended to reflect the need to provide particular types of housing within the general mix.
PUCKLE5	
I have not seen the demographic detail but accept that the council have had	Noted, no further action required.
There should be a mixture of all types of housing to accommodate everyone in the various stages of their lives. The demographic population of Pucklechurch will not stay the same forever.	This is the same comment as above. The wording of the policy will be amended to ensure it is clearer.
PUCKLE6	
Maintaining the character of the village is so Important and this is a difficult balance.	Noted. There are certain design principles which, if reflected in

Survey Comments	Response
Good design is part of any planning policy. However, one person's idea of good design is not the same as another. Houses will be built to make the most of the plot they sit on. I've seen SGC reject planning applications in the past whereby they have stated more houses could be built on a site of an old pub. The developer then revised their plans, increased the number of houses, submitted new plans and planning was granted. PPS will get what SGC deem appropriate, or more green belt will be lost.	development, demonstrate good design approaches. The design codes report and the policy seek to ensure that due regard is given to good design approaches whilst also taking account of local built development design to ensure development is complimentary. The policy is concerned to discourage unsympathetic design and development.
Not sure all planning terms fully grasped. Possibly too high level for a layperson.	Noted.
PUCKLE7	
Nothing new here, this is all part of any national planning framework, can't build a house without these considerations these days.	Noted. The draft policy amplifies national requirements in a local setting, which are not yet set out in the adopted development plan.
PUCKLE8	
Pucklechurch has never been self-sufficient, I have to go out of the village to Emersons Green or Longwell Green to get anything. Don't live close enough to the spar to walk and pick up a pint of milk or anything like that so have to drive; Sainsburys is easier and more convenient to get too. Pucklechurch needs its own Tesco's or Sainsbury Local.	The policy is about supporting local jobs that local people can access. This will promote greater self-sufficiency in this respect.
PUCKLE9	
Does this apply to the residential caravan site on Shortwood Road that has clearly been converted into residential accommodation for commercial profiteering, I couldn't see this in any of the plans? Not sure all planning terms fully grasped. Possibly too high level for a layperson.	Don't know. If there has been a planning application, this would provide the details.
PUCKLE10	
No comments	Noted.
PUCKLE11	
Ah yes, the Very Special Circumstances.....like the traveller site on Shortwood Road which no doubt has VSC's attached to it and used for financial profiteering and commercial property development.	Noted. SGC is the local planning authority which will consider whether development is appropriate to a Green Belt location or, if not, whether VSCs can be demonstrated. Where unauthorised development has occurred, SGC is the responsible authority. The Neighbourhood Plan is not permitted to address strategic green belt policy matters or carry out enforcement activities.
I do like the idea of farm shops in the area, very good!	Noted
PUCKLE12	
No comments	Noted

Survey Comments	Response
PUCKLE13	
This clause is really important the amenity of the access to footpaths and permissive paths and cycleway.	Noted
I envisage large scale development will be done without any impact to walking routes and public footpaths. You can still walk the routes, it'll just be walking through a new estate.	Noted. It may be possible to ensure large developments are planned with suitable green infrastructure including corridors for public rights of way.
PUCKLE14	
No comments	Noted
PUCKLE15	
I think that the major development must improve this access, not just reprovide, we have been let down badly by developers at the site of the fleur whereby local amenities have not been reprovided	The policy has identified targeted improvements that are sought to footpaths.
More frequent bus services should be encouraged. I utterly dislike the 2 bus journey I need to take to get to work and the 2 hours of my life I waste commuting [that's each way!], rather drive.	Noted and agreed. Policy PUCKLE 16 does this.
PUCKLE16	
What is the definition of major development? Acknowledging that the loss of bus services since 2020 has been very difficult for the residents of the village.	Major development is defined in regulations.
Should also encourage a bus service that goes directly into Bristol City Centre.	Noted. Realistically, improvements in the form of services to nearby centres is more likely than a direct service from Pucklechurch into the centre of Bristol.
Other Land Use Planning Matters that should have been included	
I believe we should be clear that we oppose all the versions of j18a that were presented to us. Options that use the Henfield bridge or other ideas could be considered at a later time.	Noted. The NDP Steering Group did not identify this as a matter to be addressed in the NDP. Decisions about future infrastructure provision would be subject to further consultation at the appropriate time. A NDP policy on the motorway junction would not be deemed as this would be dealing with strategic policy matters.
No mention anywhere in the documents of the residential caravan encampment on Shortwood Road. This seems to have been developed unrestricted and right under the noses of PCC. It now sets a precedent for any further development in Pucklechurch that Green belt land can and will be developed. This in turn opens the flood gates to huge development potential surrounding the reservoir.	The NDP is able to deal with non-strategic planning policies. As stated elsewhere in this table, Green Belt development is a strategic policy consideration. Also, Pucklechurch Parish Council is not the enforcement authority. The NDP is unable to set out policies on either of these matters.
Nowhere in this consultation has the amount of 3-bedroom housing provided by static or mobile caravans been taken into account. This rural agricultural community is now surrounded by residential caravan sites, housing gypsy/ traveller/ ethnic and other families. These sites are openly being advertised for rental to all. The site on Shortwood Road has increased by approximately 30 new homes in recent weeks, making an absolute mockery of what was greenbelt. The parish council has allowed this to happen and done nothing to stop it. New mobile homes are still arriving.	The NDP is able to deal with non-strategic planning policies. As stated elsewhere in this table, Green Belt development is a strategic policy consideration. Also, Pucklechurch Parish Council is not the enforcement or planning authority. The NDP is unable to set out policies on Green Belt

Survey Comments	Response
	development, which are already clearly laid out in national and local policies.
Other comments	
Thorough and I hope that the government does listen to local views.	Noted.
This neighbourhood plan is seriously flawed and misleading to all villagers.	Noted (nothing specific to respond to).

Other Responses Received

37. A number of responses were received from individuals and developers in the form of emails and a written submission. The points raised are detailed in the table below alongside a response. The full responses are available separately to this report.

Other individual Comments	Response
Resident comments received by email.	
Just wanted to say well done on the plan. It's quite impressive. Great job	Noted.
Cllr Marilyn Palmer, South Gloucestershire Council	
P.17 paragraph 47 "...directly challenged by the potential spatial strategy option to undertake urban expansion from Bristol within Pucklechurch and adjacent parishes." This is not accurate as none of the proposed housing allocation sites are urban expansion from Bristol. SGC has made it clear to Bristol CC that we are not able to cooperate in this regard.	Noted. The sites in Pucklechurch and adjacent parishes may have been identified with the purpose of meeting South Gloucestershire housing needs, but the areas will become de facto part of the Bristol urban area, which was the point of the comment.
p.22 I think the Roman numerals are incorrect here. IV is four. XI would be 11 and I think that is what is meant here.	OK will investigate and amend as required.
P.23 Shortwood play area – "this site is identified for potential development in the preferred Local Plan". This is an example of the point I make about the timing of the document (December 2024) and the great deal of work that was carried out on the Local Plan. Policy Title: Carsons Green and Rockhouse Farm new neighbourhoods Site B para 5 states: "extends the woodland SNCI east of Cattybrook Road, enhances the play area on Cattybrook Road ..."	Noted, whilst the statement in the Draft NDP is factually correct, we will amend the wording to reflect that provision of an enhanced play area will be required.
p.36 Figure 10 Why are there references to Oldbury? Looks like a cut and paste error?	Agreed, Will amend wording
p.68 202 re 525 bus "suitable for work commuters" add and school transport for Brimsham Green?	Agreed.
IM Land (Submission prepared by Stantec)	
1.1.2 - IM Land are working with the landowners to promote and bring forward a residential led development at Land at Marsh Farm, East Pucklechurch (the 'Site').	Noted.
1.1.4 - For reference, the Site is referred to as 'L2-BV1' in the New Local Plan Consultation Document (December 2024) and 'SG002' in the South Gloucestershire Call for Sites. These demonstrate that there are no known planning constraints preventing the development of the Site, other than its location in the Green Belt.	

Other individual Comments	Response
<p>1.2.2 - Our representations identify a number of parts of the DPNP which do not meet the Basic Conditions, as presently drafted. These sections will need to be deleted or amended prior to submission</p>	<p>Noted. Will consider and respond below.</p>
<p>1.3.1 - For context, the Site is comprised of approximately 23.3ha of mainly agricultural and pasture land to the east of Pucklechurch. The Site lies within close proximity to local services and facilities, including local employment opportunities. The Site is bordered by Feltham Road to the north and some existing residential development. Abson Road borders the western part of the Site and the wider residential area of Pucklechurch lies beyond this. To the east and south of the Site lies agricultural fields. There are two existing Public Rights of Way (PROWs) located onsite (LPU 61/10 and LPU 60/10) which provide connections to the wider local area. As part of the development proposals, it is intended that these PROWs will be retained and enhanced.</p> <p>1.3.2 - As previously raised in our representations to South Gloucestershire Council, the Site has the potential to deliver a residential led development, community infrastructure, and public open space. It is considered that the Site lends itself as a logical and sustainable extension to the settlement of Pucklechurch. Further to this, the Site has been subject to a Design Review Panel with South Gloucestershire Council and the emerging proposals have been developed on this basis.</p> <p>1.3.3 - A range of options for the proposed development at Marsh Farm have been previously presented, ranging from 60 dwellings to 350 dwellings and associated works. The Site is able to come forward over a series of phases to respond to local and national needs and circumstances. IM Land are committed to delivering developments that respond to locally identified infrastructure requirements and would be happy to explore options of what could be delivered at Marsh Farm with the Parish Council, such as a Multi-Use Games Area ('MUGA'). IM Land are also committed to delivering policy compliant levels of affordable housing on the Site, to meet local needs.</p> <p>1.3.4 - Further to the above, a smaller portion of the wider development Site has also been submitted to South Gloucestershire Council for consideration. This proposal consists of 60 dwellings, land for a community building close to the corner of Abson Road and Feltham Road, and public open space. This reflects the quantum of development proposed in the emerging Local Plan at Land East of Abson Road (EPS-BV15) to the south of this parcel.</p> <p>1.3.5 - IM Land welcome the opportunity to engage with the Parish Council further in respect of the Site and would like to meet with Pucklechurch Parish Council at the earliest opportunity to discuss the proposals and future aspirations for Pucklechurch.</p>	<p>Regarding 1.3.5, this is noted. IM Land attended a PPC meeting during public participation. Individual councillors attended a consultation event.</p> <p>Regarding 1.3.2, PPC does not agree with the contention that the site is a logical and sustainable extension to public participation.</p> <p>Regarding 1.3.3, PPC understands that the developer has not committed to provide a MUGA on the basis that the recreation ground is available.</p>

Other individual Comments	Response
<p><i>IM Land Comment on Green Belt</i></p> <p>2.2.6 - The DPNP as drafted makes no reference to the concept of Grey Belt.</p>	<p>Noted. Green Belt policy is a strategic policy matter. Criteria for regarding designated Green Belt land as 'Grey Belt' are set out in the NPPF.</p> <p>The NDP has not made any assumptions about development within or the release of Green Belt, which is a matter for SGC to consider.</p> <p>It is assumed that Green Belt policy will be applied in accordance with the NPPF and local development plan policy.</p>
<p><i>IM Land Comment on words referring to emerging local plan and future development</i></p> <p>3.1.3 - Paragraph 45 of the Neighbourhood Plan states <i>"If the emerging Local Plan preferred strategy options are chosen by South Gloucestershire Council as is currently indicated, then no significant new development would be planned for Pucklechurch village, beyond organic growth with around 60 additional homes. The settlement would remain tightly defined by a settlement boundary beyond which would lie Green Belt, separating it from proposed areas of urban expansion in the west and northwest of the Parish".</i></p> <p>3.1.4 - The South Gloucestershire Regulation 19 Local Plan is being consulted on. Paragraph 45 of the Neighbourhood Plan is written that if the proposed Local Plan strategy is adopted, no significant new development will take place within Pucklechurch. The Regulation 19 Local Plan proposes the allocation of 60 dwellings (Site Ref. L2-BV3) at Abson Road, adjacent to IM Land's Site.</p> <p>3.1.5 - PPG1 states that 'Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested'. The Regulation 19 Local Plan is underpinned by a Housing Trajectory to support the draft Plan and a Small Sites Topic Paper. Draft Policy LPS2 proposes the allocation of 60 units in Pucklechurch, however also includes 3,450 small site windfalls within the Plan Period (230dpa). Whilst the exact size and location of these windfall homes is not specified, some of these homes may come forward in Pucklechurch.</p> <p>3.1.6 - The Neighbourhood Plan should therefore be amended to ensure that it complies with Basic Condition (a) and has regard to potential windfall development occurring in Pucklechurch.</p>	<p>SGC have now published a draft local plan with firm proposals for the allocation of development land within Pucklechurch Parish. PPC has responded to consultation on these proposals. The paragraph referred to is out of date and will be amended or deleted.</p>
<p><i>IM Land Comment on Objectives</i></p> <p>3.3.1 - The final objective at Paragraph 46 of the DPNP states that Pucklechurch will "Protect locally important green and other</p>	<p>The NDP does not have a role in determining whether development in the Green Belt either constitutes Grey Belt, or is appropriate or inappropriate in other</p>

Other individual Comments	Response
<p>spaces from inappropriate development to ensure no damage to the rural nature of the parish and its historical environment”.</p> <p>3.2.3 - Policy PUCKLE 14 sets out the 6 Local Green Spaces within Pucklechurch which are designated through the Policies, Sites and Places Plan (‘PSPP’) (2017). It also then proposes an additional Local Green Space at Millennium Green through this Neighbourhood Plan.</p> <p>3.2.4 - The PPG2 requires policies in neighbourhood plans to be clear and unambiguous. The final objective set out within Paragraph 46 of the DPNP is not satisfactorily clear and unambiguous that the areas sought to be protected are those within the PSPP and the additional site proposed for designation through the PUCKLE 14. It is therefore contrary to Basic Condition (a) and should be amended to ensure that it is appropriately worded, for example, such as follows: Protect Local Green Spaces locally important green and other spaces <i>spaces from inappropriate development to ensure no damage to the rural nature of the parish and its historical environment.</i></p>	<p>regards, or can demonstrate Very Special Circumstances. These are strategic policy matters (on which the Parish Council can provide a view).</p> <p>Apart from Local Green Spaces, the NDP may be concerned to ‘protect’ other amenity open space areas. The reference to inappropriate development will be amended as this implies a focus on the Green Belt.</p> <p>Amenity areas will be referred-to.</p>
<p>IM Land Comment on Policy PUCKLE 3 - Affordable Housing Tenures</p> <p>4.1.2 - The South Gloucestershire Local Plan Core Strategy at Policy CS18 (Affordable Housing) states that “the different types of defined affordable housing are used effectively to maximise appropriate provision in line with the West of England Strategic Housing Market Assessment 2009 or as updated by future housing market assessments”.</p> <p>4.1.3 - The South Gloucestershire Regulation 19 Local Plan at draft Policy LPS4 proposes to replace CS18. Criterion 5 of LPS4 states that “Affordable Housing will be maximised, and as well as meeting the overall quantum, it is expected that specific Affordable Housing tenure and unit types are provided to meet the housing need demonstrated in the latest version of the South Gloucestershire Local Housing Needs Assessment, and in rural areas, where appropriate, local housing needs surveys. The need is primarily for social rented homes, and shared ownership at lower equity shares that are affordable to people on local incomes”.</p> <p>4.1.4 - PUCKLE 3 is underpinned by the Pucklechurch Housing Needs Assessment (HNA), prepared by AECOM in April 2023 to support the DPNP. This report shows the situation at a point in time and is primarily based on Census data from 2021, but also some data from 2011. It is therefore likely that its conclusions could be superseded by the release of updated data which would undermine proposed policy PUCKLE 3 as currently written.</p> <p>4.1.5 - The Development Plan and emerging policy both refer to the need for affordable housing tenure provision to be in accordance with a Housing Market or Needs Assessment. However unlike</p>	<p>Adopted policy in Core Strategy Policy CS18 is based on information created for the whole of the West of England in 2009. Criticism of a housing needs assessment focused on directly on the parish produced in 2023 is unfounded.</p> <p>The emerging local plan provides policy on how affordable housing needs should be met, based on a study of housing needs across South Gloucestershire.</p> <p>It is established that NDPs can provide policies based on more detailed local assessments of housing needs. This is referred to in emerging local plan policy LPS4 through its reference to local housing needs surveys and to the primary need for homes in different tenures which are affordable to people on ‘local incomes’. This is precisely the analysis provided by the Pucklechurch Housing Needs Assessment.</p> <p>Therefore, there is no justifiable basis for undermining the inclusion of PUCKLE3 in principle or the evidence on which it is based.</p> <p>It is acknowledged that housing needs in Pucklechurch are limited in comparison to the amount of development being</p>

Other individual Comments	Response
<p>PUCKLE 3, they allow for flexibility and for these documents to be updated, with the inclusion of 'or as updated' and 'the latest version of' and do not contain specific tenure splits within the policy itself. This allows the policy to be flexible and adaptable to changes in market conditions and housing needs during the plan period.</p> <p>4.1.6 - PUCKLE 3 is therefore not in accordance with Basic Conditions (a) and (e). The NPPF3 and PPG4 are clear that neighbourhood plans should support the delivery of strategic policies contained in local plans, and as worded, PUCKLE 3 is too prescriptive and not in accordance with the Development Plan policy. As such, PUCKLE 3 should either be deleted, and for the requirement to default to the Development Plan policy, or be amended to avoid including specific tenure splits.</p>	<p>proposed in the parish through the emerging local plan. Policy wording will be amended to reflect this.</p> <p>Otherwise the policy asks promoters of new developments to have regard to local housing needs as established through the HNA and it will be for individual applicants to demonstrate how they have had this regard in their proposals. This will present an opportunity for applicants to justify their proposals. SGC will consider NDP policy and its own supporting evidence alongside its own policies and evidence.</p>
<p>IM Land Comment on Policy PUCKLE4 Housing Type and Size</p> <p>5.1.3 - Paragraph 61 of the NPPF states that in delivering homes, the overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community. Paragraph 63 goes on to state that within the context of establishing need, the size, type and tenure of housing needed should be assessed and reflected in planning policies. This is important in the context of Pucklechurch as it will enable a mix of housing types and tenures to be delivered which meets the identified needs of the Parish, including the wider area of South Gloucestershire.</p> <p>5.1.4 - Policy CS17 of the Core Strategy (Housing Diversity) seeks to support mixed and balanced communities. This is a 'saved policy' and is proposed to be carried forward through to the New Local Plan.</p> <p>5.1.5 - The wording of PUCKLE 4 is restrictive as it would limit the types of developments within Pucklechurch to just those specified and by means of seeking to secure highly specific housing types for specific groups. This is contrary to Basic Condition (e) as it is not in accordance with Policy CS17 of the Core Strategy. The wording of the policy should be prepared more flexibly to ensure that sites can be considered on an individual basis and informed by the latest need requirements at that time. This is particularly relevant given the limitations of the HNA outlined in Section 4 of these representations.</p>	<p>The asserted limitations of the Pucklechurch HNA are not accepted. However, the point that housing development in Pucklechurch is likely to meet a wider need than those exhibited in the parish is accepted.</p> <p>Even so, it is important that proposals for development in the parish have regard to local housing needs in relation to housing types and sizes within larger proposals.</p> <p>The policy wording will be amended to reflect the need for more flexibility whilst ensuring that local housing needs are fully considered.</p>
<p>IM Land Comment on policy PUCKLE5 Accommodation for the Elderly</p> <p>5.1.7 - Policy CS20 (Extra Care Housing) of the Core Strategy is proposed to be replaced by Policy LP16 (Age-Friendly Housing and Care Homes) as part of the New Local Plan. These policies seek to meet the housing need for the ageing population. Policy LP16 links to Policy LP18 to secure internal space and accessibility standards and to ensure good design practice.</p>	<p>The Housing Needs Assessment is not subject to limitations in terms of its assessment of local housing needs. It has been prepared to an established methodology using the latest census and household projections, and it has been prepared recently (2023). The South Gloucestershire Housing Needs Assessment is also from 2023.</p>

Other individual Comments	Response
<p>5.1.8 - Policy PUCKLE 5 is again very prescriptive and includes a specific number of sheltered living homes and residential care bedrooms based on the Pucklechurch HNA prepared by AECOM in April 2023 to support the DPNP. As set out in Section 4, this report shows the situation at a point in time, based on Census data from 2021 and 2011. It is therefore likely that its conclusions could be superseded by the release of updated data which would undermine proposed policy PUCKLE 5 as currently written.</p> <p>5.1.9 - PUCKLE 5 is therefore not in accordance with Basic Conditions (a) and (e). As worded, PUCKLE 5 is too prescriptive and not in accordance with the Development Plan policy and could easily be out of date with the release of updated housing need data. As such, PUCKLE 5 should either be deleted, and for the requirement to default to the Development Plan policy, or be amended to avoid including specific tenure splits.</p>	<p>The policy indicates that there would be local support in principle for development proposals that would provide accommodation for the elderly. A specific minimum number is provided to provide local detail complement broader strategic policy.</p> <p>The comment objects to references to different forms of care accommodation. This is based on the findings of the HNA.</p> <p>The comment objects to the inclusion of requirements for affordable accommodation. This is included so that local residents of Pucklechurch have an opportunity to access accommodation provided.</p>
<p>IM Land Comment on Policy PUCKLE6 on Good Design and Development Form</p> <p>6.1.5 - Table 5 of the DPNP is a series of Design Codes for New Development in Pucklechurch Parish which includes some highly prescriptive requirements such as restrictions on number of storeys and densities. Table 6 sets out the average densities in the different character areas within the Parish.</p> <p>6.1.6 - Policy CS1 of the Core Strategy (High Quality Design) seeks to secure the highest possible standards of design, including demonstrating how the 'Building for Life' criteria (or as updated) will be achieved. This includes requirements relating to general principles of development including scale, character, density and layout. Similarly, Policy PSP1 of the PSPP promotes local distinctiveness. These policies are proposed to be updated through Policy LPS12 (Creating Well-Designed Places) in the New Local Plan. These policies do not explicitly restrict developments by virtue of their height or density, or any other specific parameters.</p> <p>6.1.7 - Policies 129 and 130 of the NPPF focus on achieving appropriate densities and support the notion of making efficient use of land. Paragraph 130 specifically refers to area-based character assessments, design guides and codes, which can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.</p> <p>6.1.8 - Paragraph 131 of the NPPF advises that the creation of high quality, beautiful and sustainable places is fundamental to what the planning and development process should achieve. Good design is considered to form a key aspect of sustainable development. Paragraph 134 goes on to inform that design guides and codes can be prepared at an area wide, neighbourhood or site-</p>	<p>The comment itself refers to the role that neighbourhood plans can play in setting out local neighbourhood design codes and policies. There is no justification for saying that the NDP cannot have a local design policy that is distinct from development plan policy (if it were the same and added nothing more, it would be duplicative and so not meet Basic Conditions).</p> <p>The design codes were prepared by AECOM for the parish and its analysis is based on established good design principles applied to the specific environment of Pucklechurch. The codes should be referred to in development design where appropriate. Whilst the NPPF has been subject to updates, the basis on which the Design Codes were prepared is not changed significantly and so the report and codes remain valid as a supporting document to the Draft NDP.</p> <p>The development density table (Table 6) was prepared to in order to set out an understanding of the prevailing density of development in different parts of the parish. That way, new development design can consider how it relates to existing areas, with the only requirement in policy PUCKLE6 being to avoid overbearing development adjacent to</p>

Other individual Comments	Response
<p>specific scale and to carry weight in decision making should be produced either as part of a plan or as a supplementary planning document.</p> <p>6.1.9 - The requirements of Policy PUCKLE 6 are onerous and in excess of the requirements of the Development Plan, requiring justification for higher densities. It presents restrictions on some development beyond local policies with little flexibility. It therefore breaches Basic Conditions (a) and (e) and should be amended to ensure it is written in accordance with the Development Plan, to allow for flexibility in the application of its requirements, ensuring development can come forward in line with the NPPF. Similarly to the AECOM HNA, the Design Guidance and Codes Report was prepared in 2023 and therefore based on now superseded National Policy.</p> <p>6.1.10 - Further to the above, it is also worth noting that the development proposals at Marsh Farm have been subject to a design review panel with South Gloucestershire Council and local stakeholders. The design review panel consisted of a site visit, presentation and open discussions. Following this, a series of comments were then provided by the panel which led to a sequence of evolutions within the emerging proposals. It should be ensured that PUCKLE 6 does not conflict with the design aspirations of South Gloucestershire Council.</p>	<p>existing development through a graduated approach, buffers or screening. This is something most developers would seek to do and demonstrate through their design proposals.</p> <p>In relation to the Marsh Farm site and the work of the South Gloucestershire design review panel, there should be no conflict between the two given that both are based on the application of good design principles in the specific local context of Pucklechurch.</p> <p>The Design Review Panel may have additional considerations that extend beyond the parish boundary and NDP remit, for example the setting of potential development sites in relation to the Cotswold National Landscape.</p>
<p>IM Land Comments on PUCKLE16 Better Bus Services</p> <p>7.1.2 - The PPG states⁷ that “Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:</p> <ul style="list-style-type: none"> • necessary to make the development acceptable in planning terms; • directly related to the development; and • fairly and reasonably related in scale and kind to the development.” <p>7.1.3 - Whilst IM Land would be supportive of providing financial contributions towards bus service improvements in principle, the need for these bus service improvements would have to be supported by sound evidence and be relevant to the proposals. Policies CS6 (Infrastructure and Developer Contributions), CS7 (Strategic Transport Infrastructure) and CS8 (Improving Accessibility) of the Core Strategy, Policies PSP10-16 of the PSPP seek to improve transportation infrastructure however the proposed policy in PUCKLE 16 is highly specific and it has not been demonstrated that this provision would be viable.</p>	<p>This is agreed. Reference to specific local bus routes and services will be placed in supporting text.</p>

Other individual Comments	Response
<p>7.1.4 - IM Land therefore recommend that the policy is amended to: <i>“Proposals for major development which include a financial contribution to the provision of public transport improvements a 30 minute bus service and extended bus service hours to 22:00pm serving Yate and Emerson’s Green will be supported in principle.”</i> This is to ensure the policy complies with the Basic Conditions.</p>	
<p>IM Land Concluding Comments</p> <p>Evidence Base: Housing Needs Assessment and Design Code.</p> <p>8.1.1 - As previously raised, the Pucklechurch Housing Needs Assessment (HNA) was prepared in April 2023 to support the DPNP, prior to the December 2024 NPPF and based on Census data from 2021 and 2011. Surveys were also carried out by the Parish Council prior to the Covid-19 pandemic, which are likely to yield different results compared to if they were undertaken in 2025. As stated within these representations, this report shows the situation at a point in time and it is likely that its conclusions could be superseded. Similarly, the Pucklechurch Design Guidance and Codes was prepared by AECOM in August 2023, which is again prior to the publication of the December 2023 NPPF and refers to the 2021 NPPF.</p> <p>8.2.1 - These representations demonstrate that, as currently drafted, the DPNP breaches the Basic Conditions. The DPNP has been prepared based on the now superseded 2023 NPPF, contrary to Paragraph 239 of the 2024 NPPF, which requires the policies in the updated Framework to apply.</p> <p>8.2.2 - IM Land reserve the right to comment further on the Neighbourhood Plan as it progresses and welcomes the opportunity to meet with the Parish Council to discuss the proposals at Marsh Farm, what the Site can deliver for the community, and the progression of the Neighbourhood Plan more widely.</p>	<p>The evidence base documents referred to a in-time and remain valid given that NPPF policy with regard to their subject matter has not changed significantly. The production of year of 2023 is recent and the findings remain valid. The documents are supporting documents to the NDP and are not formally part of the plan.</p>

Responses from Statutory Consultees

38. The list of statutory consultees who were consulted on the Regulation 14 NDP is included at **Appendix E**. The following responses were received from Statutory Consultees (not including South Gloucestershire Council, which is in a separate table). Comments in response are set out in the table below.

Statutory Consultee Comments	Response
<p>Natural England</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>(The response is accompanied by Annex 1 which provides general information and links to resources.)</p>	<p>Noted, no action required.</p>

Statutory Consultee Comments	Response
Environment Agency	
<p>Thank you for consulting the Environment Agency on the draft Neighbourhood Plan Regulation 14.</p> <p>Based on the environmental constraints within the area, we have no detailed comments to make in relation to your plan at this stage.</p> <p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, English Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/</p>	Noted, no action required.
Historic England	
<p>Thank you for your Regulation 14 consultation on the pre-submission version of the Pucklechurch Neighbourhood Development Plan.</p> <p>There are no specific issues associated with the Plan upon which we wish to comment other than to welcome the provision of Character Areas and Design Codes which can help ensure the protection and enhancement of the parish's historic character.</p> <p>We congratulate your community on the preparation of its Plan and wish it well in getting it made.</p>	Noted, no action required.
Coal Authority	
<p>Our records indicate that within the Pucklechurch Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.</p> <p>Following a review of the Neighbourhood Plan it appears that no new site allocations are being proposed for residential or employment/commercial development in the area. On this basis I can confirm that the Planning team at the Coal Authority have no specific comments to make.</p> <p>If new development is proposed in areas where our records indicate that coal mining features are present then consideration would need to be given to how these may impact on the quantum of development that can be accommodated and how any risks will be addressed.</p>	Noted, no action required.
National Highways	
<p>Thank you for providing National Highways with the opportunity to comment on the Draft Pucklechurch Neighbourhood Plan –</p>	Noted, no action required.

Statutory Consultee Comments	Response
<p>Regulation 14 Consultation. National Highways is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the M4 motorway which runs east-west through the Neighbourhood Plan Area. However, the nearest SRN junctions are located at M32 Junction 1 (approximately 3.5 miles from the Plan area) and M4 Junction 18 (approximately 4miles from the Plan area).</p> <p>We have noted your proposed policies and are satisfied that they are unlikely to lead to development which will have a significant impact on the SRN. We therefore have no specific comments to offer, although in general terms we welcome those policies which will improve pedestrian, cycle and public transport links, and those which would safeguard and improve local facilities and services, leading to greater self-containment, which we see are proposed in this consultation.</p> <p>Please note however that these comments do not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.</p>	
Network Rail	
<p>Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.</p> <p>PUCKLE 13 – Leisure walking routes Under this policy planning applications for major development should demonstrate how they will protect and improve leisure walking routes within Pucklechurch Parish.</p> <p>The Dramway runs along the western edge of the parish and can be accessed to the north by Westerleigh Footpath level crossing.</p> <p>Any development of land within the parish which would result in a material increase or significant change in the character of traffic using rail crossings in the area should be refused unless, in consultation with Network Rail, it can either be demonstrated that they safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.</p> <p>Level crossings can be impacted in a variety of ways by planning proposals:</p>	<p>Noted, no action required.</p> <p>The Westerleigh level crossing is located in another parish and policies in the Draft NDP only related to development matters in Pucklechurch Parish.</p> <p>References to the dramway within Pucklechurch are also of relevance to walks in the western part of the parish and to connections across the A4174 into Bristol and in the north of the Parish to connect to paths into Emerson's Green.</p>

Statutory Consultee Comments	Response
<ul style="list-style-type: none"> • By a proposal being directly next to a level crossing • By the cumulative effect of development added over time • By the type of crossing involved • By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing • By developments that might impede pedestrians ability to hear approaching trains • By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs • By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing • By any development or enhancement of the public rights of way <p>Network Rail has a strong policy to guide and improve its management of level crossings, which aims to; reduce risk at level crossings, reduce the number and types of level crossings, ensure level crossings are fit for purpose and ensure Network Rail works with users / stakeholders and supports enforcement initiatives. Without significant consultation with Network Rail and if proved as required, approved mitigation measures, Network Rail would be extremely concerned if any future development impacts on the safety and operation of level crossings.</p> <p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway:-</p> <ul style="list-style-type: none"> • (Schedule 4 (j) of the Town & Country Planning (Development Management Procedure) Order, 2015) requires that <i>"...development which is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway"</i> (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both the Secretary of State for Transport and Network Rail for separate approval. <p>We trust these comments will be useful in the preparation of the forthcoming plan documents.</p>	
Emersons Green Town Council	
Thank you for consulting with us as a neighbouring parish.	Noted, no action required.

Statutory Consultee Comments	Response
<p>After 2 meetings reviewing and discussing your Regulation 14 consultation - Pucklechurch parish draft Neighbourhood Plan Emersons Green Town Council made the following resolution:</p> <p>We thank Pucklechurch Parish Council for recognising us as a neighbouring parish and consulting with us according on their Neighbourhood Plan draft. Having reviewed this thoroughly we determined that we have no objection to the draft plan.</p> <p>We wish Pucklechurch Parish Council well with the remainder of this process and in its implementation. I have a full printed copy of your plan which we used during council discussions. I believe PVSSC's document has been highly used and wondered if you would like me to take this copy there, so they have 2 rather than shred it?</p> <p>In addition, we would be open to a joint meeting of members of Pucklechurch Parish Council and members of Emersons Green Town Council Planning Committee, as a working group, to discuss joint implications of the South Gloucestershire Local Plan Reg 19 Consultation if your members feel this would be beneficial.</p>	
Siston Parish Council	
<p>Siston Parish Council have reviewed the proposed Pucklechurch Neighbourhood Plan and have responded positively to it, with no objections.</p>	<p>Noted, no action required.</p>
Wick and Abson Parish Council	
<p>W&A PC discussed Pucklechurch's Parish plan this evening and wished to congratulate PPC on undertaking this task and confirm W&A PC have no commentary.</p> <p>We wish you the best of luck</p>	<p>Noted, no action required.</p>

Response from South Gloucestershire Council

39. A detailed response was received from South Gloucestershire Council and this is set out in the table below as it was received (in full) along with a response to the comments made.

Pucklechurch Neighbourhood Plan Regulation 14 Pre-Submission Consultation

South Gloucestershire Officer Comments – 18 March 2025

Introduction

Thank you for giving South Gloucestershire Council the opportunity to comment on the latest version of the Pucklechurch Neighbourhood Plan document. We appreciate the hard work that has gone into this document so far and the iterative process of producing a document such as this. We also believe that the ongoing dialogue between the Pucklechurch Neighbourhood Planning Group and the Local Authority (LA) has been beneficial in identifying potential concerns early, allowing us to work together to address these matters which to date we have been able to successfully achieve. This has facilitated the preparation of a neighbourhood plan that is robust and allows the community to direct policy towards key issues which are considered as priorities for the community.

The nature and content of our officer comments are intended to prepare the Plan for the likely formal stages of consultation and examination that the Neighbourhood Plan will be subject to. They also reflect lessons learnt, and our own experience of having documents like the Policies, Sites and Places DPD examined by an independent inspector.

Offer of a meeting at Badminton Road Offices

As part of these comments the Council wish to propose a meeting to discuss the comments below and continue the iterative process to move the plan forward. Officers will be in touch to set up a meeting which we would be happy to host at the Badminton Road Offices after the consultation has closed and the Group have had an opportunity to review the comments.

(A meeting was held online as requested on 28th April 2025. This discussed and agreed amended wording to policy considerations in relation to policies PUCKLE2, PUCKLE3, PUCKLE4 and PUCKLE12. Further minor text additions have been made to clarify the basis for policies and provide further policy support where available. see attached notes at **Appendix G**).

General comments on the plan

The plan process and next steps

The Group are advised at this stage to begin familiarising themselves with the next stages of the plan making process. These will become more formal stages and therefore certain legislation must be adhered to. Officers are happy to take the group through the broad stages going forward and what to expect. Officers would be happy to discuss this as part of the meeting suggested above. This will ensure the Group and LA are best placed to navigate the final stages of the plan making process. Further information can be found in the [National Planning Practice Guidance](#) but can be summarised as:

- Regulation 14 examination undertaken by the Group (This is the current consultation).
- Examination close – Group consideration of comments and make changes to the plan (changes should be recorded and justified).
- The plan is submitted to the Local Authority who checks the submission for legal compliance (Regulation 15).
- The Local Authority will organise the Regulation 16 consultation – this will take place a minimum of 6 weeks.
- The consultation closes and the plan and evidence base is submitted for examination.
- The examination takes place and the Examiner published the Examiners Report.
- The Group decide whether to take the plan forward to referendum – a successful referendum brings the plan into force.
- Formal ‘adoption’ of the plan at Full Council – otherwise referred to as the plan is ‘made’.

The Reg 19 Local Plan Consultation

It is recognised that both the Local Authority and the Neighbourhood Plan Group have been working on their respective plans both of which have been published for consultation simultaneously. Progress on both plans is a positive step, however inevitably this has resulted in some potential conflicts in policies as written in particular regarding strategic urban extensions (Policy LP6 and LP7) as set out in South Gloucestershire Regulation 19 Local Plan. The officer view is that these are not insurmountable however further discussion with the group would be welcome to ensure these can be resolved before both plans reach their more formal stages.

The comments below have highlighted where we believe these conflicts could exist and further discussion with the Group would be a welcome step. As comments are required before we are able to set up a meeting with the Group we will need to outline these as conflicts with

the emerging Reg 19 Local Plan at this stage, however as mentioned above and in the detailed comment below we believe there are solutions to resolve these.

It is appreciated that these conflicts have likely materialised as a result of the Group being unable to view the Regulation 19 Local Plan before they published their Regulation 14 Consultation and we look forward to continuing to work iteratively with the Group over the coming months.

The Group are advised to review the Reg 19 Local Plan document and understand the direction of travel concerning the current Core Strategy and Policies, Site and Places Plan regarding which policies are proposed for replacement and which policies will be saved. Again it is recognised this would not have been possible before publishing the current draft. The list of proposed saved and superseded policies upon adoption of the plan can be found at Appendix 2 of the consultation document and linked here: [Appendix 2 Saved Policies](#).

South Gloucestershire Local Plans weight and status

Although the comments have focused on the reg 19 Local Plan policies as the emerging replacement plan for South Gloucestershire it is important to note that at the current moment the Core Strategy, Policies Sites and Places Plan and Joint Waste Core Strategy form the current Local Plan for South Gloucestershire with the Reg 19 consultation document carrying no weight or status. We would be happy to discuss this with the Group alongside your project plan to understand where the replacement Local Plan will likely be when the neighbourhood plan progresses to examination and the implications of this.

Approach to density

We note a large emphasis on density as a determinant of character. Density, which is measured in ‘dwellings per hectare’, is a very crude measure. For instance, large dwellings plotted with little space between can have a very low density but have as much as an urbanising effect as a much higher density of smaller house types plotted in a terrace, such as found along the main street in Shortwood. An attractive little terrace would be more in keeping with the local character and context, than a row of large executive homes, which could present more overbearing issues on adjoining properties than a sensitively designed higher density scheme. Good design thus usually starts with a thorough context and character appraisal to determine site opportunities and constraints and appropriate development forms and typologies.

We would recommend viewing the [South Gloucestershire Council Density & Character Study](#) which sets out the methodology used to establish densities (the McCreanor Lavington Method) which we believe has emerged as the conventional method for measuring density. This would ensure a consistent method is being applied between both the neighbourhood plan and Reg 19 Local Plan.

There is one small section on density, rather than a large emphasis. The policies of the NDP do not set density requirements. Table 6 presents factual information on development density in the character areas of Pucklechurch. Policy PUCKLE6 asks that development design (explained in Design and Access Statements) demonstrates how development at increased density will avoid creating overbearing development in relation to existing development and use tools to avoid this including through graduated approaches, buffers and landscaping/screening and design codes principles. The consideration of how proposals for development on land adjacent to settlements in the parish would relate to existing development (through their design is seen to be a highly relevant consideration for the NDP in the context of potential Green Belt release and speculative proposals seeking to justify Grey Belt or under Golden Rules.

In recognition of the comment, the policy will be amended to add reference to ‘more prominent development form’

SGC Comments on specific parts of the plan

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
Paragraph 47	The paragraph makes reference to the last plan objective being ‘directly challenged’ by the potential spatial option to undertake urban expansion from Bristol’. Is this reference to the Lens Option 2 Urban Edge which was published in the Local Plan Phase 3 consultation? In light of the current published Reg 19 version of the local plan could this now be reworded to recognise the challenge of pressure from expansion of Bristol rather than a challenge to the plan.	Outlining in the plan that there is a direct challenge may be read as a conflict with the reg 19 Local Plan which an Examiner would need to address however this may not be what the text was alluding to. Instead, it feels like the point was to highlight a pressure and commitment to mitigate this as much as possible rather than a conflict between the Reg 19 Local Plan and the NP draft.	At the time the objectives were formed, local plan proposals to develop on land currently in the Green Belt in the parish were not known. The para (48) will be amended to reflect the current situation. The plan objective will be amended to make its purpose clearer.

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
Paragraph 48	<p>It is perfectly reasonable and actually best practice for Neighbourhood Plans to take on two roles. The first to set out land use planning policy (the original intended purpose) but also to set out community aspirations (where issues raised cannot be resolved through land use planning policy). It is important to set out clearly or the examiner which part of the plan is setting land use planning policy and which seeks to outline the aspirations and projects of the community would like to take forward should the correct conditions arise. See the Charfield Neighbourhood Plan document which set this out very clearly. The examiner will not be required to assess the aspirations as their role is to assess the land use planning policy against the basic conditions. By clearly separating the two sections of the plan the group can avoid the examiner unnecessarily striking through sections of the plan on the basis that they are not land use policy.</p> <p>The Charfield Neighbourhood Plan and other 'made' plans can be found here and are a good reference.</p>	To provide clarity to the examiner of what is land use policy and what are aspirations/projects of the community.	<p>Para 49 and 50 say clearly that there is a distinction between land use and non-land use matters and that it is important to capture wider aspirations. Table 3 then sets them out.</p> <p>In order to respond to the comment, this part of Section 4 will be moved into its own section.</p>
Table 3 – Community Aspirations and Priorities	As above – see Charfield NP which set the NP document into two distinct sections to clearly separate land use policy proposals from aspirations.	To provide clarity to the examiner of what is land use policy and what are aspirations/projects of the community.	As above.
Puckle 2 - Requirements for Additional Local Community Facilities	<p>The major development proposals within the Reg 19 Local Plan that fall partly within the Neighbourhood Plan Area of Pucklechurch include:</p> <ul style="list-style-type: none"> LP6: North Lyde 'ecotech' village LP7: Carsons Green and Rockhouse Farm New Neighbourhoods <p>Also included is a smaller allocation in Pucklechurch village (BV11 Land East of Abson Road, Pucklechurch) for 60 homes.</p>	<p>Officers would welcome a meeting with the group.</p> <p>The Neighbourhood Plan will need to avoid any conflicts with strategic policy and a meeting to discuss how best to achieve would be a positive step.</p>	A clear understanding is required of the extent to which emerging local plan policy considers the needs and requirements of residents of Pucklechurch before development takes place and then seeks to meet that need through new development or the infrastructure plan.

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
	<p>At the time of drafting the Pucklechurch Neighbourhood Plan draft it is appreciated that the Local Plan Reg 19 consultation had not been launched and therefore it will have been difficult to ensure both plans are consistent. A lot of work has been done to progress the Sustainable Urban and Village extensions in the Reg 19 plan including providing further clarity on the provisions within these which include homes, jobs and community facilities. A review of the current neighbourhood plan draft and the current Reg19 Local Plan policies for these sites outlines a potential for conflict however recognising the reasons for this being that both have been published for consultation at the same time, officers would welcome a meeting with the group to understand how best to progress both plans to ensure policy consistency and avoid conflicts between policy.</p> <p>The group is also encouraged to comment on the Regulation 19 Local Plan consultation.</p> <p>A brief overview of the Neighbourhood Plan and Reg 19 Local Plan outlines a broad consistency in the delivery of suitable services and facilities for the existing and new communities however a conflict is present in the detailed policy wording between the two and further engagement would be welcome to ensure a policy outcome can be reached which allows the Local Plan to progress its strategic policies whilst also complimenting the objectives of the Neighbourhood Plan policies and objectives within the rest of the NP area.</p>	<p>The timing of the Neighbourhood Plan Reg 14 and Local Plan Reg 19 consultation has meant that cross engagement has not been possible to align both plans however this can still be achieved.</p> <p>It is important that the Neighbourhood Plan is in general conformity and does not conflict with strategic plan policies emerging in the Reg 19 Local Plan document.</p>	<p>If full consideration and provision to meet the needs of Pucklechurch Parish is addressed in the emerging local plan, then there is a clear need to ensure that NDP policy does not duplicate the local plan.</p> <p>If, on the other hand, community infrastructure provision required to support the local plan does not directly address local needs in Pucklechurch, then there may still be a need for an expression of local community infrastructure requirements to be met at existing settlements in Pucklechurch. In this case there would not be a conflict between policies as they would address different things.</p>

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
<p>Figure 10 – Local Connections Requirement</p>	<p>Officers would welcome continued dialogue on this policy and a meeting may be helpful.</p> <p>There is a potential conflict in the application of the policy. It may be appropriate to apply the policy to the neighbourhood plan area outside the strategic policy areas covered by LP6 and LP7 where large urban extensions are proposed. The local connections policy could then apply to smaller village growth (such as Reg 19 Local Plan allocation BV11) which is intended to improve local market conditions for the village community. The policy could then also apply to windfall sites over the plan period.</p> <p>Further conversation would also be welcome on this policy and the emerging Reg 19 Local Plan Affordable Homes Policy which also has a local connections element.</p>	<p>A local connections policy is supported and examples of the policy are in place in the Oldbury Neighbourhood Plan however the area</p> <p>in which this should apply should exclude the areas on the Neighbourhood plan area within the strategic plan policy area of LP6 and LP7.</p> <p>The scale of development proposed here makes the application of a local connections policy unnecessary. The strategic policies are only partially within the parish adding further complications to the application of the local connection criteria.</p> <p>Instead, the local connections may be better applied to the remaining neighbourhood plan area outside of Reg 19 Local Plan policy LP6 and LP7. This would include smaller local plan allocations at Pucklechurch as well as small site windfalls that come forward in the plan period and feels appropriate to the intended scale of the criteria. Further dialogue on how this policy integrates or expands on Regulation</p>	<p>The requirement is set out in Policy PUCKLE3 and would only apply in the first instance. Without this in place, there is no guarantee that local people in Pucklechurch would qualify for affordable housing in the area in which they live.</p> <p>It is important that an opportunity for the local community to sustain itself inter-generationally is provided and a connections requirement for access to what is likely to be otherwise unaffordable housing is a way to achieve that.</p> <p>Now that Reg 19 local plan proposals have been published, it is acknowledged that, should the proposals be sound, the scale of provision would be well in excess of local needs. In this context, a six months' period over which the requirement would apply seems unreasonable and so this element would be removed.</p> <p>The suggestion that local needs could be met by restricting the local connections requirement to sites outside strategic development allocations is not sufficient. There is one proposed allocation of 60 homes that would come forward at a single</p>

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
		19 Local Plan Policy LPS4 would also be helpful.	point in time. Beyond this, SGC would hope to have re-established strong green belt boundaries and so opportunities for further non-strategic housing development would in theory be limited to meet future needs.
Puckle 3 – Affordable Housing Tenure	<p>Again, Officers would welcome a meeting to discuss the approach to Affordable Housing further. There are clear synergies with the approach taken by both the Reg 19 Local Plan and the draft Neighbourhood Plan however there are potential concerns regarding the delivery of strategic policies within the neighbourhood plan area, namely LP6 and LP7 of the reg 19 Local Plan and further discussion on these would be welcome as both plans approach the formal stages of the plan making process to ensure general conformity and remove potential areas of conflict.</p> <p>Taking a similar approach to other areas of the plan officers consider it appropriate to re- specify the area within the Neighbourhood Plan Area the policy is intended to apply.</p> <p>Outlining that areas LP6 and LP7 will not fall under the policy may help reduce conflicts and potential deliverability issues of Local Plan strategic policies.</p>	<p>Officers would welcome a meeting with the group.</p> <p>Further exploration of how the emerging Reg 19 AH policy alongside the Neighbourhood Plan Policy will apply, specifically to strategic sites set out in Reg 19 Local Plan document LP6 and LP7.</p>	Agreed. The policy will be amended following discussion.

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
Puckle 4 – Housing Type and Size	<p>Similar to Puckle 3 Officers would welcome a meeting to discuss and consider the implications of this policy on strategic policies LP6 and LP7 in the Reg 19 Local Plan to understand if there are any potential conflicts that could impact the deliverability of strategic policy in the Local Plan.</p> <p>It is likely that officers would again recommend that the area within which the policy is to apply is removed from strategic allocation area LP6 and LP7 and instead apply to the remaining NP area covering village allocations and windfalls only.</p>	<p>A meeting to further consider the/any potential implications of this policy of the ability to deliver LP6 and LP7 strategic policies in the Local Plan.</p> <p>This will help identify conflict and resolve these before both plans reach the more formal stages of the plan making process.</p>	Agreed. The policy will be amended following discussion.
Puckle 4 – Housing Type and size	Puckle 4 which in the main promotes more smaller housing types could potentially conflict with the approach to the density policies which would in effect lead to fewer larger housetypes. The two policies are potentially in conflict.	In order to deliver smaller house sizes and types it may be appropriate to explore different approaches such as block development or terrace which will likely be in conflict with some of the density assumptions made in the character areas.	<p>The comment refers to density policy (PUCKLE6) as in potential conflict with the need identified in PUCKLE4 for smaller homes.</p> <p>PUCKLE6 does not seek to restrict densities but to ensure that where there is a clear difference between new development and existing adjacent development, the design approach demonstrates how overbearing development will be avoided (this has been amended to include development form). This can be achieved using sensible design approaches.</p>
Figure 11 – Character Areas identified in	Can a key be added to clarify the character areas.	It is unclear which design codes apply to which character area.	A Key will be added.

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
Pucklechurch			
Table 5 Historic Character	Are these intended to be applied within the Conservation area?	To clarify the area in which these design codes apply.	No, para 115 recognises the primacy of the SGC Conservation Area SPD and does not seek to duplicate that. Language of para 115 will be amended to make this clearer.
Table 5 Natural Environment	It is unclear what areas these are meant to apply.	To clarify the area in which these design codes apply.	Should be 'Area-wide' will amend table 5
Table 5 Development density criteria	<p>Please see evidence base – South Gloucestershire Council Density & Character Study in particular the method applied to identify density. It may be helpful to align with this method to ensure a consistent approach. The study outlines its use of the McCreanor Lavington Method as the conventional method approach.</p> <p>Officers would suggest the group consider national and local policy regarding making effective use of land. Although there is a balance to be struck and some areas, due to constraints, are not suitable for higher density development it is important to note that lower density development requires a higher land take and that national policy outlines the importance of using land most effectively when it comes to the delivery of new homes.</p>	<p>Densities outlined in the design codes appear quite low and there is a risk that this could be interpreted as a conflict with national and local policy regarding the effective use of land.</p> <p>Has the method to calculate density been set out?</p> <p>Or, is further clarity required regarding the appropriateness of lower densities against planning constraints for example the Conservation Area?</p>	<p>The densities presented in the Design Codes are not policy but are estimates of density as they currently exist in Pucklechurch.</p> <p>NDP policy does not seek to restrict density or development form. The purpose of Policy PUCKLE6 informed by Table 6 is to ensure that when new development proposals are presented adjacent to existing settlement, they take into account the differences in density and development form and then demonstrate how they are proposed to deliver development which is not overbearing and is based on good design principles. The purpose of the policy is to promote a good relationship between existing and new development.</p> <p>AECOM provided estimates of density</p>

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
			<p>for each character area and these were checked locally. Local checking was done through a postal address count for residential and commercial properties within each character area. Care Home addresses were treated as separate households to show higher densities. Areas of land deemed to be not related to developments were excluded to ensure that densities were not artificially low. Judgement was used to exclude land within developments to avoid lowering density estimates. This was checked back with AECOM who confirmed that the numbers broadly matched their results.</p>
Table 5 Key Views	<p>There is reference in policies and codes to protecting views. There is though no justification as to why such views should be protected, or identification of key views (see the Local Plan Reg 19 etc). This runs counter to general practice and case law that has established that there is no right to a view.</p> <p>Policy and coding should be more precise as to what features in the village and surrounding context development should seek to avoid impeding views of and from where.</p>	<p>Case law has established that there is no automatic right to a view and therefore to it may be suitable to review this and outline exactly what views need protecting and why.</p> <p>A map of these key views may also be helpful. Please see the Local Plan Reg 19 consultation which published a map of key views as an example of a map: Map 11 Strategic Green Infrastructure and Environment.</p>	<p>Agreed that it should be made clearer that important local views are enjoyed from public receptors constituted by public rights of way, not residential properties as there is no 'right to a view'. The Table will be amended to make this clear.</p> <p>Pucklechurch Village sits above Bristol and below the escarpment. A map will not be provided as the views referred to are general and only in two directions – west to Bristol and east to the Cotswold escarpment from public rights of way.</p>

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
Puckle 10 – Support for Home Offices and Extensions	Is the policy intended to go further than current national and local policy including permitted development rights. If so, is the policy intended to apply across the Neighbourhood Plan Area? Has the group considered how this may conflict with Green Belt policy?	It is unclear what this policy will do over and above current policy provision and how that may conflict with other policy such as Green Belt which restricts this kind of development.	<p>The policy refers to planning applications (for example in a Conservation Area) and to larger extensions. It wants to show support for local enterprise given the lack of opportunities to develop employment opportunities on the available land not in the green belt.</p> <p>The supporting text provides further clarification of the purpose, recognizing that not all home-based businesses involve solely office activities.</p> <p>Will add the words 'subject to other development plan policy requirements'</p>
Paragraph 166	Is the intention to include a policy for telecommunications and broadband?	Clarity on the purpose of paragraph 166	The paragraph is context for the conditions under which businesses in Pucklechurch are operating. A sentence will be added to comment on the implications of broadband performance on the local economy
Puckle 12 – Employment Skills and Recruitment Plans	This is an aspiration for the parish rather than land use policy. It may be helpful to move this to the aspirational section of the plan to avoid it potentially being struck out by an examiner.	The examiner will assess the land use plan policies against the basic conditions. The policy would likely currently be struck out as it is not a land use policy.	The Government has an established Mission to create jobs in construction and the NPPF requires planning policies to promote sustainable development (economic pillar). Other LPAs do require this through their local plan policies.

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
			Supporting text and policy wording has been amended to provide a clearer context and requirement
Table 7 – Proposed Local Green Space at Millenium Green	<p>Officers recommend engaging with Property Services as the landowner to ensure they are in agreement with the proposals.</p> <p>The site was previously nominated as a green space in the Policies, Sites and Places Plan but never adopted. It may be worth exploring the PSP evidence to understand why this was not allocated and ensure these issues are resolved.</p>	Landowner support is required to ensure the Local Green Space Designation can proceed. The group are encouraged to engage Property Services.	Engagement SGC Property Services has taken place, who have agreed to the proposal.
Table 8 – Priority Locations for Improvements in support of active travel routes	The route section of the table describes the current status of the site but could this be made clear to set out exactly what the aspirational intervention could be? Traffic calming measure etc are not suitable for land use policy but this could be set out in an aspirational section of the plan to highlight specific interventions the community would like to see should funding become available.	Clarify aspirations in the NP which can be progressed if the correct conditions or funding becomes available.	Will identify priority improvements

Plan Section/Policy	Officer Comments	Justification/Issue	Response to Comment
Puckle 16 – better Bus Services for Pucklechurch Parish	This feels more like an aspiration rather than a specific land use policy. This could still be included in the plan but make clear that the provision of this service is an aspiration rather than specific land use policy. Financial contributions would be sought via CIL and Section 106 however it is unclear how much control over this the parish will have. Uplift in CIL receipts from 15% to 25% directly to the parish and how this is spent will be up to the parish council and therefore setting out aspirations for projects in a neighbourhood plan is important.		<p>PPC believes that public transport provision is more than a Parish Council discretionary CIL matter.</p> <p>Sustainable locations for development have a range of essential services available to be accessed by residents on foot.</p> <p>Larger sustainable locations will have a range of public transport opportunities so that people do not need to travel by car for all purposes. The provision of public transport to support new development is a strategic policy consideration.</p> <p>The Draft NDP has identified specific local community requirements (adding local detail) and these should be considered alongside strategic planning policies as the local plan is progressed.</p> <p>Policy wording has been amended to refer to more general improvements.</p>

Other comments

Section	Comment	Response to Comment
All policies	the green box is helpful and clarifies policy – it might also be helpful to make the policy titles bold.	OK
Table 4 - Page 23	remove 'part of' and '(with 10 currently fully used).'	OK

Figure 10	replace reference to Oldbury with Pucklechurch in bullet point 2 and 3.	OK
Paragraph 99	<i>'Accommodation needs to be sufficiently flexible'</i>	OK
Paragraph 146	<i>Spatial strategy options in the emerging local plan proposes some employment development within and adjacent to the parish and will be important that, if this occurs, local people benefit from new local employment opportunities.</i>	OK – this has been more extensively updated to reflect local plan proposals
Paragraph 186	link to Public Rights of Way map/document does not work.	No link/link removed.
Character Areas Section	Can a key be included with the map to understand which areas are being referred to in the text	OK

Appendix A – Community Engagement Survey

Pucklechurch Neighbourhood
Development Plan
Community Engagement Survey
Analysis Report

January 2019



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1 Introduction

Pucklechurch Neighbourhood Plan is being prepared to guide development in the parish in future. This community engagement follows early stage consultation and engagement carried out by the Parish Council and Steering Group through 2017 and 2018. The early stage engagement set the scope of the Neighbourhood Plan and defined some of the issues to be further investigated. This survey has allowed more detailed and in-depth questions to be asked of residents to find out about their views on how Pucklechurch should develop, what is important to people and how positive planning can bring about the changes they'd like to see here.

2 Method

The community engagement was carried out using a survey which was made available between 10th November 2018 and 14th January 2019. Residents were encouraged to complete the survey, either online or on paper, and were offered support in completing it by the Pucklechurch and Shortwood Good Neighbour Scheme if required.

The survey was advertised through a variety of means including;

- Press releases
- Social media
- Websites
- Word of mouth
- Flyers through every door in the parish
- Posters
- Community magazines

In total 641 people responded to the survey and, of these, 599 responses were completed online, and 42 on paper. The answers included 1,808 text answers. The results have been analysed and are reported below. The full results from the survey responses are reported verbatim in the Appendices. One response has been removed from this body of evidence to avoid contravention of the Criminal Justice and Public Order Act 1994 due to the threatening, abusive and insulting text contained therein.

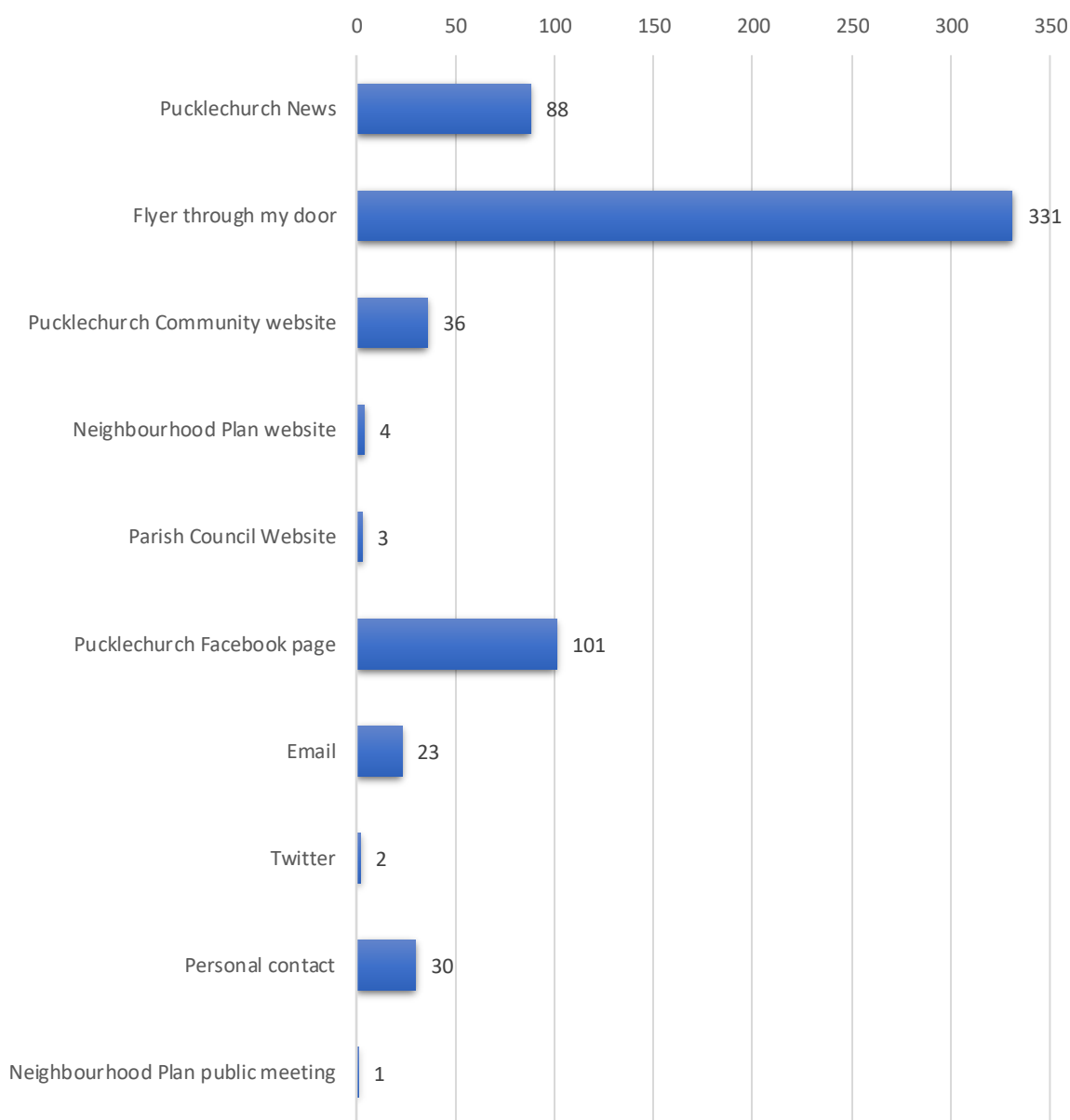
3 Results

3.1 Background and Demographics

Information was collected on all those who completed the survey in order to ensure that everyone has been given the opportunity to respond, and to make sure that the views of particular age / gender / geographical populations were not missed.

3.1.1 Question 1 - Where did you hear about this survey?

619 respondents answered this question

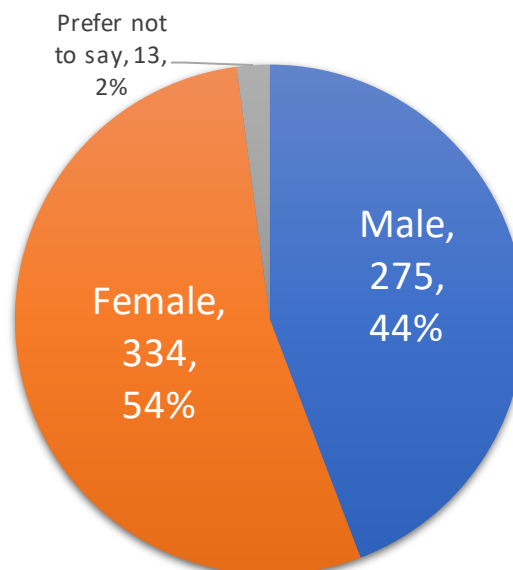


For “Other” answers – see [Appendix 1](#)

3.1.2 Question 2 - Are you male/female?

Approximately equal numbers of men and women responded to the survey, with some individuals choosing not to provide information on their gender.

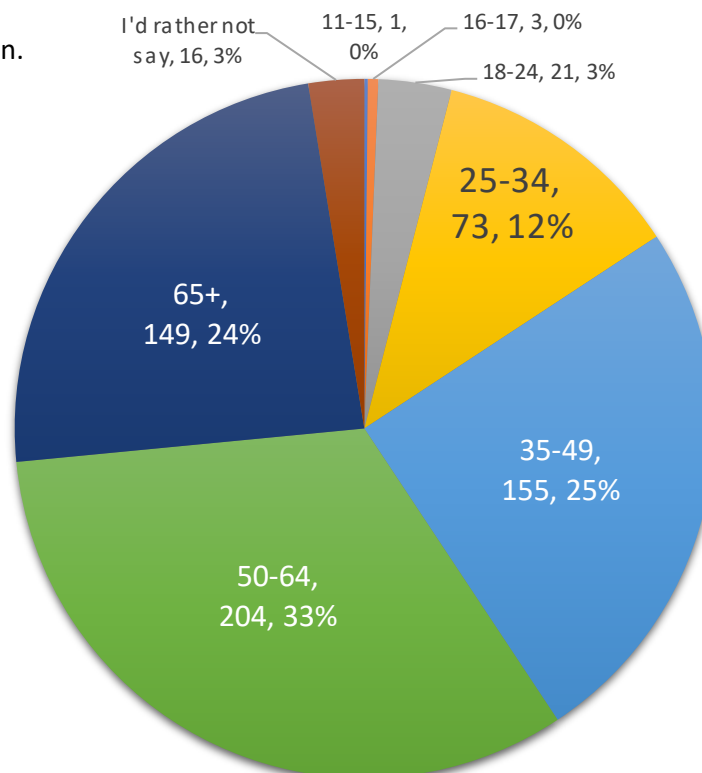
622 respondents answered this question.



3.1.3 Question 3 - How old are you?

Older residents were more likely to answer the survey, with the majority of those responding being over 50 years old. Though efforts were made to provide the opportunity for all residents to get involved, through publicising the survey widely, younger people remained less inclined to give their views at this time.

622 respondents answered this question.



3.1.4 Question 4 - What is your postcode?

The postcode map showed that the majority of those who completed the survey live in Pucklechurch parish, or in the immediate vicinity. There is a good spread of responses from across the parish, with the greatest number coming from the built-up area of the village itself. There were 434 complete postcodes given with single postcodes often covering a number of houses / respondents (Full postcode listing can be seen in [Appendix 2](#)).



Complete Postcode spread



Local Postcode spread

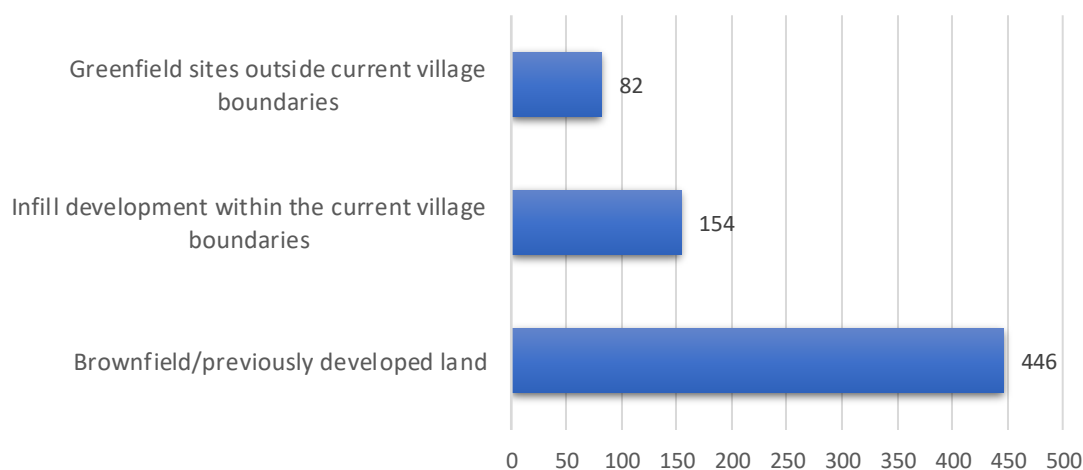
3.2 Development and Housing

3.2.1 Question 5 - If Pucklechurch Parish needs to accommodate more housing, where should it be built?

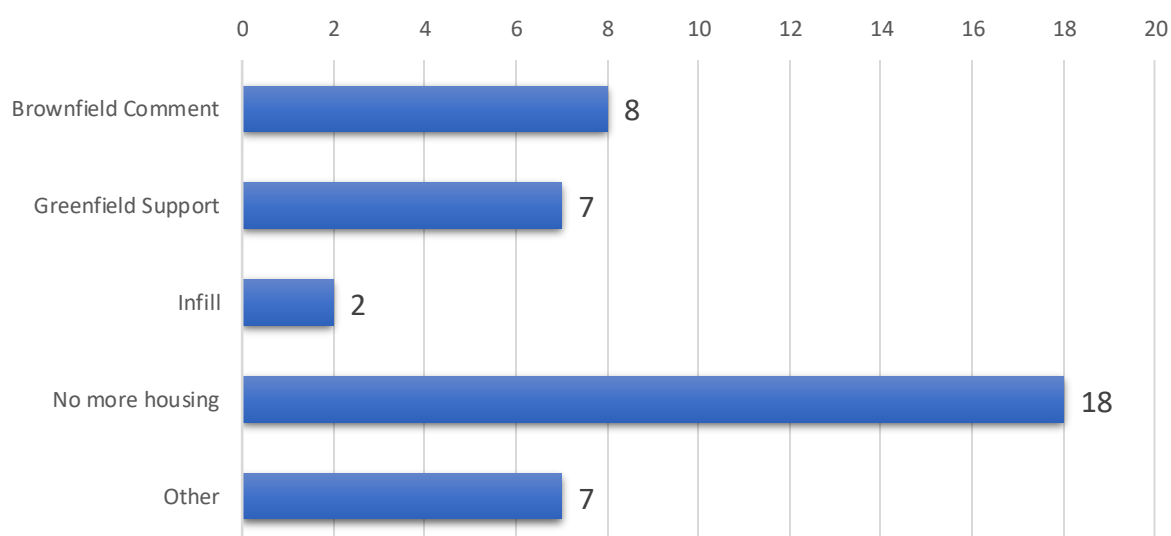
The survey asked where, if needed, housing growth should be accommodated in Pucklechurch Parish, and gave some options, including brownfield sites, infill development, greenfield sites or other locations.

The majority of those who responded felt that development, if needed, should take place on brownfield land within the settlement, with fewer respondents seeking infill or greenfield allocations. Some respondents disapproved of any further development and were opposed to all housing growth.

545 respondents answered this question



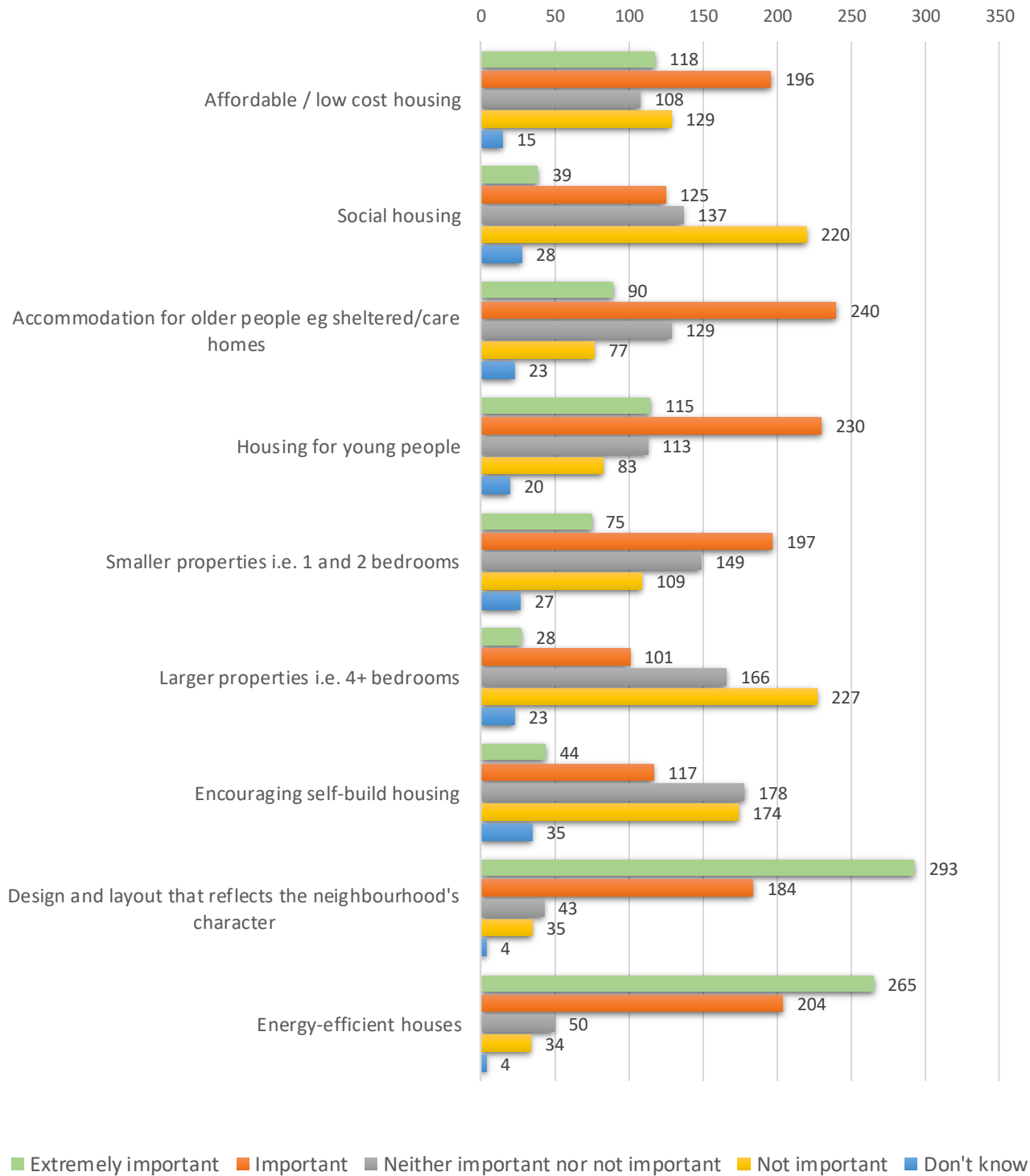
Respondents were also given an opportunity to support their answer. The following sets out the issues they discussed (number of comments on a subject noted, with some respondents commenting on more than one issue):



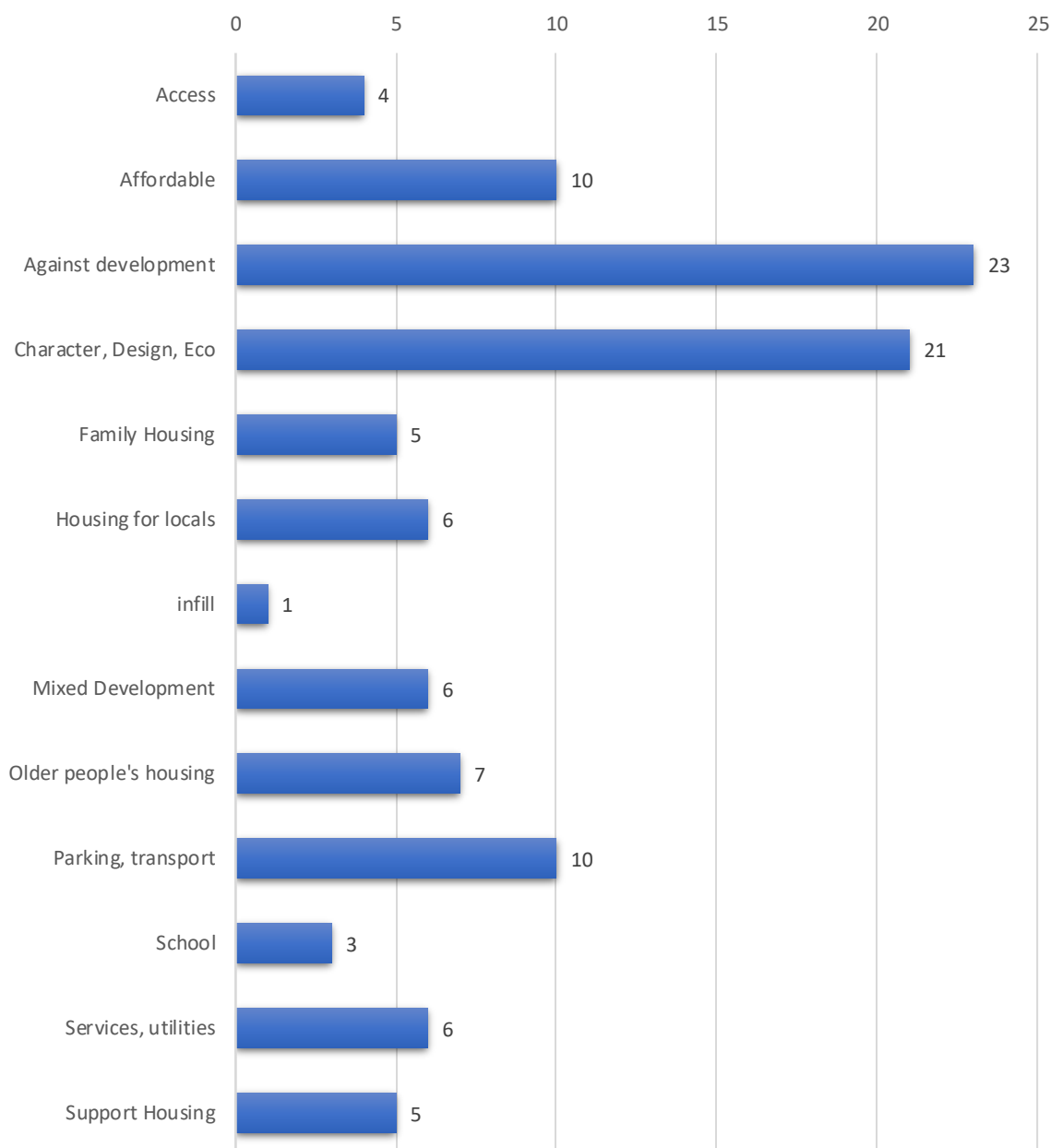
The full answers can be seen in [Appendix 3](#).

3.2.2 Question 6 - With regard to development and housing, what would you say were the priorities for Pucklechurch Parish in the next 10-15 years?

Respondents were asked what they felt were the housing priorities for Pucklechurch and given some ideas to rate as to how important they felt these were. They were not asked to compare these issues against one another, and so were able to rate all as to their individual importance.



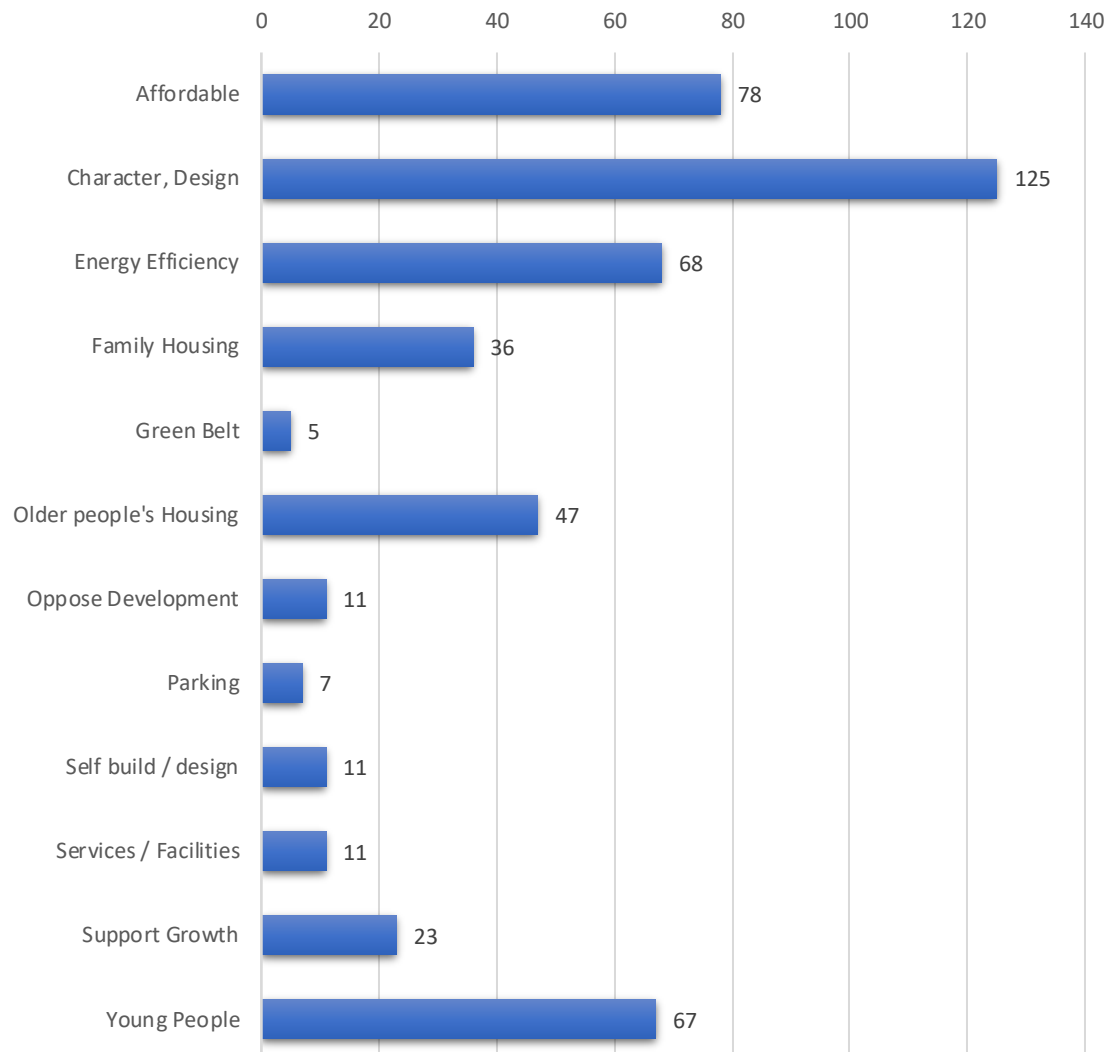
We asked a supplementary element to this question to allow respondents to add any supporting comments to their answer. The following graph shows the subject areas these comments covered (and how many comments there were, with some people covering a number of subjects in their answer). Full responses can be seen in [Appendix 4](#).



3.2.3 Question 7 - For any of the above development and housing issues which you feel are "Extremely important" or "Important", please add more detail to support your answer.

Respondents were then asked to provide further information on those issues they felt were "extremely important" or "important." 267 individuals chose to answer this; the subject areas are set out in the following graph. Whilst some people used this opportunity to reiterate their opposition to housing growth in their previous supplementary answer, many commented that lower cost housing suitable for families and younger people is important to keep the village alive in future.

Some of those who commented were concerned about space for older people to downsize, remaining in the village when the house they currently live in becomes too large or unsuitable.



High quality energy efficient housing is important to many people, who made comments about reducing domestic carbon emissions and the opportunities for generating energy through solar panels on housing. Character and design were issues raised in detail by a large number of respondents, who largely felt that any new development should be in keeping with the village and the style and design of buildings already in existence here, aiming to complement the pattern of development. Self-build housing was commented on by a few individuals, but it did not have the same level of importance to the residents who responded as affordability and the need to provide housing to allow local young people to stay in the village.

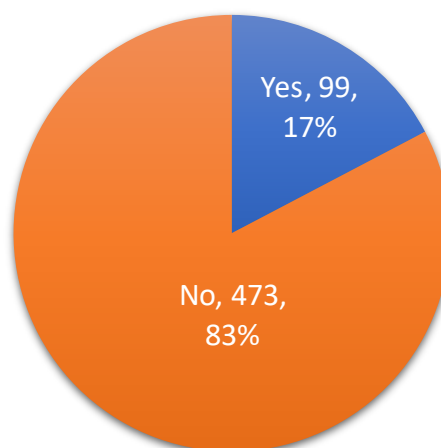
Full answers can be seen in [Appendix 5](#)

3.3 Housing Need

The survey asked about the possibility of residents needing to move house within the parish. This does not necessarily mean the respondent is in what would typically be described as “housing need” but it gives an indication of people’s likely future wishes. It appeared that many of those who answered the question are already owner occupiers in the village and may need a larger or smaller house in the future, so are not in “housing need” *per se*; but wish to move house. Those who answered that they would not need to move within the next five years automatically skipped to the next topic.

3.3.1 Question 8 - Do you think you will need to move within Pucklechurch Parish within the next five years?

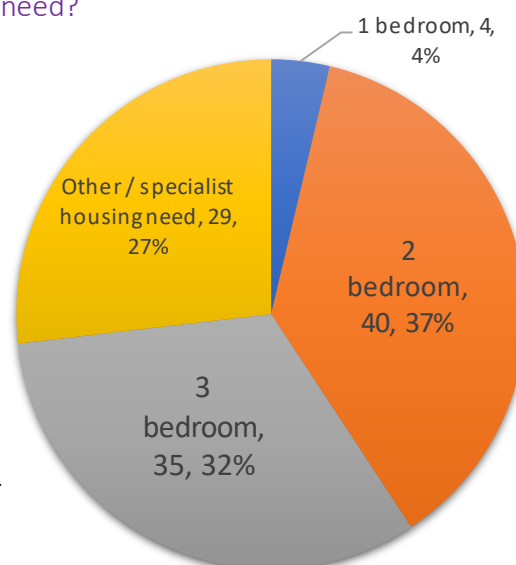
572 answered



Some detailed text answers were given – these can be seen in [Appendix 6](#)

3.3.2 Question 9 - You have said that you will need to move within Pucklechurch Parish within the next five years; what size of housing would you need?

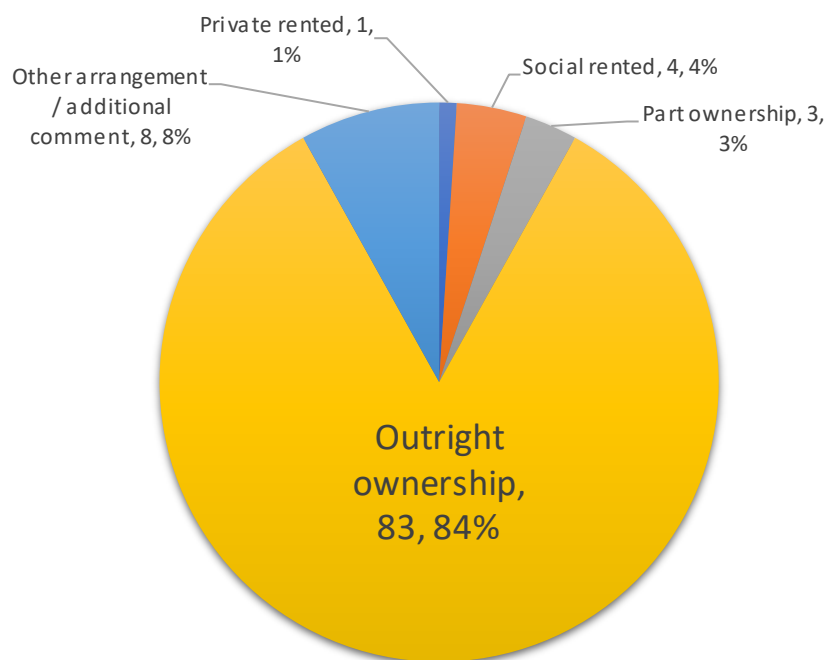
79 answered



Text answers around Other / Specialist Housing Need – these full answers can be seen in [Appendix 7](#)

3.3.3 Question 10 - Do you have a housing tenure preference?

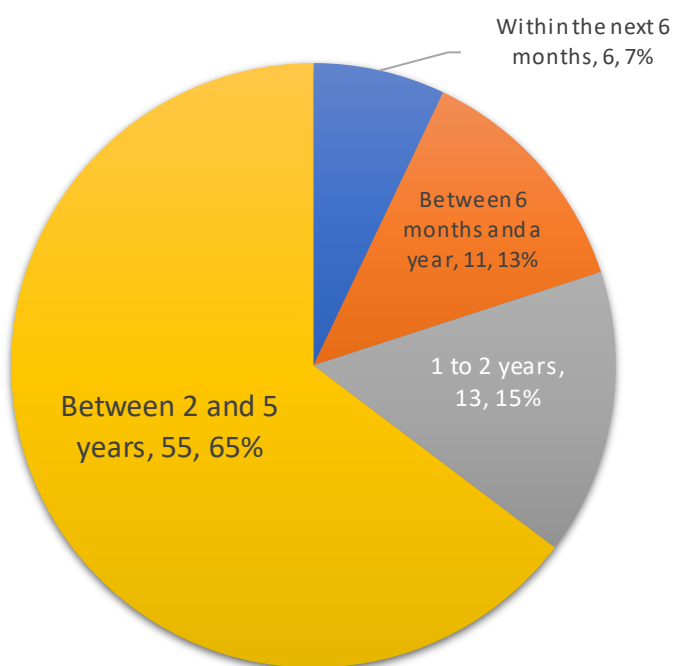
91 answered



Some supporting text answers were also given – see [Appendix 8](#)

3.3.4 Question 11 - Approximately, when do you feel you would need to move?

85 answered question

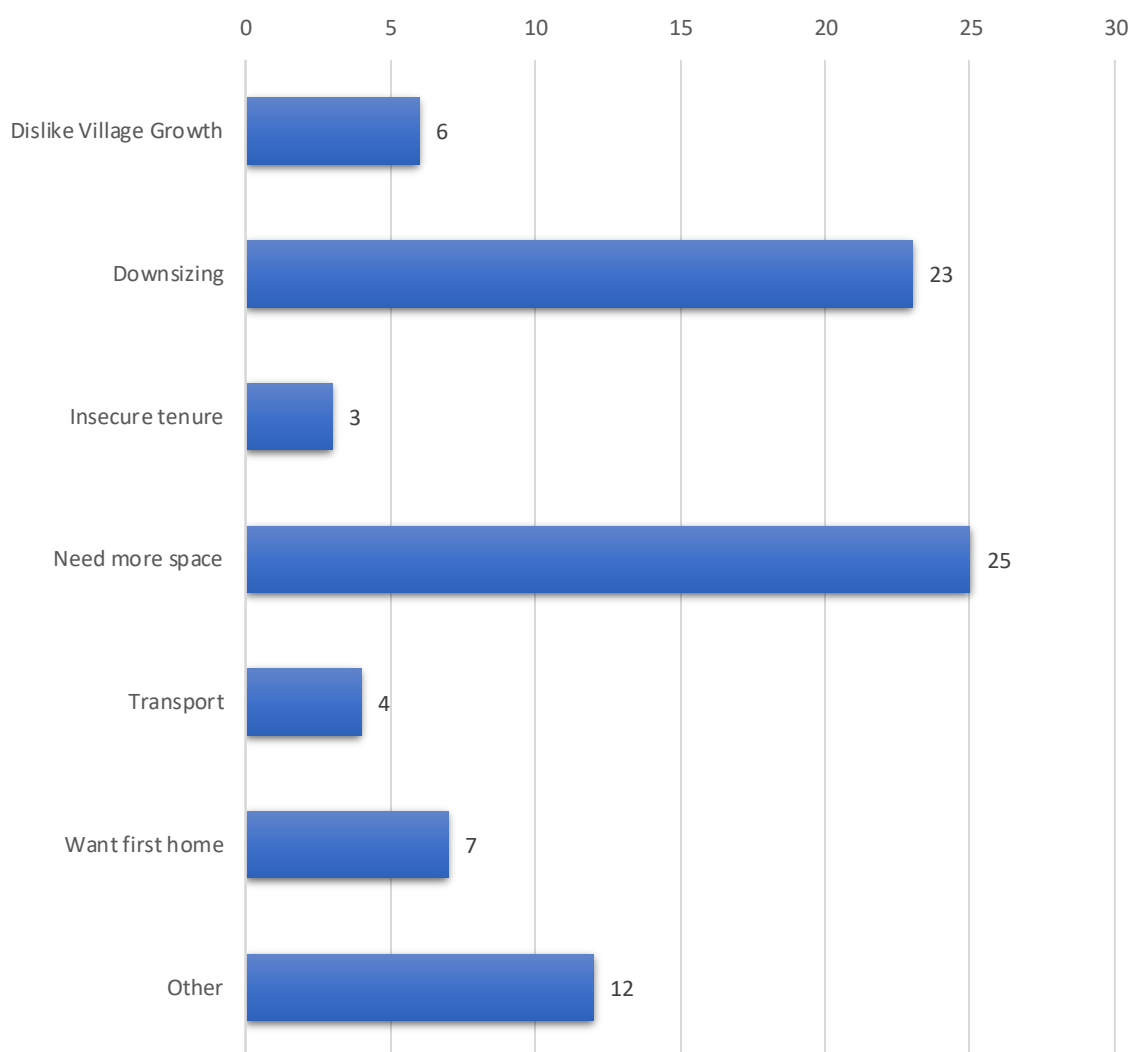


3.3.5 Question 12 - Why would you need to move?

Respondents were invited to give the reasons they would need to move, with the most common answers being either a need for more space (25 individuals), or a need to downsize to smaller or single storey accommodation due to age (23 individuals). Others commented that their current housing tenure is insecure and they need to find more permanent settled accommodation, and a few wanted to be able to buy their first home and move out from parental accommodation. The following table shows the issues that were described and the number of times the issues were raised. Some respondents raised a number of issues

Full answers can be seen in [Appendix 9](#)

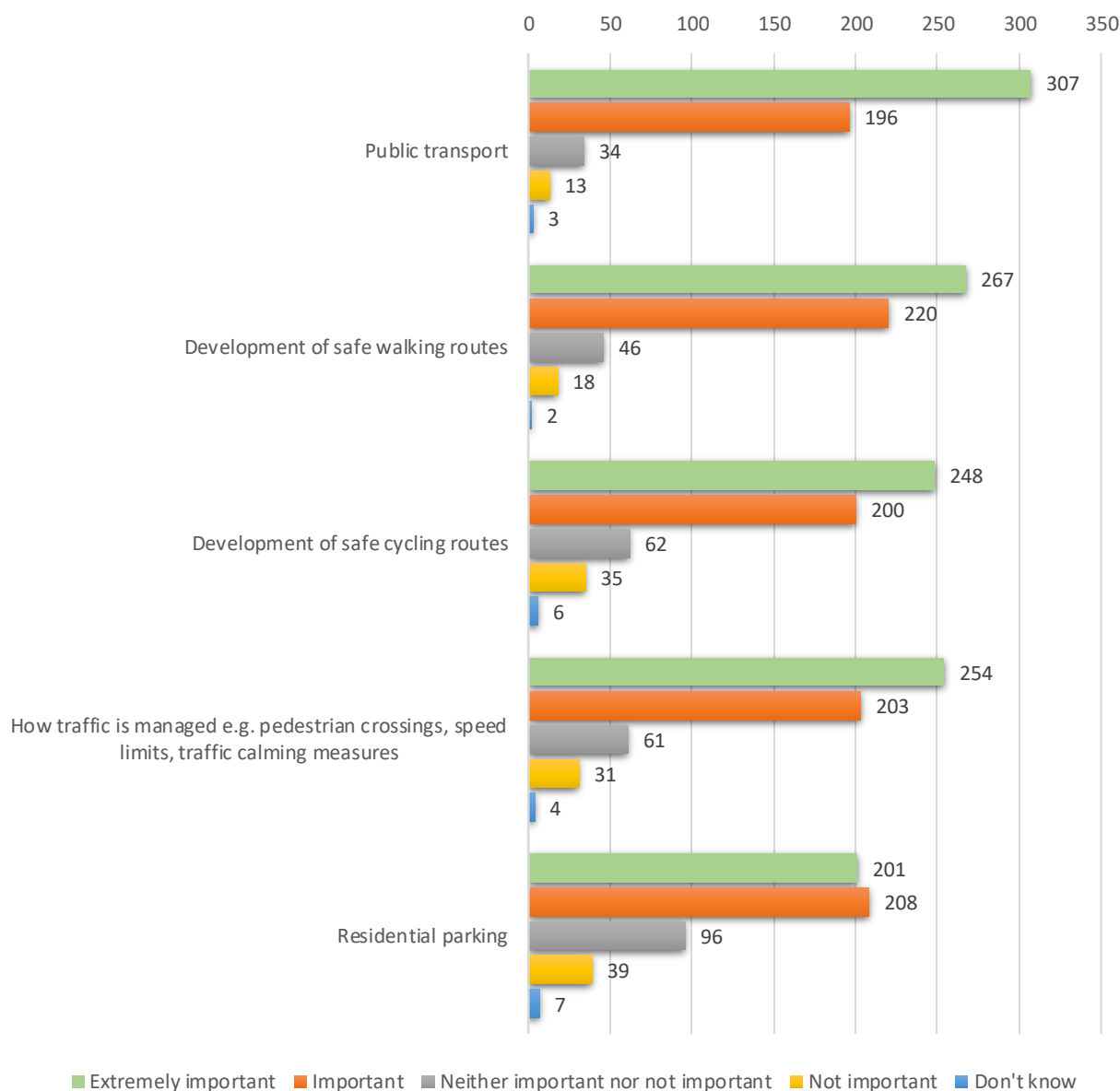
78 answered question



3.4 Getting Around

Residents were asked to comment on the importance of different transport issues in the survey, providing their opinion on how important various elements are to them.

3.4.1 Question 13 - With regard to transport and getting around, what would you say were the priorities for Pucklechurch Parish in the next 10-15 years?



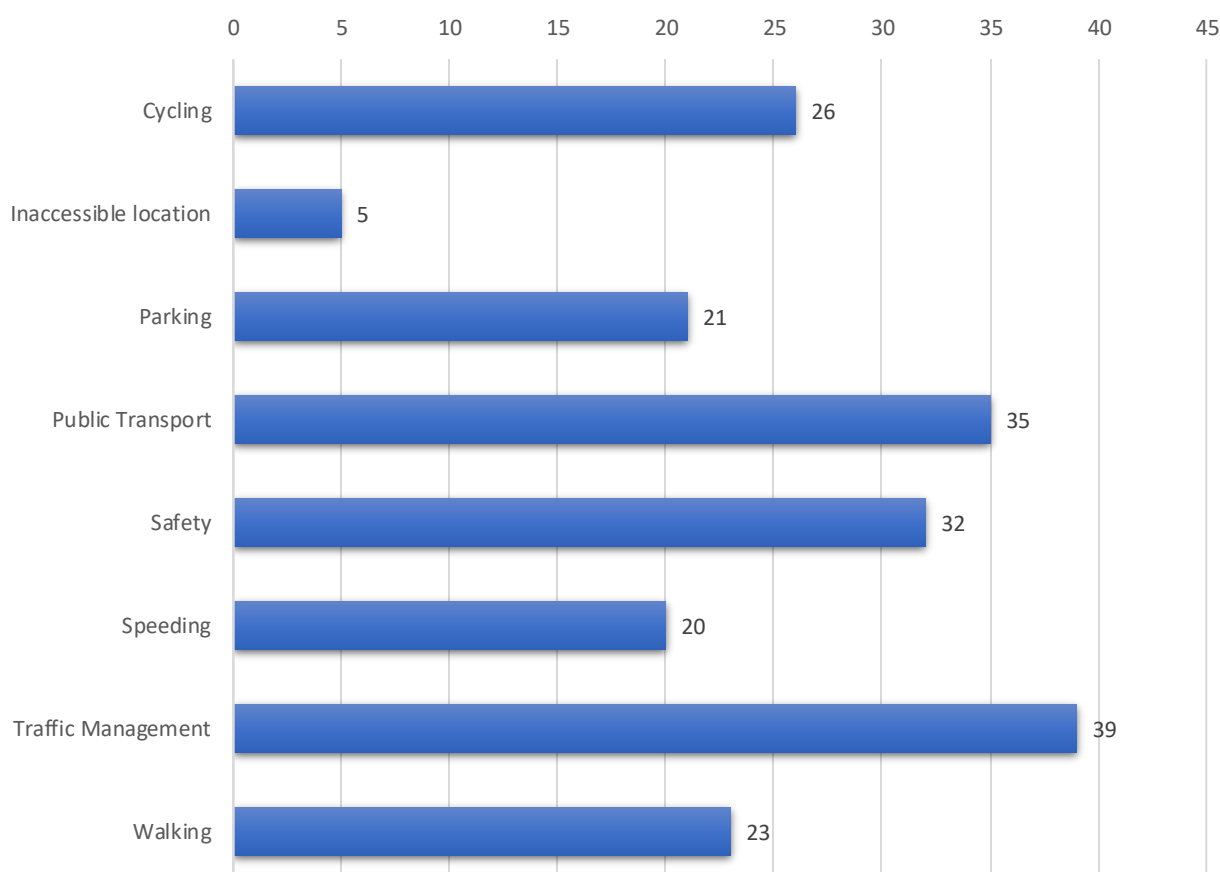
Those who responded were concerned about congestion, road safety and public transport, as well as safer and easier walking and cycling routes. Specific issues that were raised included the inadequate and incomplete cycle path linking the village to Emersons Green, safety issues around speeding and the safe routes to school for children and their parents. Some respondents suggested that there should be traffic management measures put in place such as crossings and traffic calming, and others noted that there is substantial traffic flow through the village at peak times due to “rat running”, and the use of the road to link up with other major routes.

Issues raised around public transport included the cost, frequency and reliability of services, and the lack of services early in the morning and late at night to facilitate work and leisure journeys. Whilst public transport services cannot be directly addressed through the Neighbourhood Plan, it being a land use document, the issues can be taken up through a subsidiary Action Document which the Steering Group may choose to compile and which would seek to identify suitable agencies to take action.

Pedestrian and cycling safety are definitely the most important issues for my family. It would be great if we could limit the amount of car traffic through the village, for the safety of our more vulnerable residents

Residential parking, especially within the new housing development recently undertaken, was noted by respondents as inadequate, with people suggesting that insufficient spaces have been provided, which causes problems on other roads with dangerous and illegal parking.

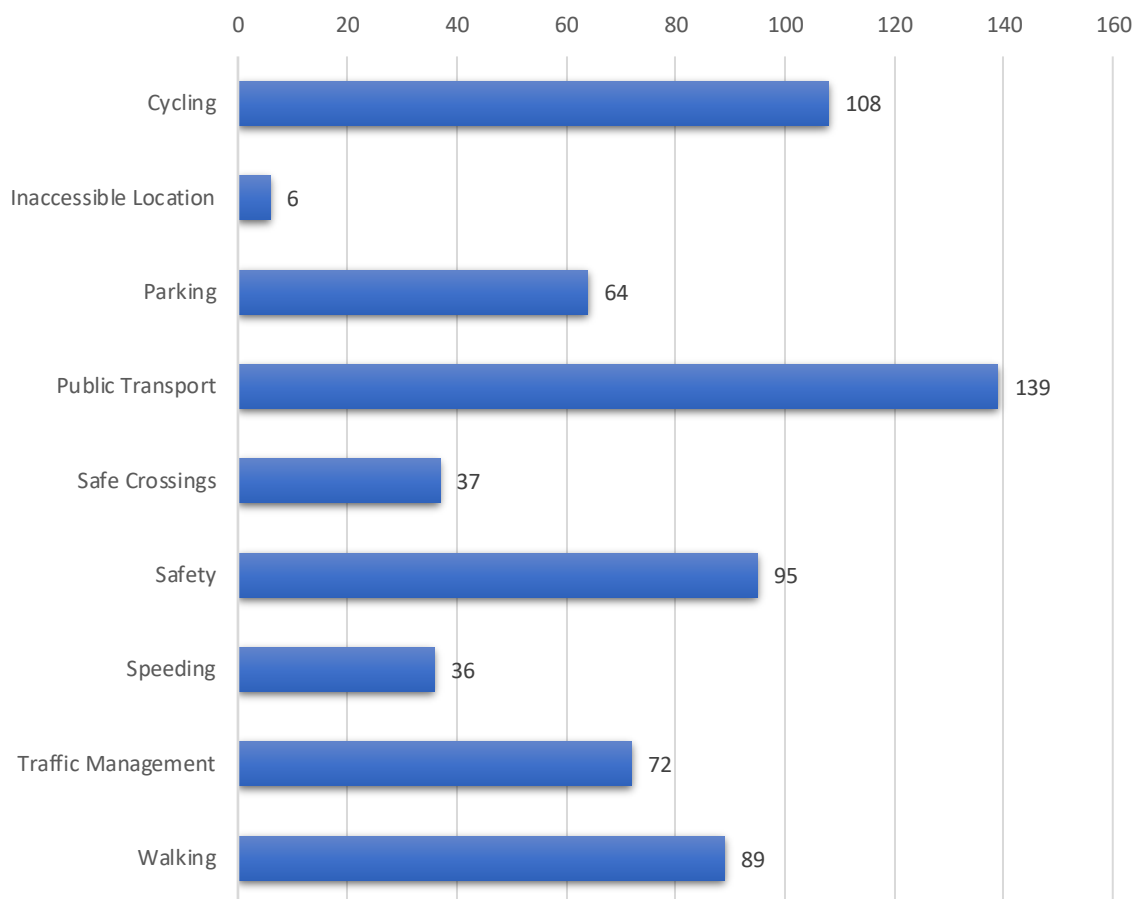
Issues raised (and number of times) in long answer supplementary comments were (some individuals raised more than one issue):



The full text answers can be seen in [Appendix 10](#)

3.4.2 Question 14 - For any of the above questions which you feel are "Extremely important" or "Important", please add more detail to support your answer.

These issues were then furthered when respondents were asked to provide further comments on the "Extremely important" and "important" issues they had indicated, as shown by the following graph, with 280 comments (some respondents covered a numbers of issues):



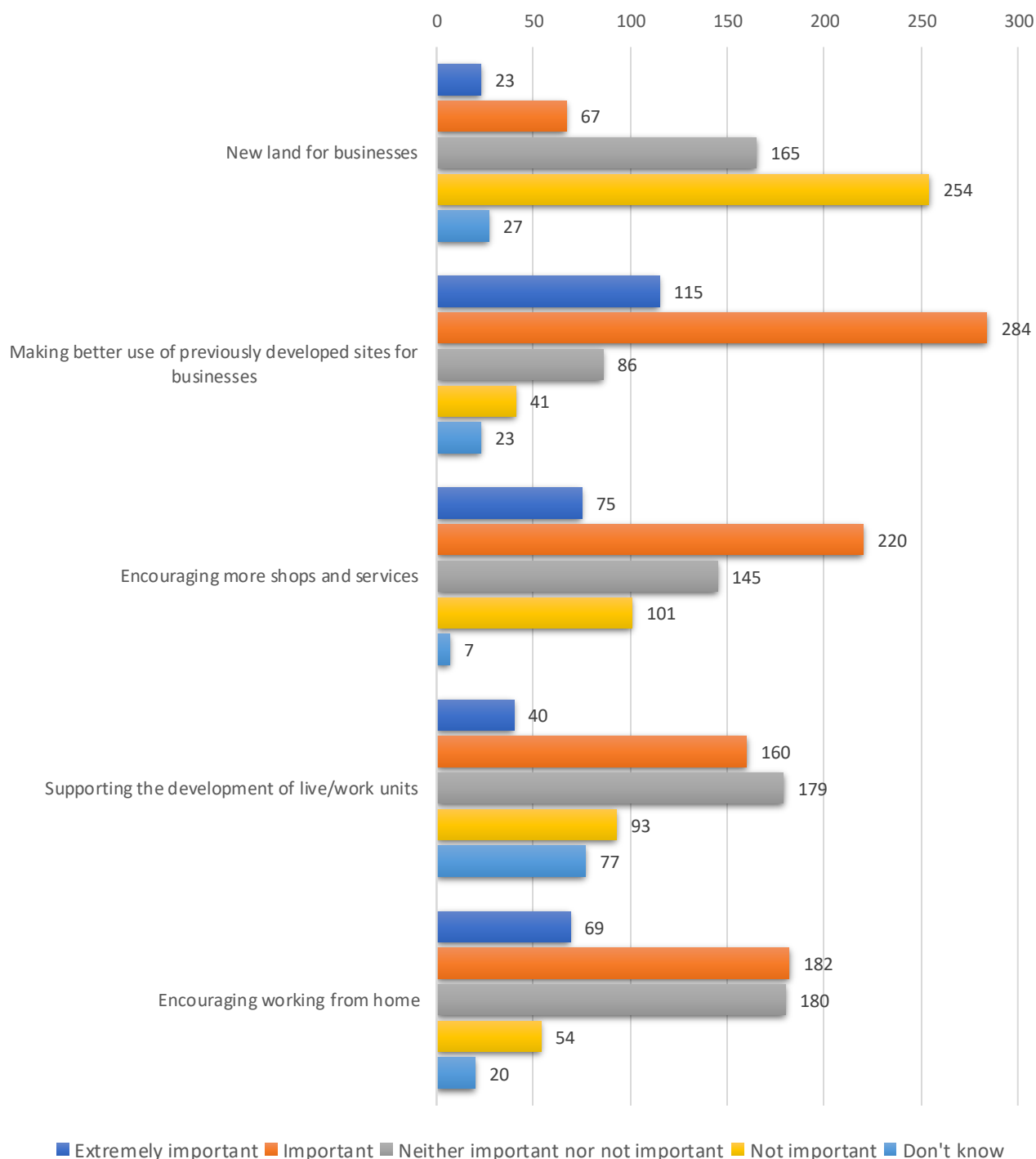
The full text answers can be seen in [Appendix 11](#)

3.5 Employment

The future of employment in Pucklechurch was a topic on which 552 people gave their views, providing opinions on the priorities for growth here. Whilst not a large centre for employment currently, Pucklechurch has a small trading estate, as well as other scattered businesses and home-based companies.

3.5.1 Question 15 - With regard to employment, what would you say were the priorities for Pucklechurch Parish in the next 10-15 years?

552 respondents answered the question



Opinion amongst those who responded was divided between the need to provide for more jobs in Pucklechurch, allowing people to live close to their work, and the need to protect the village as a quiet rural location, encouraging employment towards other larger urban areas.

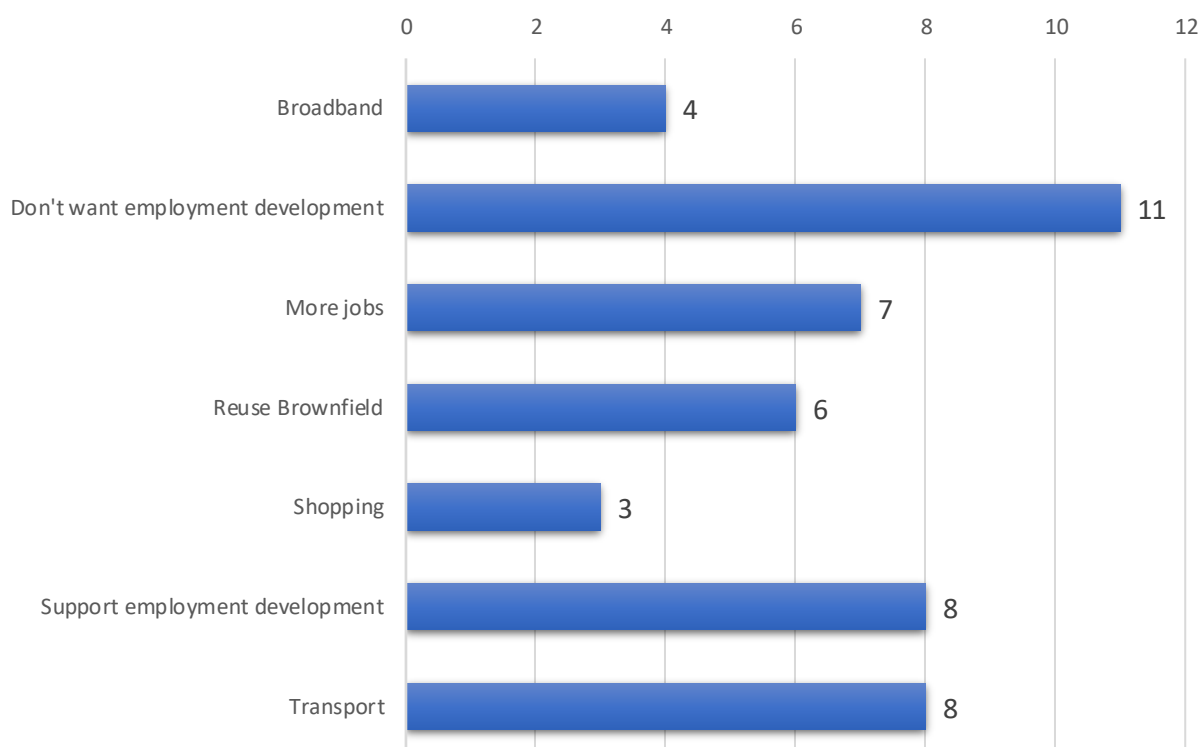
There was broad support for making better use of existing buildings and land for employment, and some people used this opportunity to note their support for additional services, shopping and facilities.

I don't believe there is a need to encourage new business development. The existing shops are, I believe adequate for the population. The existing businesses seem to be thriving

An increase in retail in Pucklechurch was seen as a way to reduce car travel by allowing residents to shop locally, and in particular food shops were seen as desirable. Whilst the provision of broadband is not a land use planning issue, it was raised as a significant constraint to home working and business development by several of those who responded.

Any new employment would be good. There are not enough jobs in Pucklechurch for the younger generation to stay

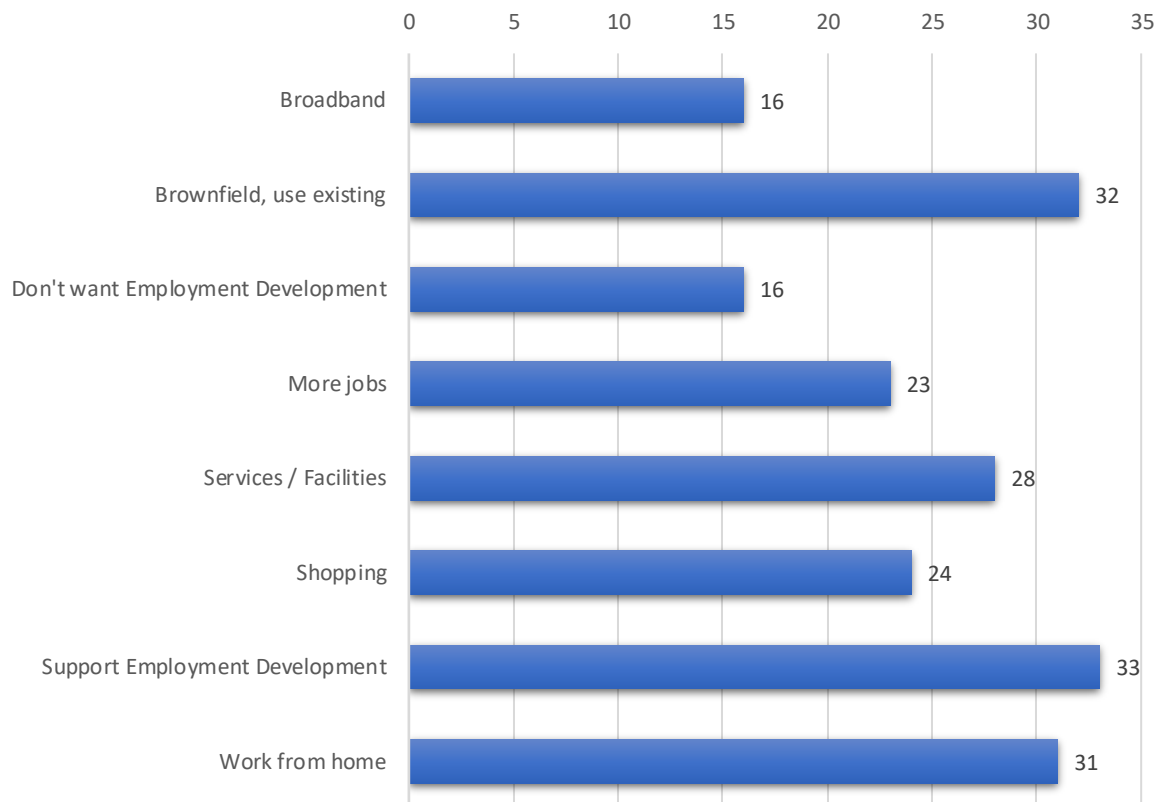
The supplementary question, asking people to support their answer, was set around a number of issues, set out in the graph below:



The full text answers can be seen in [Appendix 12](#)

3.5.2 Question 16 - For any of the above questions which you feel were "Extremely important" or "Important", please add more detail to support your answer.

These text answers were furthered when the question asked respondents to comment on the "Extremely Important" or "Important" answers they had indicated. 141 respondents gave their views around the following issues (some respondents gave multiple views)

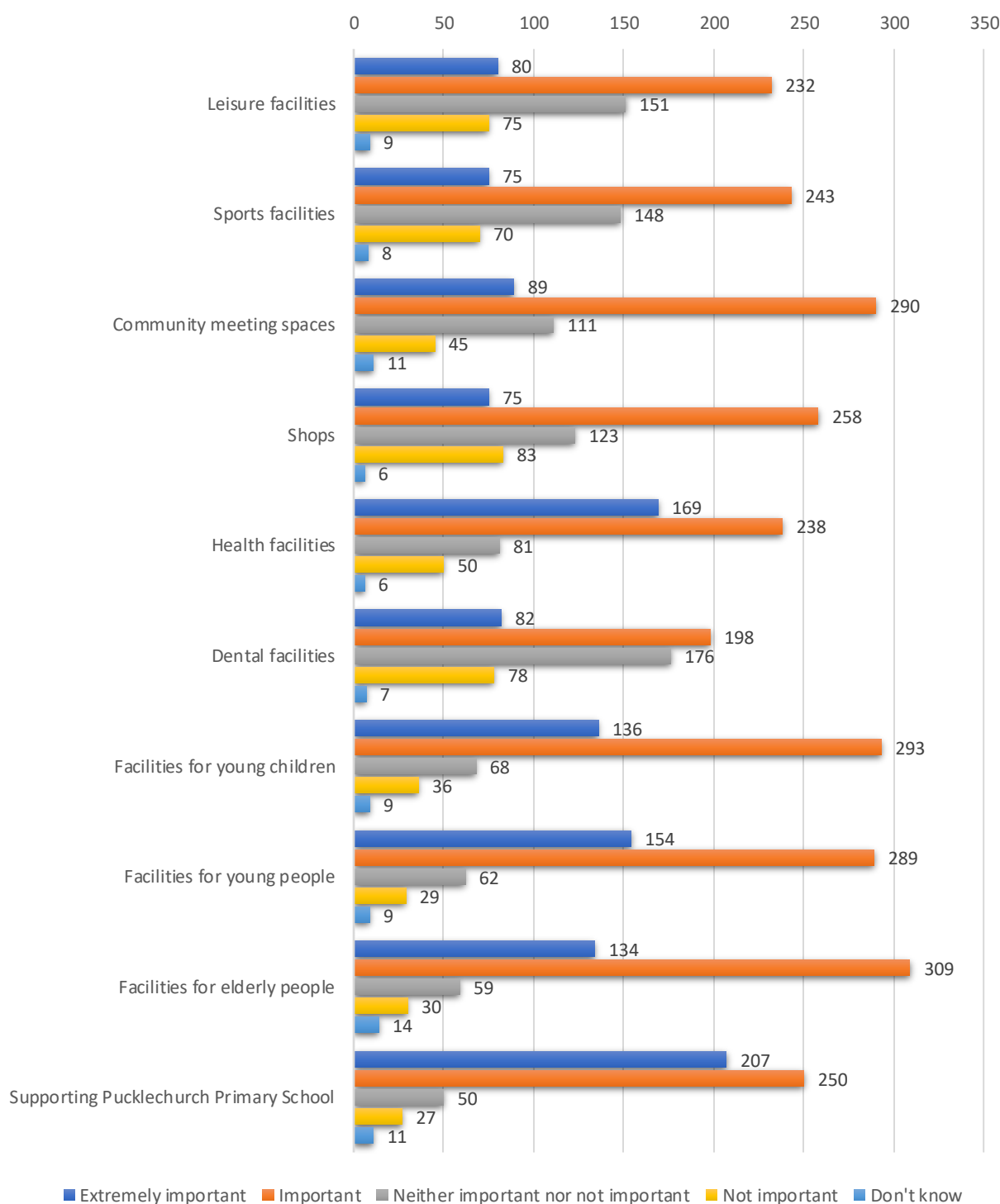


The full text answers can be seen in [Appendix 13](#)

3.6 Services and Facilities

The majority of survey respondents were supportive of improvements to services and facilities in Pucklechurch and expressed their wish for more healthcare, facilities for children/young people and the elderly, as well as strong support for Pucklechurch Primary School. 550 individuals answered the initial question, with many providing additional information to support their answers.

3.6.1 Question 17 - With regard to services and facilities, what would you say were the priorities for Pucklechurch Parish in the next 10 to 15 years?



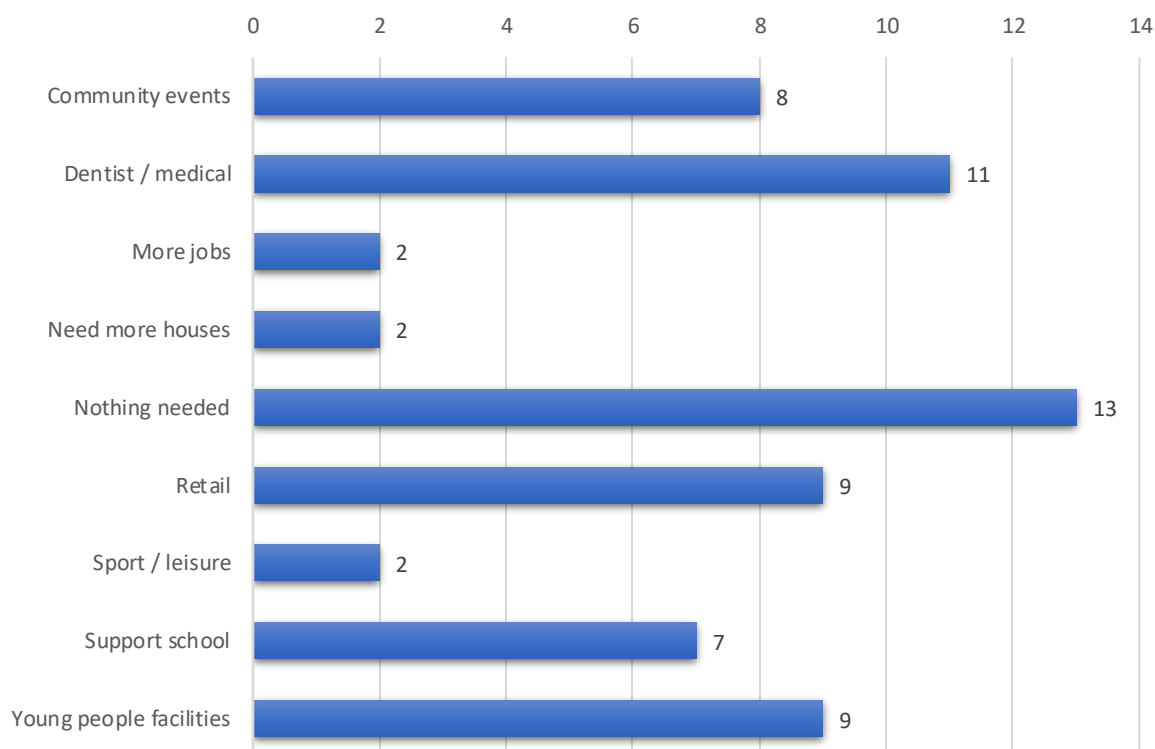
Long answer comments revealed a desire for additional community events and opportunities to bring the parish together as a community. Some individuals proposed sports and leisure facilities they felt would be beneficial to Pucklechurch, including;

- Improvements to the community centre, scout hut and village hall
- Skate park
- Tennis court
- Youth Club
- Coffee shop
- Informal sports facilities
- Outdoor sports activities

It would be nice to have a tennis court and a skate park in Pucklechurch. I think more opportunities for teenagers would also be good, young children have lots of activities. Also more for older and disabled people- good neighbours scheme is brilliant. Supporting the school is vital as a central focus for the community.

Supporting school was seen as a priority, with many of those who responded feeling that it has a central role to play in the community, encouraging young families to live in the village. Some respondents expressed the view that as larger surrounding settlements such as Yate and Emersons Green have a wider range of facilities, there is no need for additional services and facilities in Pucklechurch, given its village character. The comments people made showed strong support for community events and the sense of village character and noted that fostering community spirit encouraged people to want to stay living here.

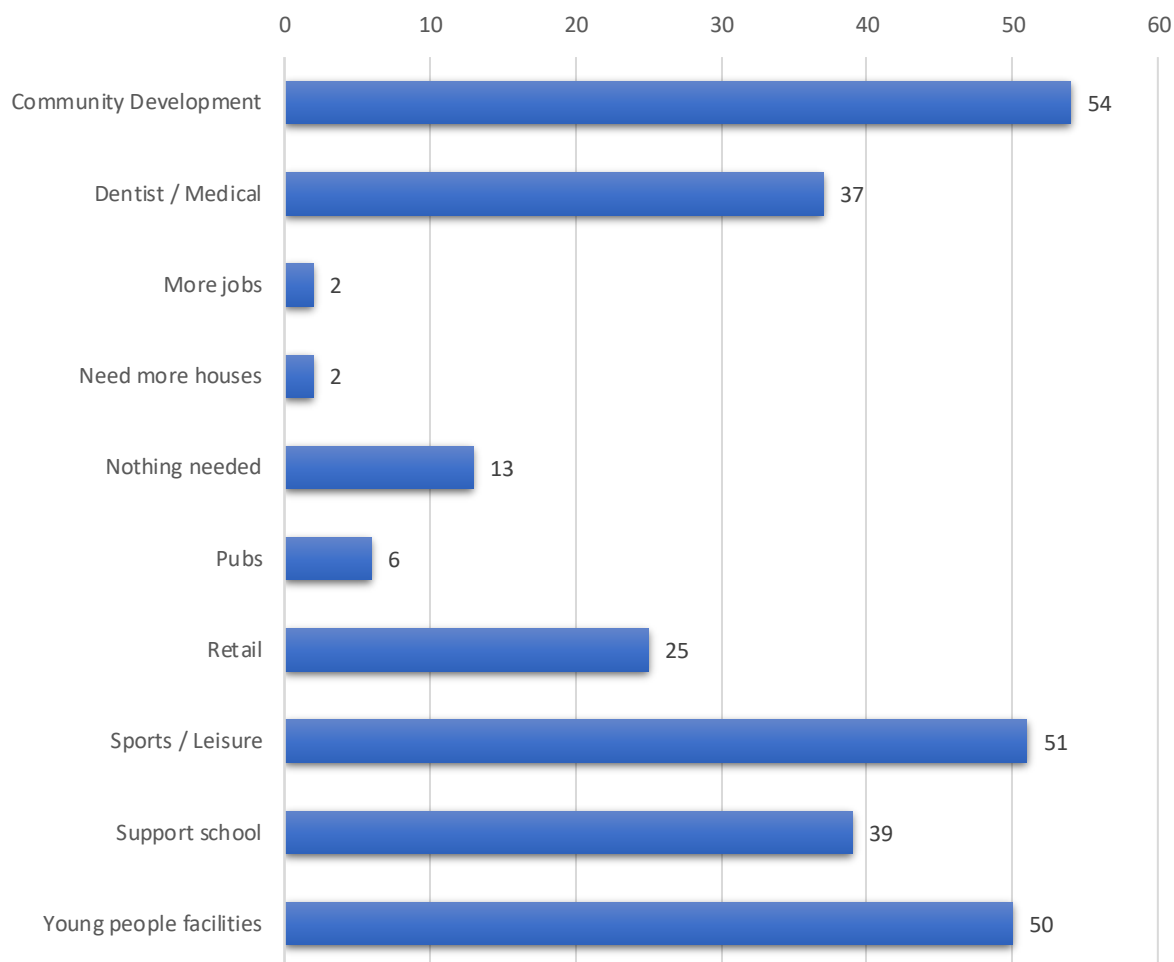
Supporting answers to the initial questions raised the following issues:



The full text answers can be seen in [Appendix 14](#)

3.6.2 Question 18 - For any of the above questions which you feel are "Extremely important" or "Important", please add more detail to support your answer.

These answers were furthered through the specific question asking people to support answers around “Extremely Important” and “Important”, which they had indicated in the previous question. The following issues were discussed; 164 respondents made comments, with some raising more than one issue:



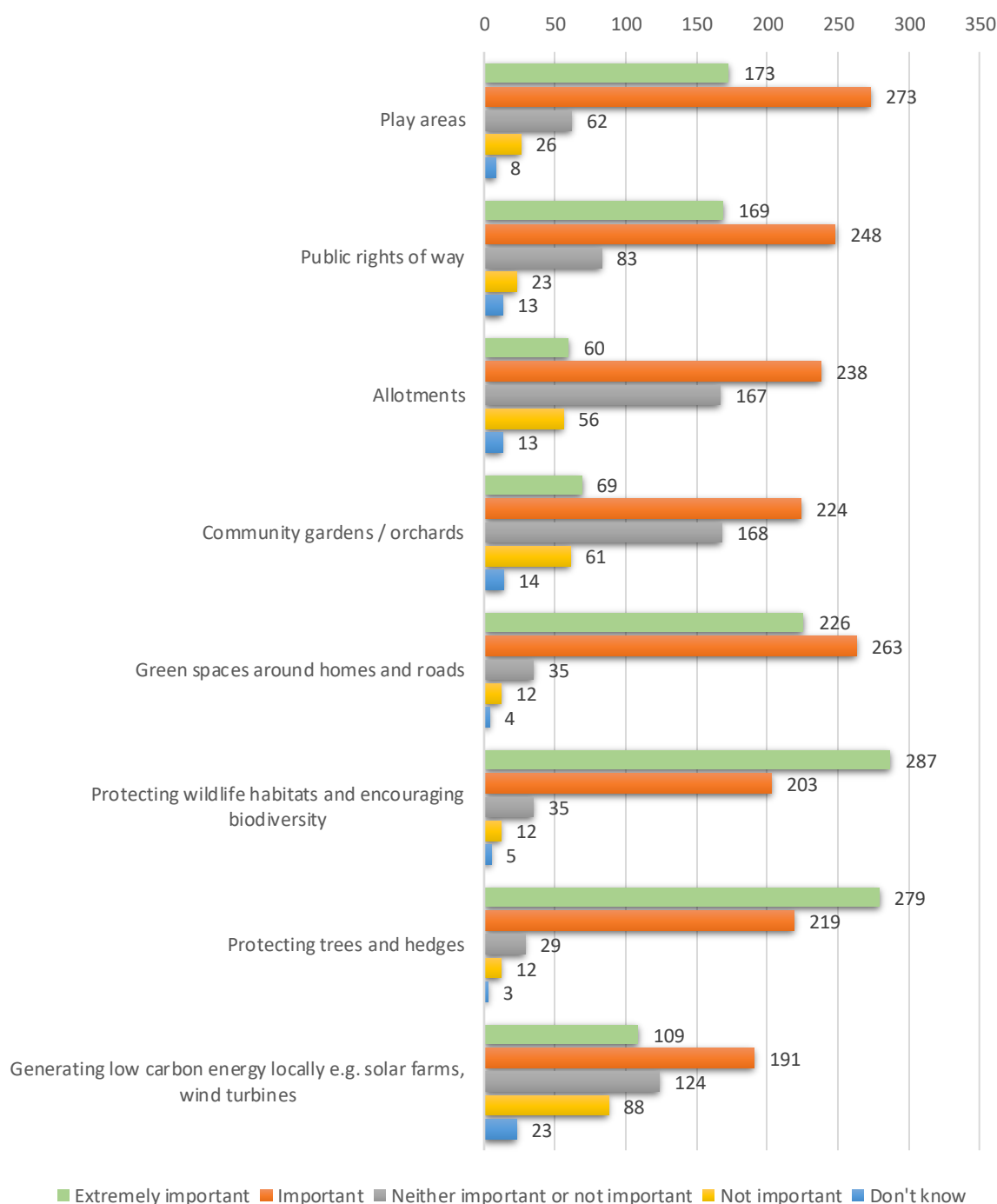
Full text answers can be found in [Appendix 15](#)

3.7 Environment and Open Space

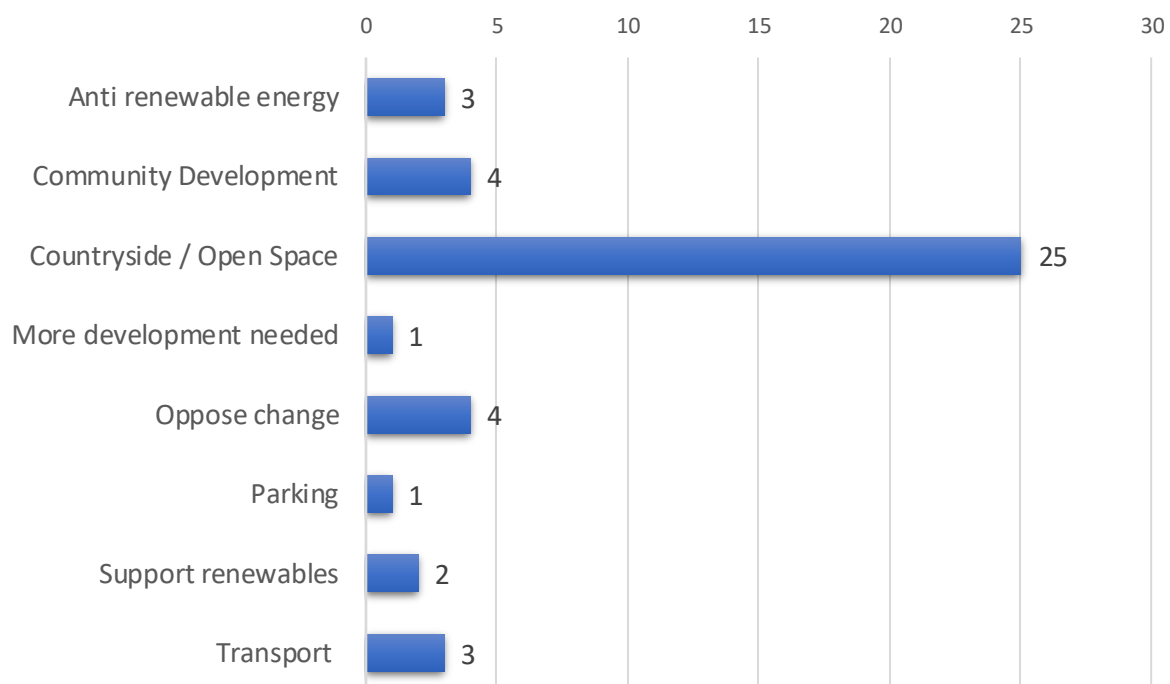
Residents were invited to provide their views on the importance of a range of issues.

3.7.1 Question 19 - With regard to the environment and open space, what would you say were the priorities for Pucklechurch Parish in the next 10-15 years? (please mark one for each row)

545 people chose to answer this question, with many provided further comments in support of their answers. It is clear from the chart below that green spaces and environmental issues are very important to the people of Pucklechurch.



Some respondents added comments in support of those answers; these covered issues around the following:



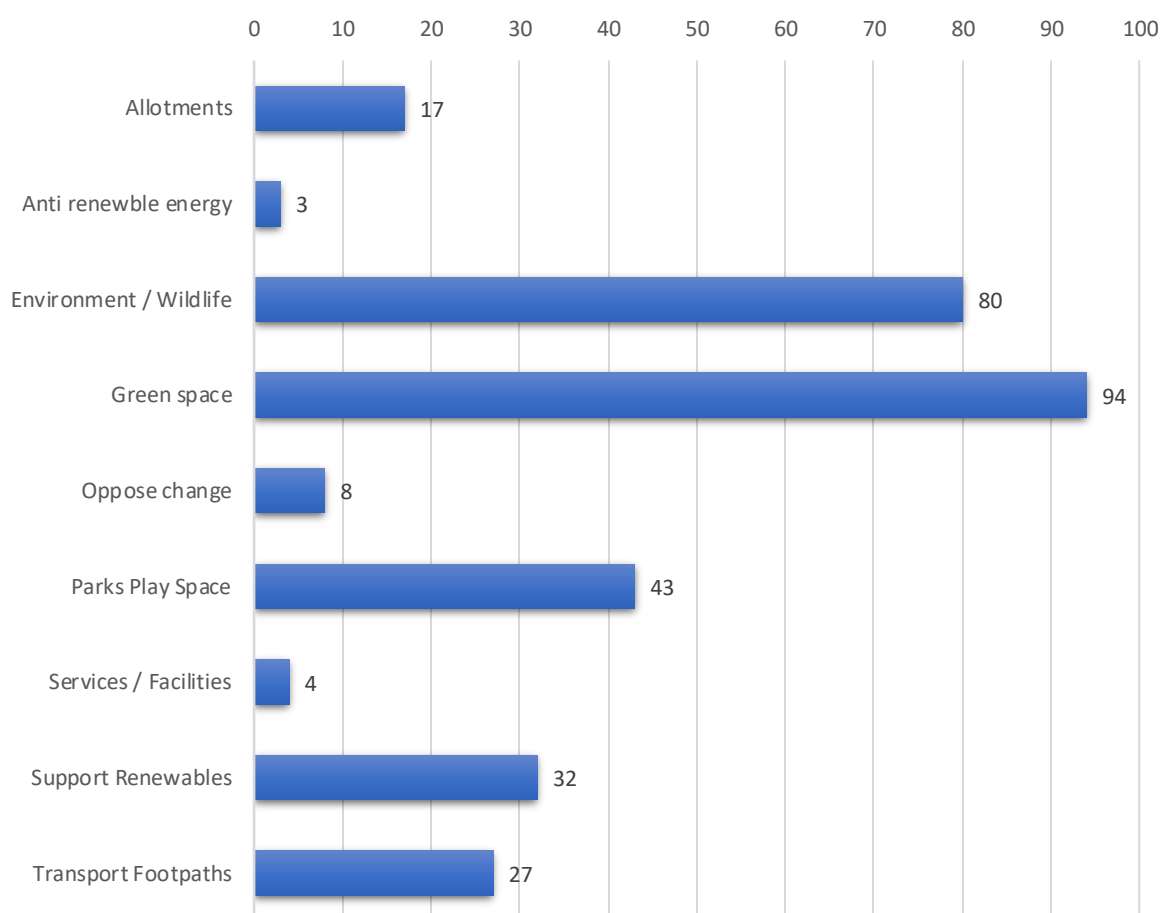
Full text answers can be seen in [Appendix 16](#)

3.7.2 Question 20 - If you have answered any of the the above questions as "Extremely important" or "Important", please add more detail to support your answer.

These comments were furthered by over half of those who responded to issues being “extremely important” or “important.”

The retention of green spaces around the village, in particular the green belt, was the most frequently raised issue in the long answer comments that residents provided. Other hot topics included support for renewable energy and the need to make provision for wildlife and biodiversity, especially when development is planned, for example creating wildlife corridors and the provision of new habitats. Ensuring the retention and improvement of public rights of way was felt to be important by many people, who felt that there were environmental as well as health, leisure and recreation benefits to encouraging walking, cycling and riding. Space for young people’s play and recreation, such as equipped playgrounds, sports fields and safe spaces for older children was felt to be important by some of those who responded.

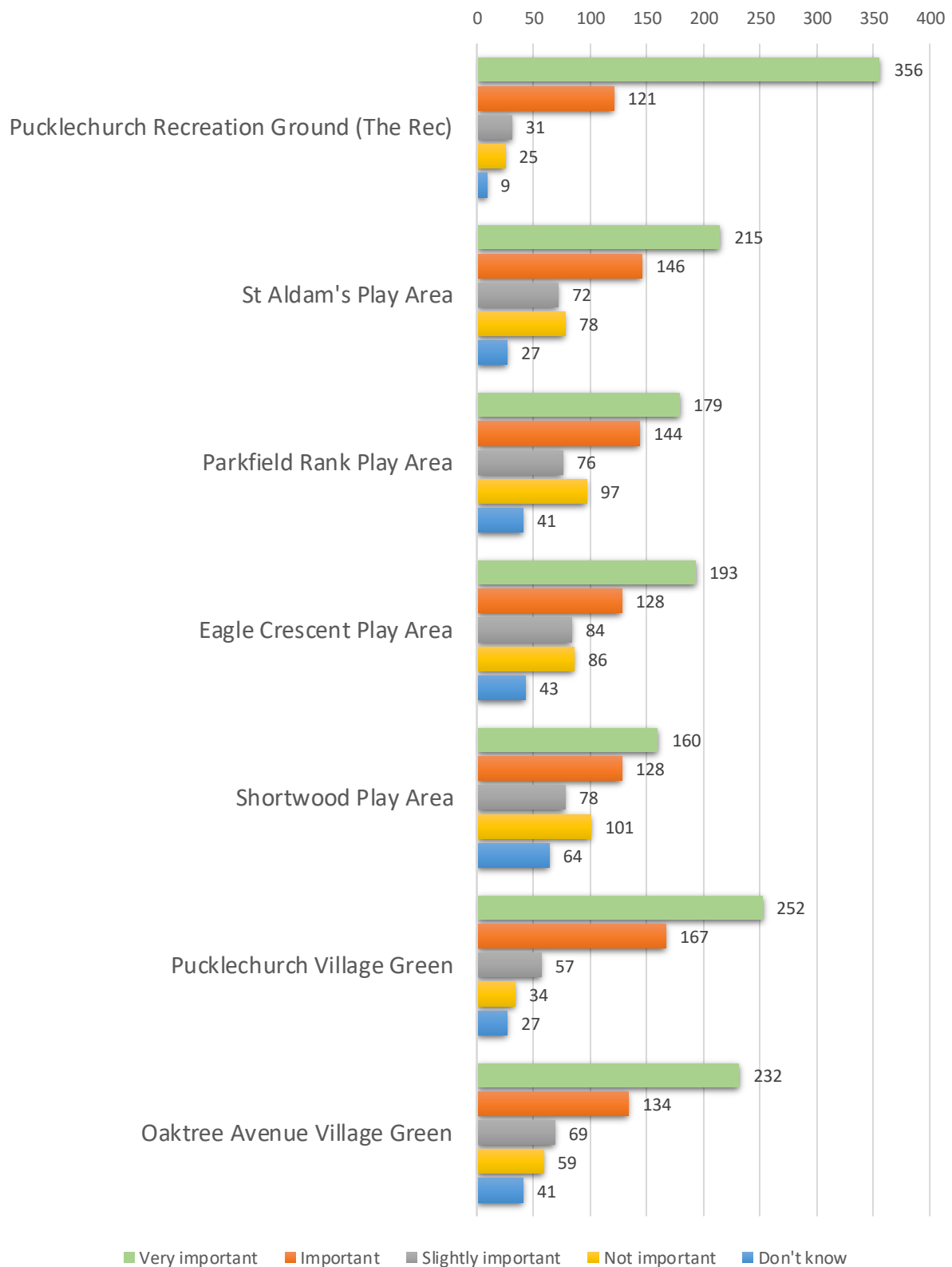
165 respondents with some answers covering several issues. The following table summarises the issues raised.



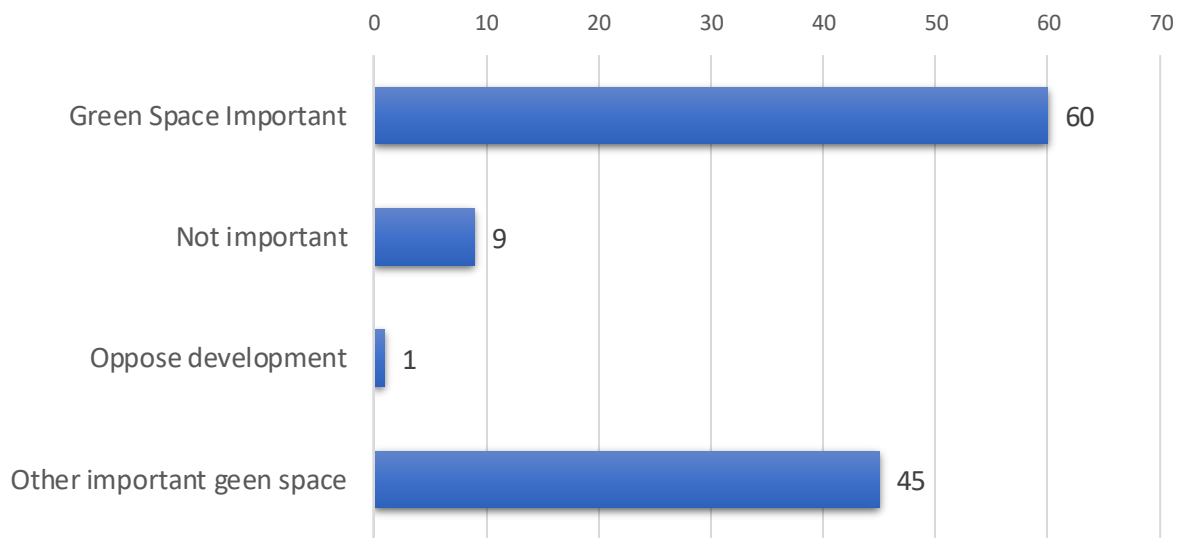
Full Text Answers can be seen in [Appendix 17](#)

3.7.3 Question 21 - How important are these green spaces to you?

Residents were invited to comment on the importance of named green spaces in the parish, and of those who responded, over half rated each as either “extremely important” or “important”.



60 people added further comments to reiterate how important open spaces are in Pucklechurch; the issues are summarised as follows, the number of times those issues noted (some respondents covering several issues).



Other spaces that are valued by the community were also suggested, including;

- Dyrham View fields
- Bitterwell Lake
- Fields at Parkfield
- Brandy Bottom
- Back Lane fields
- Shortwood Woodland/seating
- Open space behind the prison
- Logs Bottom
- Homefield Road green
- Parkfield Pit
- Footpaths in the Kings Lane area
- The Dramway
- Hawkridge Drive

Some residents commented that there had been open space available at Oaktree Avenue but this has now been lost to housing development and no new green space provided. Over half of those who made comments in response to this question stated that open space and green areas are very important to them.

The full text comments can be seen in [Appendix 18](#)

4 Summary

The community engagement has received responses from 641 residents, who have made 1,808 individual long-answer comments in response to the survey. This is a very positive response rate (approximately 22% of the population of Pucklechurch) and has provided an excellent set of data to understand the issues the Neighbourhood Plan should aim to address.

Whilst some residents are resistant to development, others believe some growth is necessary to maintain a vibrant community and seek the necessary community services and facilities that new and existing residents will need. Residents are concerned to make provision for young people and families to stay in the parish, and for older people to be able to find the accommodation they need to remain.

There is broad support for increasing the amount of jobs, services and facilities on offer in the village, to help to make it more sustainable, and a strong feeling that better connections with the wider area would help to enable fewer car journeys, especially if public transport and the walking/cycling network were improved.

The green spaces within and around the parish are highly valued by residents, who wish to see them protected, and support their use for environmental enhancements, as well as for recreation and play space.

Appendix 1: Q1 – “Other” – Where did you hear about this survey?

Mike Walkers Newsagents

M SMITH Reminder

Martin Smith

m4/18a Save Our Green Belt

Shout out pucklechurch

Flyer at school

Shout out pucklechurch

Pucklechurch Parish Neighbourhood Plan

M418a

Shout Out Pucklechurch

Martin Smith

Shout out pucklechurch

Shout out Pucklechurch

martin smith

Also seen in Pucklechurch news and two kind ladies were encouraging parents to do it outside school on Weds 9th Jan.

Shout out pucklechurch

Shout out pucklechurch

Shout out pucklechurch

Shout out Pucklechurch

M4/18a Save Our Green Belt

Shout out pucklechurch

Facebook

School Facebook page

Martin Smith.

Shout out Pucklechurch

Martin Smith

Martin Smith

No clue was going into emails and saw it

Via neighbour

M4/18a Save Our Green Belt.

Shout out pucklechurch

Facebook

Shout out Pucklechurch

Martin Smith

Shout out Pucklechurch

FRom .Smith

Facebook

Pucklechurch shout out

Shout out pucklechurch

Which

Shout out Pucklechurch

Junction 18

M4/18a News

Shout out Pucklechurch

Shout Out Pucklechurch
Somehow it arrived in my Folders file, so must be from Pucklechurch Facebook.
Shout Out Pucklechurch
Bridge Inn
Shout Out Pucklechurch
Shout out Pucklechurch h
Shout out to pucklechurch
Shout out Pucklechurch
Shout out Pucklechurch
Shout out Pucklechurch
Facebook
Shout out pucklechurch
Facebook
Fb
M4 junction 18a website
Shout out Pucklechurch
Although I did also get a poster through my door
Shout out
Shout Out Pucklechurch
M4
Shout out
Shout out Pucklechurch
People talking about it in the village.
Shout out Pucklechurch
Shout out Pucklechurch
Shout out Pucklechurch
M4J18A Facebook page & leaflet through door
Shout out pucklechurch
Shout out pucklechurch
Shout Out in Pucklechurch
M418a
M4/18a Save Our Green Belt.
M4/18a Save your green belt
Shout out pucklechurch
Shout out Pucklechurch
Pucklechurch shout out
Shout Out Pucklechurch (Fb)
M4/18A Save our green belt
The M4 junction one
Post on shout out pucklechurch
Shout out to pucklechurch
M4/18a Save our Green Belt
Shout out
Facebook comments on shout out Pucklechurch

Appendix 2: Q2 – Full postcode listing

Postcode	Number of responses from that postcode
Bs16 9se	27
Bs16 9np	17
BS16 9PL	15
BS16 9NR	14
BS16 9PN	13
BS16 9QA	12
Bs16 9qq	12
Bs16 9nq	11
Bs16 9rg	11
BS16 9PS	10
BS16 9RN	10
BS16 9RW	10
Bs16 9sn	10
Bs16 9sp	10
Bs16 9nh	9
Bs16 9rq	9
Bs16 9sx	9
Bs16 9sz	9
Bs16 9td	9
BS16 9QB	8
BS16 9RF	8
BS16 9TF	8
BS16 9RB	7
BS16 9RD	7
Bs16 9rl	7
BS16 9SL	7
BS16 9QD	6
Bs16 9re	6
Bs16 9rh	6
BS16 9RJ	6
Bs16 9sr	6
Bs16 9ph	5
Bs16 9pj	5
Bs16 9su	5
Bs16 9sw	5
Bs16 9sy	5
Bs16 9te	5
BS16 9PD	4
Bs16 9pe	4
BS16 9PT	4

BS16 9PU	4
BS16 9PX	4
BS16 9PY	4
BS16 9QE	4
BS16 9SB	4
BS16 9SG	4
Bs16 9st	4
BS16 9NG	3
BS16 9PW	3
Bs16 9qg	3
BS16 9TA	3
BS16 9TB	3
BS16 7NT	2
Bs16 9ar	2
BS16 9NL	2
BS16 9NS	2
Bs16 9nw	2
Bs16 9pg	2
BS16 9PQ	2
BS16 9SA	2
BS16 9SS	2
Ba16 9rw	1
BS16 7DD	1
BS16 7HY	1
Bs16 9ab	1
BS16 9AD	1
BS16 9HH	1
BS16 9lu	1
BS16 9NJ	1
BS16 9PP	1
Bs16 9pr	1
Bs16 9qf	1
BS16 9RA	1
BS16 9RP	1
Bs16 9rr	1
bs16 9sd	1
BS16 9SH	1
BS16 9SQ	1
Bs16 9tw	1
BS19 9RH	1
Bs19 9rl	1
Bs48 3ph	1
lp31 1qr	1

Appendix 3: Q5 – Comment answers

Brownland only

There are no greenfield sites in the Parish

Lyde Green was part of this parish

Move the industrial estate and build there

natural infill from Emersons and Lyde Green on Green Belt

Nowhere, we already have Lyde Green which is causing traffic problems on the ring road

Not Pucklechurch

However not to effect the current village and its character

Not at all. Look at areas like Filton where there were huge estates of 3 bed semis with large gardens in a sprawling estate. They were demolished and replaced with higher density modern units. If there is a genuine need in the local area (which I don't believe there is) why not redevelop existing housing outside current village boundaries - not greenfield sites

No more

Sell the school land, The rec, the area behind the rose and crown pub, any green space

Not sure

None 😞

None

Land in the village that also takes into account gardens and small amounts of land that are not specifically in the village boundaries e.g land from the village boundary to the garden centre within the current village residential development - may be outside village boundary but in between existing houses

It depends on the sites available or proposed

There is no Brownfield/previously developed land is there ?

There are very few brownfield sites in Pucklechurch. The problem with infill within Pucklechurch estate is that the houses are packed close together and generally have small gardens. The green space around them makes that density more tolerable.

Is there any Brownfield or infill sites?

As long as there is an infrastructure to cope with additional housing

No where near Puckl

We don't need any more houses!! It's a VILLAGE not a town!!

there are no other

Not in our village

There should definitely NOT be any development on green belt. Anyway the views of residents carry no weight with the South Glos Council. They will do whatever is necessary to obtain funds from the government.

Doesn't need more

Preferably none

No more houses

It should be built either near to the A4174 so as to take advantage of the better transport links or between Pucklechurch and the M4 as this is the least attractive landscape around Pucklechurch

No further development in the area - to protect the village environment

No other option than greenfield sites. Not unless you want to destroy Pucklechurch and have everyone living in each other's shoes. There are no brownfield or infill sites left that have not already been developed.

There are no suitable infill or brownfield sites

Around fields by prison

I don't feel extra housing should be built in the village

None. The houses aren't affordable for people in the village, and they should get priority housing

No more please

No more houses !!!!

There is no other option then to use greenfield. Where else will they go? All brownfield has been used up.

Eastern side of village ONLY (i.e. NOT towards Bristol!)

None of the above

Not on the Greenbelt!!!

Appendix 4: Q6 – Supplementary Answers

Smaller properties for older people wishing to downsize

NO FLATS

Not all older people want to live in sheltered/care homes. Homes that they can downsize to would give a needed choice.

Any new houses must be in keeping with the village -- no 3 storey town houses!

I am unable to answer most of these questions as I do not know enough about actual demand vs. supply. Nor do I know the cost of affordable housing compared to houses from the current housing stock. I would assume that SGC are in a better position to know the anticipated demand in their area and also locations that can provide necessary transport links to employment centres. I hope that they are not doing this by simple proportioning

I do not believe Pucklechurch needs to be built on at all, it is a village, there are thousands of houses being built at Lyde Green, that is close enough, we don't want to join them!

I think we have a broad range of housing; traditional small and large period properties and a very large estate comprising of affordable and social housing. Variety and balance is important in a rural community and I think we have that but are on the verge of the estate swamping the village.

Proximity of Parish to Lyde Green development and focus upon 'smaller properties' and 'affordable housing' suggests this need is addressed locally with the extremely high number of homes in the immediate catchment area. Bradley Stoke, UWE have developed accommodation for older people with a focus of building close to amenities -I do not see how this is viable in Pucklechurch Parish.

Try and make use of some of the houses in the area already one in shortwood been empty for almost a year it's now been used like a holiday home

I do not know what unmet housing needs there are.

Affordable housing is most important for the future

There is a reasonable amount of Social Housing in Pucklechurch. Whilst I accept that more Social Housing is required; other areas should be considered to ensure the correct balance.

HP: data input note. Respondent only responded to first three rows.

HP: data input note. Respondent didn't respond to the "energy efficient houses question energy efficient houses are cheaper in the long run so should be encouraged but more social or affordable housing is needed,

Space in and around housing. The opposite of what is just being built on what was a really nice area to play.

We do not need housing in our village. We do not want extra pollution.

The village is too small to sustain any more building. The new build on Goldfinch Drive will compromise parking down Oaktree. Often use the bridal path and adjacent field for walking and bird watching, not sure of the effect of a large number of houses and increased population will have on this habitat.

All housing needs to have access to shops, health centres, community centres and leisure facilities.

Without having to drive there.

cap on rented properties and cost of rents

Build proper social housing meeting the needs of young people that is affordable and that by 'buying' they invest in their future with pride, as in the past, anyone who has shown they are trying to improve their situation, can eventually buy their home.

If houses are to be built within or near the boundaries of the village and there absolutely no alternative, this should be done so not to effect the character of the village or that of current residents that would harm quality of life.

The housing stock should be planned to accommodate diversity

Medium sized houses which are 3-4 bedroom. There are many smaller houses and there is a gap between those and the larger expensive houses which are 4+

More housing requires the following to be taken into account:

Adequate parking (most households have 2+ cars)

Better facilities i.e. transport, play/leisure areas &, maybe, shops?

Parking considerations

Traffic increase

If more housing is built then the village capacity needs to reflect this in terms of schooling, play areas and transport links, especially to Emersons green!

What about 3 bed properties? Your survey states 1-2 or 4+?

Remove tealeafs from the community.

What about 3 bedroom houses? They were not included in the above options

Any new housing should be accessible to young people fit in with the local area and be cost effective to run/kind to environment.

Some extra accommodation should be bungalows

Worried about new development in centre opp Fleur pub. Looks like a new bungalow completely out of character.

Lack of parking as each house requires several cars to get anywhere

Car parking

locality and facilities do not easily lend themselves to sheltered care, however Pucklechurch does have an aging population

Don't build on green land/fields our children use. Disgrace. It's a village not a town.

I think in this village, additional housing should be minimal as it's not easily accessible and there's such limited service availability/jobs available.

Pucklechurch is a village and as such offers little local employment opportunities. It should be remembered that the more housing that is developed the more public transport must be developed to match as the influx of people means that they would be required to travel to get to work.

Building lots of new houses will take away the village charm. I do not support any major housing plans for pucklechurch.

Need more housing to encourage the younger population to stay in Pucklechurch.

I don't think there are any housing issues - the questions in this survey are very leading in nature

Try to retain the village

Local people (from the village) should always be given first chance to any developments!!!!!!!!!!

We don't need more houses

Don't build near puckl. Some villages need to stay as they are

If housing increases communication links (public transport), infrastructure (roads) and parking availability also have to be considered.

Why are we being pressed for more housing?? Can't we keep villages as villages??

We need housing which is affordable and the right size for people with young children who are able to come to the primary school.

More houses are desperately needed, especially smaller homes.

Not our village

Any development needs to take into account the dreadful public transport and so provide sufficient parking facilities. The current allocation of 1 1/2 parking spaces per unit is ridiculous. Who has 1/2 a car?

bungalows would be good - access for disabled and elderly

Need to avoid low cost housing trendiness.

Where are large affluent families going to go except out of the area ?

What exactly does low cost mean, why is it low cost, and what are the compromises ?

Any housing is badly needed.

Just need more housing

Energy efficient housing is a must for the planet as well as people's wallets. The village population appears to be aging and mid priced larger houses are not available so families move out of village, hence need for 4 bed homes. School population is dropping and new housing would encourage families to stay and new families to come. The village has plenty of 3 bed homes but I do not know how available they are. Nor do I know how many young couples would want to live in Pucklechurch for whom 1 and 2 bed houses are needed.

If I had my way no more housing would be built in the parish

Good quality housing that have gardens and sufficient space between them. The Lyde Green development is postage stamp size and some of the housing doesn't even have pavements outside them! just drives. I think it is better to have terraced houses with good gardens and well spaced than lots of detached and semis that are rammed in tight.

It would of course be nice if we didn't have any developments here.

There are not enough houses in the area.

BS16 has taken enough of a hit when it comes to fields being covered in houses (eg. Lyde Green, etc). Pucklechurch specifically has lost two large greens to housing on Oaktree Ave and (hopefully!) fought off a proposed road through the middle of us. Enough is enough!!!

Carbon neutral housing

Far too many houses already, we need to keep our fields and trees, we need more bridle ways and areas to walk dogs.

Bungalows.

People with a local connection to Pucklechurch and surrounding Parishes should have first opportunity to buy the houses. I have friends in Mangotsfield who would like to buy a house and perhaps this consultation should be open to adjoining areas.

Any new development within and outside of the village should contribute to the overall village environment. Every house built should be surcharged to enable funding to accumulate to build and maintain better road layouts, pavements, home zones and an improved environment

NO MORE HOUSING IN THIS AREA _ PROTECT THE VILLAGE ENVIRONMENT

Family homes to breathe new life into community and school. Pucklechurch & Shortwood are stagnating. We only seem to be answering to retired people who are resistant to change. I would like to see young families here.

Existing parking on the oaktree ave has to be improved

More emphasis should be put on infill and accessibility to community groups in the outlying villages of Pucklechurch . These communities often feel isolated from Pucklechurch

Most low cost houses are not affordable for working young people.

Loan funds for mortgages should be available from councils or government for our younger generations

Provision of mains utilities - ie Shortwood has no mains gas supply or available high speed internet, if any new housing is built developers need to provide availability of these utilities to new and present housing

There needs to be mixture of top end, and affordable housing

This will allow everyone to access some form of housing

Housing specifically tailored to young or old people is not needed (also it is historically problematic)

Pucklechurch also needs small independent housing for our aging population.

Prioritisation for local residents who are renting in the village and would like to buy and settle permanently.

There are sufficient social houses and elderly houses including sheltered housing and care homes in Pucklechurch.

Expansion of the village in any way will be detrimental.

The Parish council need to focus on why the village is becoming surrounded by legal or illegal caravan sites.

I own land on the edge of the village and I would have to go through who knows how many legal forms just to put up a shed.

Spaced out. Not high rise apartments which doesn't fit pucklechurch

Any new development should respect the history and style of the older houses in the village

Parking spaces to be adequate for the number of adults.

Electric plug in points on the houses for cars

We need more homes there is no doubt about it. You can thank the labour government for uncontrolled mass immigration for this.

What part of we don't want any more houses don't you get

I don't believe that social housing should be built on separate estates, rather mixed or intermingled with other properties'

Section 106 housing so it goes to people in the village or very local who needs a house

A village like Pucklechurch needs affordable/low cost housing and smaller housing if the village is not to become a retirement village but we also need sheltered/care homes for the ageing villagers who are already here. There needs to be housing for young people otherwise there is unlikely to be children for the village school. Schools are being built at Emerson's Green which could take away children from the local school and it is not inconceivable that we could see the school closing which always leads to a less vibrant village.

There is a need for downsizing without the new home being 'affordable' as when people reach retirement or are 'empty-nesters' there are few two-bed houses.

Certainly no more three storey monstrosities being built like those agreed between Parish/SGC on Phase 2 of the current Oaktree Avenue development. Completely out of character with village which they were told many times and ignored. Again I think this survey will be a total waste of time as nobody tends to listen and take on board village concerns..

i feel young people who want to stay in the village should be given priority to affordable housing

We dont need any more council housing otherwise will bring the area down.

We recently have had a development built by our home and South Glos and the Developer said it would be in keeping with the house style in its area. Instead, they have built 3 story buildings with different design / colour roofs and brickwork.

So we no longer trust the council or developers what they say.

No more infill as it takes away the concept that Pucklechurch is a village.

Appendix 5: Q7 – Development and Housing issues which you feel are "Extremely important" or "Important", please add more detail to support your answer

Affordable housing/low cost housing would help the young. Social housing is not appropriate in a village environment due to lack of facilities and transport.

We need houses in the village which young people can afford. Built in sympathy to existing properties.

Lack of low cost housing available so young people are unable to get on property ladder

Lack of larger properties in the village

Self-builds encourage people to look after their house & surrounding area

New properties should fit into the local area -- unfortunately the new development in Oaktree Avenue sticks out like a sore thumb!

Energy efficiency is a must for the environment and keeps bills down

The new houses on Oaktree Avenue overshadow the existing houses giving an impression of being overlooked.

All new accommodation should have solar panels and triple glazing as well as the best wall and roof insulation.

Maintain the character of Pucklechurch

Affordable housing priority for local people i.e. villagers

A general mix is required

Need to encourage young people and young families to remain in the village

The categories of affordable/low cost housing, housing for young people & smaller properties (1 or 2 bedroom) probably all come within the same scope for people trying to get on the housing ladder.

We need more provision for older people as our population is ageing. However, not the expensive MacCarthy Stone type as they are not affordable for the average person.

As regards social housing, the village did have plenty but most have been sold to their residents. It is important to have a good selection of housing as there will always be those who cannot afford to buy their own homes.

*One stipulation all new builds should provide parking for 2 cars. MOST IMPORTANT.

Current development alongside Oaktree Avenue not in character with Pucklechurch's neighbourhood. The village is slowly being absorbed into urban sprawl from Lyle Green/Emerson Green.

Pucklechurch is a lovely village with lovely people, too many lovely villages are being drowned with ugly development and villages are losing their charm and tradition. Villages are part of England's heritage and are gradually disappearing by being engulfed in modern development.

My children have had to buy outside the village as they could not afford to pay the amounts for the houses here. The shared ownership houses being built means they have a chance to come back to the village

Pucklechurch needs to maintain its old English character through sensitive design, coupled with a sustainable energy efficient build, which helps to reduce the production of greenhouse gases.

Self build if it is sympathetic architecturally and specially to the conservation and historically important buildings in the village and environs.

Housing estates per se do not fit with the layout of an historic village. Neither can the village support a large influx of people as it does not have the infrastructure. To fit in with modern living lots of houses would need to support a new community with facilities such as sports centres, shopping, schools, etc etc. This would change the character of the village into a semi urban small town instead of a rural community which I would strongly oppose.

Design & Layout: The most important aspect of this is density and massing of new development. The actual style of the property is never going to please everyone however a significant part of having development in sympathy with the area is to ensure that density and massing respect the surroundings. An example of what NOT to do is to put a three story building on the outskirts of the village and on it's highest point (as in the current Oaktree development).

Energy Efficiency: This really should not need explaining. All new development should be to the highest energy efficiency and there should be a plan to upgrade all existing housing.

I want to see sufficient house building to cater for the age profile of the area, to provide suitable, affordable properties for young people for the area, in a style which retains the rural feel of the area.

There should be a good percentage of housing for people unable to buy.

We need to make sure the younger generations have the opportunity to get on the housing ladder which means it must be affordable. This is slightly different to low cost. New houses must obviously be energy efficient. With the ageing population we need more sheltered accommodation hence the need for 1 or 2 bedroom housing.

Living in a village, we need to ensure that new housing 'fits' with the village. Houses like those being built in Lyde Green wouldn't be suitable. I'm watching the new development on Oaktree Avenue with interest to see what the final build actually looks like in reality.

If houses get built within Pucklechurch whether we like it or not, they need to be in keeping and energy efficient to protect our environment

We need to look after our environment thus energy efficient housing is a must
Plus our parish has a large elderly population that needs to be cared for.

Energy efficient is obviously important. Building within the character of historic part of the village is key as this has been overlooked in past development.

Keep them as character properties

This is a rural village with a strong community spirit. It should remain so and not become part of an enlarged Emerson's green and Lyde green area

Housing for young people who are finding it very difficult to move out of the family home onto the property ladder. It seems near impossible at present for them to do this. I have a 25 year old son who is one of them.

In my view we urgently need new affordable starter homes, and this should be a priority,

I feel that it is important to provide affordable homes for new buyers and small families

Important to attract individuals of all professions to encourage economic growth and a sustainable community. Housing priorities are overly focused upon affordable and social homes which will not bring desired wealth in to the area. As a professional individual that owns a modest three bedroom property, if the focus is purely on small dwellings there is no opportunity for me to move within the area into a property that offers larger space/to potentially accommodate a change in needs. Having purposely located to a semi-rural locality, developments must be in harmony and not like Lyde Green. I do not want to be encompassed within a housing estate having worked hard to have the means to purchase my property. Characterful developments in keeping with a rural style are key (if development is so needed!) and use of brownfield sites is a must.

We need a gas supply to Shortwood to make our houses energy efficient. You cannot build energy efficient houses in or around Shortwood without a mains gas supply.

Housing for the young and elderly needs to be affordable. We are fortunate to live in a peaceful and green part of Bristol so it is important that any new housing reflects the neighbourhoods existing character by using similar designs and layout.

The character of the village will be destroyed by unsympathetic development. It is important that residents are listened to, unlike the recent development on Oaktree Avenue which was steam rolled though against the wishes of the residents - in particular the 3 storey 'apartments' which are completely out of character with the village and which were objected to.

We need affordable housing for young people. It's impossible for young people to get on the housing ladder now. Most young people are renting, this is encouraging the wrong type of housing to be built.

It is crucial that the existing (beautiful) areas of housing are not tainted by sticking loads of horrible, ugly new builds in the green space that surrounds them.

All new housing needs to be energy efficient.

Priority should be given to young people from Pucklechurch. It is important where possible to keep families together.

Council houses as we did after WW2

All new housing should incorporate energy saving attributes I.E. Solar power. This should be mandatory for ALL new builds in the country, not just the local area.

If the spirit of the village is to endure then younger people should be encouraged to move/stay in the village - particularly people that see a future in rural professions/farming etc
move with the future

Truly affordable housing, homes suitable for young and old, together with some social housing, will enable the village to keep families together to help and support each other through the different phases of life. This is extremely important for a healthy village atmosphere.

I disagree with the statement Pucklechurch Parish is experiencing growth. It only grows as you add new housing

Whilst I am happy to encourage people to improve their homes and build new; the homes in the immediate area and their types and the needs of the existing villagers must be considered prior to new homes or radical changes to existing infrastructures or building types.

The nature of the village should be maintained and we should all be conscious of the need for energy efficiency. I also understand that Pucklechurch has an aging population and therefore will have a need in future for more sheltered/care home accommodation.

Pucklechurch has many older residents so it's important that their housing needs are a priority.

The character of the Parish should be maintained and not allowed to merge into Lyde Green etc.

There are not many houses for families to grow into from the 3 bedroom houses. The village character comes from many, green spaces which compensate for small gardens - these should not be filled in, and new developments should have plenty of green spaces too. Provision should be made for sustainable transport, not just cars.

Every village, town and city should have low cost and social housing to enable everyone to be able to have their own home. With an ageing population, sheltered housing is usually the best option to allow people to stay in the area they know, as well as being cared for. Smaller properties would suit single people or couples and be cheaper for them. Designs of new properties and layout must fit in or enhance the existing styles and characters. Energy efficient houses would be cheaper to run.

older population growing

A need for younger people to run the various community activities.

Re "Important" - I feel our oldest younger residents should be able to stay in the village. This leads to "Extremely Important" - "Smaller properties available..." As regards "Design & layout"... We have a lovely village which works quite well. Let's keep it that way. "Energy Efficient houses" are of course important in any area.

We need more affordable/low cost housing in the village. I would like to stay living here but the costs of housing is forcing me out. The new developments of affordable housing is brilliant and that gives me the chance to own my home + bring up a future family in the village I have been in since birth.

a mixture of affordable housing for younger people to get on the property ladder - a natural extension of Lyde Green and Emersons with some shops too as we are out on a limb

It is important to maintain the character and rural nature of Pucklechurch village. The green belt and conservation areas should be protected (including the views in and out of them).

Any new homes should be restricted to brown field areas to achieve this.

There is a housing crisis. Every area is under review and we should be no different. Look what is happening at the other end of the ring road. We need to do the responsible thing and accept new houses to Pucklechurch and if that means building on fields then so be it. Travellers have been doing it in the area for years and no one cares.

Housing needs to be similar to and in character with the village. Family homes. Not a place for flats.

Young people need houses to get them started and they must have low carbon footprint.

Any housing should ensure that villages remain as villages. The conservation areas and listed buildings must remain in context without encroachment or impact. The countryside between the settlements should be preserved.

Any new houses must be in keeping with the traditional scale and character of the village and not encroach on or impact on existing listed buildings and conservation area. Green belt must be preserved at all cost to prevent an urban sprawl of mediocrity and ruin our lovely village.

It is important the village maintains its current character by any new developments being in keeping with the existing developments. All new builds need to be accessible to all socio economic groups to maintain a diverse community.

The village needs a broad range of people to survive and grow, so we must cater for all age groups.

As a matter of course all new housing should be built to the highest possible standard of energy efficiency, this may be more expensive in the short term, but the savings in the long term are too important to miss.

I would guess that if you looked at the demographics of Pucklechurch, the average age of home owners is quite high. I'd expect that to have a factor on the housing needed in the next 10-15 years.

See above, moved into the area from suburban Bristol two years ago to be nearer the countryside to find threatened road building schemes and a large number of houses built on meadow lands. Really disappointed at shortsightedness of planners when the village already accommodates a relatively large estate.

Rather than grubby developers maximising their profits, let's see good quality affordable homes built.

Local councils should once more own housing stock, providing affordable housing.

There are too many homes being bought up by private landlords which do not take care of their properties yet charge high rents. Thus even when one buys their home, they can be surrounded by scruffy homes, no one taking a pride in their investment.

When I sought housing in this area, I was appalled by the standard of some of the homes offered for sale

It's essential that new properties being built are in keeping with the village, and surrounding areas, character.

The current 3 storey flats being built at Oaktree Avenue outside Dyrham View ARE NOT in keeping with the character of the village.

Energy efficient homes are very important to ensure they remain sustainable with the ever changing eco living being encouraged.

Affordable for younger people

If the village is to thrive, those who live in it will be comprised of all sorts and conditions of mankind who will look for differing types of housing.

- young people who are born here cannot afford to buy a house here

- aging population that want to remain here in their later years

we need houses to attract affluent - hard working people to complement the parish.

Environmental issues are more likely to be reflected in one off/self build properties.

Within the conservation area it is very important to maintain the integrity and character of the village ie using colloquial building materials and traditional facades

its important to build houses that the younger generation can afford to keep a mix of ages in the village.

The design etc needs to be in keeping with the village, as its an old village modern designs look out of place.

Energy-efficient houses need to be built to help the environment.

No high rise development or designs which are not in keeping with a village environment.

energy-efficient to help reduce our carbon footprint

Housing needs to reflect the diversity of the existing population and encourage that diversity to continue; e.g. young and old need to live near each other, not be segregated. The average age of the population will continue to rise and planned housing stock should make it as easy as possible for people to live in their own homes even when they are old and infirm.

We as people have no right to be constrained to any one area or piece of land.

If ones needs are not met I recommend moving to where your needs are met, rather than ruining the historic green belt.

Feel there is great need to provide more housing especially for those least able to afford it

To retain the character of the village.

To increase our contribution to a 'green' environment.

I feel that we are so lucky to have a perfect village school I worry that the busier Pucklechurch becomes the school will be over prescribed and will effect crime in Pucklechurch if more social housing is built within the village

Keeping the village feel and look is very important to me. Not to have lots of newly built properties that all look the same and are just to squeeze as many people into the area as possible

This village needs younger people, to provide some energy, in the village. The population of the village is aging, and not moving on, so housing for younger people is essential.

Low cost and social housing should be prioritised for people that have been brought up in the village.

If pucklechurch is to hold on to its community feel there needs to be younger families to maintain this.

house prices are already too high and with more affordable housing then it allows younger people to get there foot in the market and begin to start getting towards owning their own house, and any way that we can help to keep houses energy efficient is a good idea, without turning the neighbourhood into another carbon copy of houses and estates

We are regularly told that it is very difficult for young people to get on the housing ladder due to lack of suitable properties and/or cost so this needs to be addressed. We are an ageing population therefore the elderly should also be catered for in any future development. Any future development should be in keeping with the existing village properties.

Energy efficient - better for the environment locally & globally

In my opinion, the other 'E Important/Important' would steer the future growth of Pucklechurch in, hopefully, a safe and trouble-free direction.

Affordable housing because there is greater need for it.

Accommodation for older people as we are living longer.

Housing for young people. unfortunately families break up and youngsters need some where to live. Design of housing need to blend in.

Energy efficiency houses to help save the planet!.

We need housing that gives the young of the village the opportunity to stay in the village. Also there is a need for more social bungalows that give the elderly of the village a chance to move out of their 3 bedroom houses without the problems of trying to get a mortgage. I am sure they would be willing to pay a good rent to stay in the village in a more manageable property.

My house flooded recently, as 4 5 bed houses were built at the end of my garden - without mains drainage therefore the water-table rose to a level that caused my 300yr old cottage to flood from the bottom up. I have since had to re route my soakaways and double to the size to ensure that my house does not flood again. Care should be taken when impacting the effect of 'in-filling' in a village where there are very old houses and the impact of global warming on flood possibilities.

To accommodate village needs

All communities need a mix of housing, so that they remain a balanced mix of society. All houses should be as energy efficient as makes sense over the lifetime of the property. Maintaining the local character of the village will add long term to everyone's enjoyment of the locality and of rural life in England.

Development and housing that caters for everyone. Design and layout that keeps the character of Pucklechurch intact. Both important.

We need to sustain the community long term with younger family's moving to the village

In my opinion, all new builds should be energy efficient, doing what we can for environment.

Obviously housing is an important issue. rental properties for young families at reasonable rents are an obvious need. So is the infrastructure to accommodate influx of people. eg schools. Shops. ECT Pucklechurch is a friendly, lovely village it would be sad to change that.

Any future housing would ideally include energy efficiency systems that meet future expectations with savings on money and resources. Low level unobtrusive housing would help to preserve the character of the area and not disturb its rural identity

Other developments around the whole country all seem to look the same like Emersons Green style houses - I know, I used to live in one! All new houses are far too small. The garages are far too small (unusable). The gardens are far too small. Off street parking is too small. All of this causes overspill of parked vehicles into other areas. Any new housing built in Pucklechurch must be in keeping with the existing buildings.

We need to accommodate all ages and development should not spoil the character of the village but blend in. Energy efficiency is the way to go to reduce carbon emissions and save money on bills

It is important that houses are not built on our open spaces or on our precious green belt land.

The village needs new blood....young families use the schools and playgroup etc....

Without families etc the village will stagnate and die.

a consistent mix with proper infrastructure

Eco friendly and within keeping with the village

To help young people get on the housing ladder. But keeping the structure of village life important. Not to be part of Emersons green or Lyde green. But keeping Identity of a Village.

More affordable housing, especially for young people/families

1. A self build will discourage big firms buying plots of land and mass building.

2. The design and style should help compliment the beauty of the village.

3. The more green the house is the better for the future of the planet and the wallet of the house holder.

we are an old villageany modern designs on existing houses or new should be in keeping with existing.

We are a village that doesn't need more housing there is plenty of new housing around us that is not affordable for our next generation already anything built here wouldn't help our young people.

New properties should reflect the rural style of the village and be in keeping with their surroundings.

There are a lot of young adults still living with parents as there are no smaller houses for them to buy and get the property ladder. Also a lot of young adults that grew up in Pucklechurch want to move back to the village and there are not small houses available for them. We are a village with a lot of local character and I think the houses should reflect what is already here and complement what the housing style and village character that already exists.

The rural village of Pucklechurch needs to keep this status and encourage more affluent families to the village. There is enough social housing and affordable housing. The village needs to keep its identity as a rural family setting ideal for families to grow develop and flourish, thus bringing investments, businesses and community support and spirit that will long maintain Pucklechurch heritage and identity as a fantastic place to live.

Design and layout should preferably not be the typical developers "off-the shelf" house

There is a real need within the parish for affordable housing, particularly for younger people who are trapped at home because they can't afford to move out. This adds to parking problems, especially on the estate where parking has become a real problem.

I want to live in a bigger house

I want bigger families to live here, so I will have more friends

Bigger houses will attract more professionals to the village and hopefully force low earning families out

There are not enough bigger houses in social housing and families are increasing. It would be good to build houses to current design- unlike the new houses at the top of oak tree crescent which stand out due to their external brickwork

I feel it's important to have homes for the elderly and maybe a nursing home so they can stay in their area they have always lived

Encouraging people to stay or move into the village there should be more plots available for growing self-build market.

Affordable first time buyers housing needed.. not social housing

Property for elderly residents of the village so they can stay close to family and friends

Need to generate opportunity for estate residents to move on but remain in the village

It is extremely difficult for first time-buyers and low income households to purchase properties. Particularly, there is a severe lack of small, modest housing that is available on the open market.

Whilst important to respect the heritage of the village, 'pastiche' new build development does little to enhance the village characteristics. I would prefer low cost, low energy, innovative development.

Maintaining the character of the village is important to keep it feeling like one, so limiting designs that are out of character is something that should be considered. Also, the impact of climate change is clear for us to see, so building energy efficient and green homes is not only cheaper to run, but also benefits the environment. With the property market being so unaffordable for many, it is important we put an effort into supporting those who are most impacted not being able to afford to get on the property ladder or rent affordable home (the elderly, the young and those that are not so well off)

We really do have to think about the future and stop refusing the building of affordable housing in our area. Not everyone has highly paid jobs and not having a highly paid job does not make you undesirable.

Need to have families living in the village to keep playgroup, school and community spirit.

New houses should be energy efficient- easier to build than add later.

Keeping the character of the village is important, so we can remain a village and not look like every other new development

If there is no housing for young people the village dies

Local village people should be encouraged and be allowed to develop their own property so that it's not only a third party company that makes all the money. The village should try and keep some of its traditional architecture when building new houses

Need to reflect and preserve the historical nature of the village. Need to retain some green belt to preserve village atmosphere. Need to allow development of existing gardens, in between existing village housing irrespective of village boundary. Villagers should benefit from any development not external landowners.

Pucklechurch as a village is beautiful & the homes within it have a lot of character which I feel make the village what it is, it's important we don't lose that.

As above

The future lifeblood of the village lies with younger people who cannot afford expensive lavish housing, it is therefore important to provide affordable priced housing to enable them to get on the property ladder. This does not however, need to result in an increase in the parish housing footprint as there are many areas within the existing built up areas where some infill could provide such properties (eg along Parkfield Road where building alongside the existing road would not impact severely on either green belt or existing developments)

I have had many friends over the years who have started their married life in Pucklechurch and have had one or two children, however they have had to move out of the village to find the next size of property in order to accommodate their growing family into their teenage years

There is plenty of housing that has been recently developed in Pucklechurch, Emerson's Green and recently the whole of Lyde Green. We need to keep our greenbelt. Building new houses is not in the best interest for local wildlife, health, flooding and the planet. The EU summit is trying to be more eco friendly and save the planet and building more in our locality is turning the land from natural to concrete, which will increase air pollution, damage wildlife and our village community.

They should fit in with surrounding development. A mix of housing types would be most beneficial.

We need to retain the young in our village

Whilst we may not be able to influence the number of houses, it is important that the village maintains its identity and doesn't become a homogenised suburb of Emersons Green. It's so important that we stay a village with green spaces within and around - that is what makes the village special.

People tend to want to stay in the village community, as do some youngsters where they were brought up but are unable to fund to stay, so smaller builds would help them and older people down size

To remain vibrant, the village needs to attract more young people, especially young families. We have an aging population, a school that is in decline, and community groups struggling to attract new members and volunteers. We are not going to attract families with children by developing more housing for old people or tiny flats for first-time buyers.

Any new housing should be in keeping with the area around it and should be as energy-efficient as possible.

Why doesn't every new house have solar panels from the start?

Affordable/low-cost housing and energy efficient houses. A lot of Puckle new housing very poor, need more attention to *design* and what is approved.

Retain special interest of Pucklechurch & in-keeping with Listed Buildings & Siston Conservation Area

Extremely important to keep design and layout that reflects the neighbourhood's character, keep the village feel and community.

Affordable properties for first time buyers

1 & 2 bed for people wishing to down Size

To preserve our village and its character design and layout should blend in. Don't wish to see an urban sprawl of characterless houses.

Energy-efficient should mean lower utility bills and less greenhouse gases.

Young people trying to buy a house is very difficult as the price of them gets bigger.

To ensure Pucklechurch remains a village and any new housing is in keeping with this and o me a specific need i.e. Not a development like Lyme green!

energy efficient houses should be encouraged and if possible incorporated into the planning conditions.

Offering up land for self-build would be an ideal opportunity to encourage high quality homes

The identity of Pucklechurch, independent of the suburbs of Bristol, is crucial for the community.

Affordable lower cost housing & therefore smaller properties may enable more young people to enter home-owning.

Climate change [illegible] require all build to be energy efficient.

There are an increasing number of older people and disabled people living in Pucklechurch so suitable accommodation needs to be developed which may release larger family homes which are underoccupied.

I have heard many youge people say they want to live in Puckle to be with there parents, and the older people saying they want smaller houses.

There are many elderly people, some able bodies, some not so. Pucklechurch is mentioned in the Doomsday Book and has at least 7 listed buildings. Very important to retain its character.

Its important that people that were born and brought up in the village should be able to remain and not be priced out of the village.

Re: Affordable/low-cost housing -- Affordable housing for young families if we want to keep younger people in the village. The future depends on them!

Re: Accommodation for older people & Smaller properties -- We do have quite a high percentage of elderly people wjo would wish to stay in the village, with support

Re: Design and layout that reflects the neighbourhood's character -- So important that the rural character of our villages is maintained

Homes which are energy efficient not only have a positive impact on the environment but also the running cost of the home.

Any development should have a mix to include low cost housing to allow younger families to find homes in the village rather than having to move away.

Self build often uses smaller sites and can be customised to an individual home owner.

Housing should be provided so that neither the young and old are forced to leave the village. Energy efficiency will be important to both of those groups. The character of the older areas of the village should be preserved for future generations

No more houses, it's a small village.

Whilst I'm not sure of the exact demographics currently or wanting to live in Pucklechurch, but I do think new development should try to preserve the picturesque character of the village (which holds real value) through sympathetic design, and all new builds ought to be energy efficient. I also feel generally that self build opportunities are too rare, and so would encourage more of that.

There is an ageing population in this village and I feel it is important that more sheltered housing is built to enable older people to stay in the village they love. I also don't wish the village to be ruined anymore by building out of place housing.

I think the focus should be on young people of the village and surrounding areas that are able to cope with living in a remote village, and of course the elderly as numbers are rising sharply of elderly needing suitable accommodation

We should be contributing measurably to the UN sustainable development goals. This includes affordable homes and energy efficiency. I also think we should maintain and develop the character of our village.

Do not turn this village into a disgusting pink and beige mess of new builds cheaply built.

All villages require properties for young, elderly & less well off otherwise prices become too expensive. For example, look at Parkfield.

Keep Pucklechurch a village!

A lot of energy is wasted by having poorly built houses which are not energy efficient

There is not enough housing of any sort and especially affordable for younger families. Also smaller houses for the elderly to downsize.

The most important thing is to preserve the historic nature of the village and prevent further development. It is such a shame that there are so many ugly housing estates in what used to be a beautiful ancient village. Please do not continue to destroy it.

We are a village, help local young be able to stay with houses that are built with cost and external look that retain the village character. Don't lose all the green space

All new-build homes should be high quality, energy efficient and designed with sympathy to the surroundings, with plenty of green space for those who will be living there to use. Social housing, available to all, is what is desperately needed to overcome the housing crisis. New private builds only exacerbate it as prices and rents are being driven ever higher by the housing speculation bubble.

To thrive the village must have housing for all but especially to encourage young people and families to stay as they will be the life blood of the village's continued prosperity. Energy efficiency is vital as is design, this is a characterful village and does not need more bland poorly built mass market housing.

Social housing should reflect local need only.

Low cost housing is necessary due to the cost for young people. Design is important to keep within the village "theme" & not modern, more traditional

Low cost housing is necessary due to the cost for young people. Design is important to keep within the village "theme" & not modern, more traditional

Affordable lower cost housing for young families & couples to stay in the village with families locally. Smaller properties, as Pucklechurch already has many higher end 4+ bedroom houses.

The village and surrounding areas are steeped in history. This should remain at all costs.

Houses need to be in keeping with what is already built in Pucklechurch and this is not flats or apartments

More outside toilets

Younger people need housing or else we will move away

Moving forward any New build should be Energy Efficient!!!!!!

Important to maintain the village and community feel, so visually any development should be in keeping. Additional facilities/amenities need to be created or updated to keep

Up with higher volumes of people in the village

There is already a large social housing presence in Pucklechurch, lots of affordable housing and a large elderly population. Larger, family homes are required to encourage those who will send their children to the local school and contribute more widely.

Don't build near puckl. Some villages need to stay as they are

A good mix is essential for the wellbeing of any community. Focusing on 1 type of housing to the detriment of others creates monoculture and division.

The style of housing being build on Oaktree Avenue does not conform to any existing buildings in Pucklechurch. Whoever passed the planning for it wants sacking!!

The building of 1/2 bedroomed houses would help both the young and older person looking to downsize expand.

I feel it's really important that the character, community and history of Pucklechurch is protected. The green belt, I feel is incredibly important to protect.

My Children have all been brought up in the Village and would like to live in Pucklechurch but the lack of affordable housing has impacted on this and one of my children has been forced to buy a home in Yate instead. So affordable housing for young people should be a priority enabeling first time buyers to get onto the housing ladder in the village where they were born.

It is very important to have energy efficient homes and not to be drawing too much on our energy producing sources

More affluent families are required

Developments must protect green areas and character of village

There is nowhere for younger families to live in the area, nor for older people to have a smaller home. The country needs more homes and Pucklechurch is not doing its share. A large area off the B4465 is already earmarked. This would be ideal to develop as there is already development taking place alongside the B4465 as you leave the village. Traveller sites and planning permission applied for proposed large stables. These stables will obviously be used as large sheds as there is only permission for 3 horses to be kept there and the new stables will be for 12 horses.

All housing should be in keeping with the area and maintain the village appearance.

If we don't increase the availability for young people to live in the village then it will become a village of the dead and dying. Smaller properties that are more affordable to young people would go some way to solve that problem.

With present concerns about climate change all new builds MUST be energy efficient to address this problem. Pucklechurch has a special community ambience and is different from other places. This should be reflected in the buildings.

low cost should be low running costs, not cheapened building costs ?

Houses should blend in with the local character - Lyde Green eyesore needs to be avoided. All houses should be given generous parking to avoid issues. Energy efficient materials and methods should be used to develop a eco-build ethos

To help the environment

Not enough affordable housing for local families.

I think that we have enough social housing in the village but we don't have enough affordable housing for young people and its important to have young people in the village. We need more affordable housing that lets young people buy and settle in the village. Being environmentally friendly is not only important - I would say its essential.

Especially affordable housing for our younger population. Also something manageable for our older generation, ie small bungalows.

Need more affordable housing and smaller properties. Nothing available for the younger generation. Or older to downsize.

Already answered!!

Village population is getting much older as young families prefer to live in Emersons Green. The village needs to attract young families in order to thrive.

See above comment.

I mostly put 'Don't know' answers because I'm not familiar with the needs of the village or people potentially coming to it.

There are not enough affordable houses to keep our younger members in the village.

Nor enough smaller homes to enable our older members to downsize.

To have a sustainable village we need to encourage energy efficient smaller homes that are affordable. Please do not develop in the green belt or build major roads with this area.

We need to have more housing available for young people at a cost effective level as houses are unaffordable. Also, homes must be energy efficient and be carbon neutral to help the gob achieve its co2 targets

Pucklechurch needs to keep its character and remain a village. I know a lot of people that have lived here at one time or another because it was affordable, that's important. Personally I am so grateful I was able to buy here in a beautiful rural place not a million miles out in the sticks.

Movement on the property ladder for those wishing to stay in the area is important. Currently plenty of 3 bed properties in the village but much fewer properties either side of that.

Any build should always be in keeping with its surroundings to ensure the community looks and feels cohesive.

We have an ageing population that needs to be accommodated.

Houses should be energy efficient from a bills cost perspective and to support climate issues.

Many houses in the village are not in keeping with the village architecture and we should be mindful of this in future.

The elderly need help from the locals because they can sometimes get taken advantage of and their minds don't always function 100%. Energy efficiency housing is good for the environmental footprint of the village. The neighbourhood character is important because then everything has its place in the village. Both large and small houses are good for people who want more/ less space.

Very important for the elderly to have houses but at the same time I rather we didn't expand the houses

Community sustainability

People in the Village may want to sell their homes and move to Sheltered accommodation.

Any new builds need to be in keeping with the village and no more than 2 storeys high.

With rising fuel costs and climate change houses need to be energy efficient.

Days of the large houses are long gone. Need energy effective, low cost housing which is affordable to the younger generation. These are the future of our communities and country.

All new builds - houses or businesses should come with every energy and water efficient systems available at that time

If there is no housing for younger residents then we shall become an old people's village with one and two in each available home.

Self build will encourage care of the properties by the owners, design and layout important to retain the village identity energy efficiency obviously to attempt survival of the planet for the future.

We need more affordable homes, but not ones where you can never fully own them, that are 2 and small 3 bed.

The environment is important, so houses should be built to be environmentally friendly and low cost to run.

Pucklechurch and Shortwood are good locations for houses as they are near enough to Bristol where there are more jobs.

All new housing constructed should exceed A+ rated for insulation (such as triple-glazing) and generate its own electricity (solar-roof tiles) and electricity storage. It should also have the ability to heat water. Be designed to accommodate electric cars (recharging points).

there is no affordable homes for younger people

Much of the development in Pucklechurch has been low standard of design and construction. A younger and more affluent population would help support the local amenities and re-balance local demographics.

Parking is an issue as the village grows and public transport is not in place, then people have to use their own transport, new housing only puts in place enough parking for 1 car. People also have work vehicles which they park outside their houses, this is not taken into account when planning.

Speaking as a resident of Pucklechurch, the village has at its heart a conservation area that is essential to maintaining the specific character of the village. Any development that takes place within the village should not therefore be allowed to detract from what makes Pucklechurch what it currently is. From a Parish perspective, it is important that it continues to be a community separate from the urban development of the eastern Bristol fringe. Development should be sustainable and promote sustainable transport options, maintain heritage assets, rural surroundings and views of the Cotswold Edge escarpment.

I think affordable and social housing is important for young 1st time buyers or families needing somewhere to live. I also think it's important to look after our current residents and the elderly population that currently live in Pucklechurch.

Low cost and social housing is important because it has become very difficult for people to get on the housing ladder. The ageing demographic means that provision for the elderly will become more important. Good design is important for wellbeing, but there are already many styles in the village. The new houses by the church and shop are a good example of smaller houses that fit well into the environment. Energy conservation should be our highest priority, both for climate change, and the problems with future costs and stability of supply.

Decent sized family homes in the mix with adequate parking.

Why haven't all new developments included with them solar panels etc

Affordable housing will help provide homes for young people to consolidate the thriving community that is Pucklechurch. This affordable housing should be energy efficient, exceeding the guidelines by installation of maximum insulation, pv panels, air source or ground source heat pumps and the like.

By providing low cost homes it will attract young families to the area and thereby reduce the average age of the community. This will help the village to thrive and grow.

Housing is needed for people of all ages be it elderly or young and there should be more affordable and social houses built to accommodate.

We have no choice. The council will tell us exactly what we are having and in what numbers. They will not allow any development if it does not benefit everyone in society and makes the most of the space. They have a duty to ensure the best designs possible. PCC is deluded to think our opinions matter.

To allow and encourage young persons to keep our village going, down sizing, design own spec, eco friendly

This is a village where people stay „it is an ageing population. Equally because of this there is a shortage of housing for youngsters, There is also a shortage of larger housing

These areas, particularly Shortwood and parts of Pucklechurch, are characterised by a large number of period properties, and any new properties should reflect this

Pucklechurch is an important conservation area - a beautiful and historic village. Any development should be in keeping with what is already there (traditional) and should not detract from the above.

All new housing should be as energy efficient/environmentally friendly as possible - this should include planting green spaces mixed into any development

Increase in the number of 65+ means more and smaller housing needed. Pucklechurch housing tends to be quite expensive causing young people to move away from the village. For a village to flourish it needs young people too.

Important to build affordable low cost accommodation for our younger population.

I think the recent building is heavily focused on housing associations, which I wouldn't like to continue beyond that development apart from the standard percentage that have to be allowed in developers estates.

House prices need to reflect earnings. Don't see the point in the "housing for young people" category as their need should be dealt with by the "affordable housing" category. New housing needs to respect the conservation area.

I prefer to see small self build and environmentally friendly initiatives rather than large housing developers

Recent housing developments have proven to be not reflective of the neighbourhoods character with 3 storey flats being built. These stand out and look awful.

Desparately need housing of all sizes and needs. Pucklechurch can accommodate all types but not high rise apartment styles which wouldn't work with current character. Pucklechurch has the space, road network and local jobs at Emerson's green. Most logical place

The village has a lot of older people who have been here all their lives. It's very important that housing should be sympathetic to their needs in particular.

As above I don't believe new housing is required in the village but any new building should be efficient and of similar character

As there are limited facilities in the village I think houses for people who can get themselves about.

Nothing for younger people to afford

Where else are all these people going to live and the dozens of kids they bring/breed. Can't put it off any longer.

Any housing should fit with the feel of the village. There is a shortage of medium to larger sized houses preventing people from moving from small houses, which blocks the way for smaller families moving to the village and larger families staying in the village.

We need to reflect the needs in Society. The Very Important issues above are those that affect all of us through our lives. Young single people become old and infirm so we need to support both ends of the age spectrum.

What part of we don't want any more houses don't you get

The country as a whole need more affordable housing.

The village currently has an attractive appearance, and it would be a shame to spoil this asset.

Reducing carbon emissions is of great importance to all of us, especially the younger generations.

Bristol needs more housing. End of. Moaning about it will not solve the problem. Expecting other areas to take the brunt of it and not expecting us to contribute will not help. We must have houses, why else was J18a put down the road. Houses can go anywhere and not upset Siston or Westerleigh etc and with the new J18a being built it has the infrastructure.

Small 1-2 houses, dual purpose, ideal for young people starting out or older people, mix the two populations up, each has special knowledge that the other group can benefit from. Do not put social housing in one place, scatter it around the village so that everyone feels included.

The character of the village needs to be maintained and surrounding the village with a huge estate will destroy the country feel of Pucklechurch.

Affordable housing so young can afford to stay in the area

There is a growing demand for care of the elderly.

Any new build should be in keeping with the look and character of the rest of the village and be energy efficient.

Keeping the village moving forward it's important to have a wide range of ages living in our community with the potential that the younger generation don't have to move away from the area because it's too expensive to live where they grew up. Having capacity for our older relations means we can keep an eye and visit regularly, again with the reason they don't have to leave the area they may have raised their families.

Ensure that the utilities, bus routes are sufficient to go with the future developments

Successful villages need a mix of housing to support all the village activities of which Pucklechurch has many.

Young people are the future and need to be able to afford to live in the local area.

Where housing is built it should reflect the nature of its surroundings.

I don't want the village feeling to be spoilt by ugly modern buildings.

This Village must be protected and keep its same Village charm that we all love

This country needs a lot more housing. Pucklechurch and surrounding areas are not doing their bit to help the shortage. Pucklechurch is trying to keep itself as a village. But there are no facilities here. We need more housing, jobs, shops and a transport system

Definitely a need around here for Bungalows and Accommodation for Older people.

If nothing is done there will be many more homeless people on the streets, which is very sad.

Young people in the village should be able to have the opportunity to stay, if they want to, with an affordable home of their own.

If there was more sheltered accommodation available for older people, their current homes could be available for families.

If new builds go ahead, PLEASE MAKE SURE THAT THERE IS SUFFICIENT PARKING SPACE FOR EACH PROPERTY... not like the current development in Oak tree Avenue where more houses and flats are being built with fewer parking spaces than houses!

Many older people still live in the houses they lived in when their families were young. Lots are living in really large houses and would like to move to a smaller property but there is not a lot of choice for downsizing within the village. Bungalows suitable for older people would be very advantageous which would mean that the larger houses could be lived in by families instead of just a couple or people who live alone.

What is being built on Oaktree Ave is totally out of character with a village setting. Such designs for flats and high housing density with the consequent destruction of open spaces for leisure and relaxation will bring permanent change to the uniqueness and character of the village.

I don't care about the profit margins of big companies. Housing that has been built locally (Lyde Green) is not affordable and companies are exploiting loopholes in planning guidelines (in my opinion, possibly in collusion with South Glos).

We need to keep young families in the village so low cost housing is very important.

I think it is important to maintain the character of the village.

Appendix 6: Q8 – Supporting Answers

Possibly depending on outcome of J18a

I may not 'need' to but if a house comes on the market that I like I may 'choose' to move. I don't see myself moving out of Pucklechurch because I like the village and living in it.

x

Unless they decide to build Jc 18a through here or the village loses its character through over development

Who knows? At this time, I would like to remain living in the Parish but this is dependent upon changes that happen. If my quality of living is compromised by the quality/extent of developments and the semi rural locality being lost, I fear that I would look for more desirable places to live. This would potentially be outside of the Parish with the Parish itself being so small.

Love this area my wife mother was born here and my wife on shortwood hill and our 3 kids were all born here

Depending on the impact of the new houses.

If the area becomes too congested with housing I will look to move out of the area.

If it continues to grow I may move away

Given the possibility of the village getting larger and Junction 18, I am more likely to be moving out.

Probably out of the village due to the social housing on Oaktree. Transport links and volume of cars will be terrible

already live in Pucklechurch

Depends on the available housing stock

Yes. There are no houses to buy.

I already do.

I already live here.

Have already chosen to live here, a nice traditional village yet has embraced new builds recently, which should help the young families wishing to remain here. Thereby already having a support network through their own families.

Possibly downsizing

If major development takes place I shall leave

Possibly

Already within

We've already been here for 26 years and happy at present. This may change on completion of the rammed development of housing at the end of our road (in Oaktree Avenue) whereby I have visions of young people using inappropriate balls for games on the field in front of our house & denting our cars, which happened previously - hence play areas, with clear rules, essential!

Maybe

I will probably leave the parish, as I did when Frenchay was over developed!

I would like to live in a village and I don't think Pucklechurch will be this in the next five years.

Live here already

Happy where we are for the next 5 years but would consider a self build project in a future.

neighbors you thought you new turn out to be a tea leaf

Not need to but may like to move to somewhere with more space

Not unless it is inappropriately developed

Not unless something radically changed and it became overcrowded. I've lived in and around Pucklechurch for a greater part of my life and I love it here.

This is a very nice place to live, but who wants to live in a town

Not sure. May need to down size

But others of the family want to

If I stay in Pucklechurch, being in a wheelchair now, I believe I should aim for a bungalow if possible.

Assuming age will catch up with me and will be unable to maintain house & garden.

I would consider leaving the village if there is too much development. I want to live in a rural environment not the edge of greater Bristol

Hopefully people won't need to move out. Avoiding the area being ruined is key to this.

I am actually thinking of moving out as I want a smaller property but they aren't any available

the way that the village is now being over developed, the word 'village' will soon disappear, and if development carries on at the current rate, I won't be 'moving within the parish', but definitely moving out!

I have already left the village, but my sister is still a resident.

We face the prospect of development on the fields surrounding our house [an extension to the Lyde Green development] which is entirely unnecessary, and will only add to local congestion and pollution, particularly as local jobs are not being created and nor are decent transport links or local facilities (shops, pubs, post office, playgrounds etc).

The area is home to a wide variety of wildlife, which is under increasing pressure as local habitats are destroyed, and the council would be far better served by acquiring the fields from the owners and turning them into common land/leisure areas for the many underserved residents of the new Lyde Green development.

The idea of building right up to the motorway is preposterous, and will be dreadful for those who will have to live in the flats that are currently planned to be put there. The proposal of closing off access to both Westerleigh Road and Pucklechurch and directing all traffic through Lyde Green and onto the ring road is also insane.

On top of that, the houses will all be far too expensive to help those struggling families affected by the housing crisis. It is good quality, decent social housing that is needed, not more shoddy private development.

The movement of constant traffic & threat of building makes me want to move OUT of the area

Pucklechurch is changing too much & the roads are so busy that it will eventually make me feel forced to move to somewhere quite & without threat of building on green belt

I think we are more likely to be moving OUT of Pucklechurch in the next 5 years due to changing demands, the threat of new junctions & new builds on green belt land!

I like the pubs. I also like the countryside whilst being close to the city

I currently RENT privately (due to divorce). I always owned my own home until 2014. I now fear that my landlady will 'sell up' and at 62 years old, I am very apprehensive for my future as I approach retirement age! Where am I going to live? And more importantly how am I going to afford it?!

If we did move, it would be out of the village to another village that is being kept as a village!

No. You start building and I'll move away

We have been in our current house in the village since 1974 - a real family home and a listed building. No plans to leave it unless the village gets over-developed which it sounds like it might!

Never thought I would move from Pucklechurch, but with the social housing being built across the road from me including three storey flats, which would be better suited in Hartcliffe. I will wait and see what impact it has on my village, bearing in mind they will have to travel out of the village to find work. We only have a small shop, so the impact of traffic is another problem. It's very true that these housing estates are put in the most unsuitable places.!!

If the village stops being a village then I will look to move, the two developments built near my house on oak tree avenue are horrendous, and without insufficient parking which is sure to affect an already overcrowded street

I already live within Pucklechurch parish

We want to move somewhere with a bigger garden the current developments in the village are high volume housing that doesn't fit our need

Would like to downsize to a smaller bungalow, but there is nowhere.

I would like to move into a single floor dwelling to maintain independence. Not a shoe box.

I already live there...

My daughter may move as being unable to drive her employment prospects are limited living in Pucklechurch. Who can predict what will happen in 5 years time?

Already live in village

Although will be looking to move away due too much potential building and no protection by GCC of green belt.
Don't want to swap cows for cars

I live alone and love Pucklechurch and have no intention of moving.

Might need to downsize. But there is nothing available.

If theres anything to move to.

Actually - possibly is the right answer. We are having our first baby, a second may may us reflect on whether our 3 bed (2bed house with loft conversion) is enough space.

Also not having a pavement all the way from Parkfield Rank up to the village may quickly prove a problem - I don't want to have to drive everywhere just because there is a tight corner with no pavement for 100 yards or so.

Would like to downsize.

The price gap between my property and the next level is double so likelihood is I will need to move out of the parish which isn't our preference after building our family and social lives around here.

I don't know what this means?

I already live in Pucklechurch

Still living with parents

Already in the parish, not to sure what you are asking.

Houses like this are being built everywhere.

Maybe

Given the way the village is going, I am planning on moving out.

I live in the parish

My children will need to and will more than likely have to move away as there is not enough housing. Family support will be long distance which brings hardship in all forms

Already live in parish

They can build around me. Plenty of space.

Already there

Might move elsewhere (downsize).

already live in the Parish

No natural step up in house size or cost.

Would possibly like to downsize. But there is nowhere to move to !!

I already live within Pucklechurch Parish

Development is inevitable, but along with housing should go increased facilities to cope with the extra people.

Not sure

Although within 10 years we hope to move out.

Already live in Pucklechurch.

Appendix 7: Q9 – Other specialist / housing need

4+
4 bed
Close to public transport
4
4+ bedroom
HP: data input note. Respondent ticked 1 and 2 bedroom on the paper survey.
4 to 5
4 Bed
Disabled
bungalow
Bungalow for mobility problems
I will be moving out of the parish
4 bedroom
4 bedroom house
I would move well away
4 bedroom
If the village becomes a town, i wont be staying !!
A bungalow for myself, fiancée & her son. Both myself & fiancée need to use wheelchairs
Preferably bungalow (no stairs)
4 bedroom
level housing
A lift if applicable
3 or 4 beds with double garage and garden
level, wheelchair friendly accommodation.
Bungalow
bungalow
4 Bedroom
Maybe to downsize.
I think we would need a 4 bed house minimum

Appendix 8: Q10 – Supporting answers

I want to buy me own house like everyone else

The mortgage on my current house will be fully paid off in the next 6 weeks.

I wish I could afford to buy again!

But think will have to be part ownership

Mortgaged

Rent to buy is best

Bungalow

Appendix 9: Q12 – Reasons for moving – full answers

Could loose property in construction of J18a if Pucklechurch option is choosen

Currently in property with large garden May become difficult to manage in a few years time

Commute to Bristol (access is poor)

Outgrown current house

Getting older and ready to retire to a nice little village area

First time buyer

No bus service at Parkfield Rank. If I was no longer able to drive, I could not remain here.

Because of overcrowding

More space for a growing family

No houses in Pucklechurch. Not enough supply

Downsize

Downsizing as we get older and . Children have grown up and moved out

Better access to public transport for my family and more living space

we would have out grown our current house

Dependant on possible development

AGE difficulty in climbing stairs

Downsize

Wife will need a ground floor accommodation due to mobility problem.

The impact of surrounding development would mean that Pucklechurch would become a suburb rather than a village. Traffic will increase to untenable levels and the countryside that I currently enjoy walking through will diminish

Moving from rented accommodation to purchasing with a mortgage

Renting at present

Children

because I still want to live in a village, and with all the houses planned at Emerson and Iyed Green, Pucklechurch will not be a village any longer.

Would expect a family and need more space

Family is getting bigger

Need to be closer to work

Need to be closer or living at the farm to assist with livestock

More bedrooms needed

ASAP see previous answers

Bigger home expanding family

Down size as kids leave home

More space for growing family

Answer in Q9

Unknown

If one of us dies the other will not need the size of house we have now. A one bedroom flat somewhere like the Poplars would be ideal.

Due to my/our mobility. See previous answers.

Age. Need to downsize.

I am currently a private tenant but I wish to purchase a property.

Need another bedroom

Downsizing

To be in the countryside

Would like to have our own home

A. If my landlady sells. B. If I can't afford to stay living here?!

Growing family

Explained previously

Too many council houses

job move

smaller level housing

I would need a property without stairs.

ill be moving out as i currently live with my parents

Feel pushed out of the area

Time marches on. The knees are packing up. !!

Downsize and all on one level, as we get older.

We may not, but will have to think about it as our family grows
to prepare for old age.

My age

Garden space required. Current gardens tiny.

Family expanding

There is one specific neighbour that always burns things and it smells really bad

Smaller house

Council tax is the killer....

Where I am living is overcrowded and want more independence
to try and get a home

Would need a larger house with more space

I am currently still living at home with my parents and other family members and am sharing a room with my 2
year old son due to the high costs of renting and the long waiting list for social housing

Maybe to downsize.

Size

Bigger house

growing family

downsizing

Growing family

Proposed motorway junction noise, traffic and pollution

Due to landlord potentially selling the house

No appropriate housing in the village.

getting older, retirement property

Mobility

First time buyers

House and garden is too large we may be unable to manage it

Appendix 10: Q13 – Supplementary answers

Extra buses to Emerson Green & Park & Ride required urgently

Large groups of cyclists ie the Bath group that plague our roads especially at weekends in the summer. They are not out for a leisurely ride they are essentially racing & make it impossible for other vehicles to pass them.

Pedestrian crossing on the main shortwood road coming into village by the prison. Also a bus that goes into the crematorium as the return stop is not safe to get to from crem.

We need a safe pedestrian crossing in the middle of the village by the Post Office.

We also need a bus which serves Emersons Green.

We REALLY REALLY need a safe footpath/cyclepath around the sharp bend (after the prison) which leads out of the village towards Shortwood Hill/Siston/Emersons Green - my daughter would then be able to cycle/walk safely to college in Warmley - instead, she has to take two buses.

The disgraceful way that the village is used as a rat run by people who do not work or live in the area, and the refusal of the council to curb the speed of the traffic by traffic calming.

If this were implemented it would also have a positive effect in reducing traffic since the road would be too slow for many if they had to keep within the lawful speed limit of 30mph or lower. It would encourage those drivers coming from Westerleigh to turn right at the traffic lights and use the ring road instead of the village where they can race through.

Since the 20mph speed limit was introduced in Castle Road traffic does move more slowly on that road.

However school children do not only use this road but the main Westerleigh Road which is often subject to speeding traffic. There is one sharp bend on a narrow stretch of the road outside no 79 where speeding traffic often mounts the pavement or overhangs the pavement subjecting any pedestrian who happens to be there to being struck by a wing mirror or worse. The only escape is by pinning oneself to the wall of an adjoining boundary wall of the adjoining garden to Laurel Farm. Similarly the pavement between 79 and St Aldams Farm is extremely narrow and is often dangerous for pedestrians to walk upon since evasive action of wing mirrors needs to be taken in order for the pedestrian not to be struck.

First and foremost any future development in Pucklechurch need to be accompanied by better public transport. Better public transport must be part of any development proposals in the area. These two items should not be treated as separate issues.

Pucklechurch along with other rural communities has poor public transport. This is due to the high cost of running inflexible 20th century timetable services. Trials are already underway in some parts of the country for a flexible 'on demand' service operated through phone apps. This is the future and future development must be linked to 'on demand' public transport.

Please take extra consideration of parking congestion and capacities. I understand that there are planning guidelines/rules that specify the volume of parking spaces that must be provided but the guidelines need to be used together with the realities of the requirements and space already available. For example, the new development on Oaktree Avenue may have allocated 1.5 spaces per property but if the reality is that most will have 2 cars then this will just make the congested parking on Oaktree Avenue even worse than it is already.

There are houses being built now on Oaktree Avenue that will not have enough parking and take up valuable space needed already

Having the police use more speed cameras to catch idiots who are hell bent on speeding through the village

As Pucklechurch is a popular equestrian area some thoughts should be also given to safety for horse & rider

I have no opinion on public transport as don't use it, so don't know what it's like!

Some traffic through the village from Westerleigh road/abson road up to the ring road is fast through the village past the post office. A zebra crossing would be useful on the first corner by the post office, and perhaps some traffic calming along the road by the prison coming into the village.

The cycle path is great to be so close but there is a stretch just past the prison which has no pavement or cycle path and is a fast blind corner - it makes it unsafe for runners/cyclists/pedestrians who could otherwise very easily use this route to get into Emerson Green and further for example. It would be amazing to extend the cycle path through this area to promote more activity and reduce reliance on cars...!!

Traffic calming system should be introduced to the centre of the village. Now the surgery has moved it has become more of a problem crossing Shortwood Road. Also parking on the bend on Westerleigh Road outside the Cafe and Bakers is an accident waiting to happen. Both my husband and I are nervous pedestrians in this area.

Speed

Rights of way established for hundreds of years, are ignored and not reinstated after ploughing of the fields. This prevents residents old and young, from walking from Parkfield Rank to the school and the village which is counter productive in so very many ways.

We need a safe connection to the cycle path in Emerson's Green. This will encourage more cycling

Its such a shame that the existing cycle path is often unused by the the so-called lycra brigade and even families. It ridiculous and better signage might help.

more reliable public transport. Join path into village from Shortwood please.

Cyclist do what they want so I couldn't care less about them. If they paid tax or had insurance or stuck to highway laws and codes i would think differently.

Better control of the T junction in the middle of the village. At the moment, during morning and evening rush hours, traffic can be queued back to the Crematorium . The junction needs a change in traffic priorities. The village is being "choked " .

Regular bus service to and from Emerson's Green & Pucklechurch

M4 junction 18A or any link roads should not be near to Pucklechurch, Parkfield or Shortwood.

Develop cycle route. No pollution.

No M4 junction 18a near or through our village.

transport solutions need to consider the level of employment and the need to commute for work, ie homes need adequate parking planned, public transport should be reflective of routes to work destinations .

One cannot rely on public transport for many reasons. The car is still the main means for most to access work or social commitments, this applies as much to the young as to the elderly who are still able to drive.

I regularly use both methods.....But cannot ride a bike!

The need to divert heavy flows of traffic away from the village, if this does not require the need for additional roads to be built in or near the village i.e. J18A

Reduce traffic speed through Pucklechurch

Connecting Pucklechurch with Emersons and Lyde green is the most important. It is crazy you can't get public transport to the local shops/doctors/library etc.

Also the footpath connecting Pucklechurch to Emersons green just stops and misses the most dangerous part on that bend just at the outskirts of the village

The parking in most streets off oak tree avenue is awful

We are often struggling to park our car on our own garage due to parking issues

See below

Tenuous link to road issues i.e. Lighting needed on some roads/parks (e.g. Eagle crescent whereby road unlit making walking to our car tricky and leaving the park out front unlit)

mending of potholes

The cycle/walking route from the dual carriageway up to the village has a short period where it ends and you are forced to walk/run on the road on a blind corner where cars are regularly going very fast. It would be great if the 2-300 yards with no path could be addressed as it would make it much more useable

Walking around the village is relatively safe at the moment, this will be impacted greatly by any new developments

The importance of private motor cars must be given more priority. Government policy on private motor cars consistently fails to recognise their key role and importance.

Need to have SAFE pathways to and from village. SAFE pedestrian crossing on shortwood/westerlign road. Stop speeding traffic through the village. Make sure sufficient parking of 2/3 car parking spaces to each household.

Direct transport to Emerson green needs to be addressed. As roads into village are having to accommodate a lot more traffic a crossing might be useful. More housing will mean more cars on roads

Definitely no junction 18A. It will result in all the land being built on. The already clogged ring road will cause the M4 to be used as a ring road for the ring road - just like the M25 does.

The reason I said not important to cycle paths is they don't use them

A reliable service would be a start!

At present it is not possible to walk safely from Oaktree Ave. area to the Doctors surgery as there is no direct footpath. Trying to cross Shortwood Road is extremely dangerous.

Would really like some way of slowing down traffic coming through the village, as well as the number of cars that come through, especially in the early morning when it is almost a constant stream of cars down Shortwood Road. This makes crossing the road very unsafe for both the young (on their way to school) and the elderly. Good and frequent public transport is also very important to try and encourage people cutting down on car use.

Direct bus route need to Emersons Green.

Doors limits as the lanes are dangerous and people drive very fast

Perhaps a speed Camera, speed bumps or a limit to 20mph on Shortwood road where 80% of cars don't adhere to 30 miles restriction.

Rat run from J18 M4

We need public transport to hospitals .

Buses are a big issue. You can't get to our most local shops by bus! Also the cycle lane to Emersons green needs to be completed

Roads and side street clogged and poor visibility around Dyrham view and Oak tree avenue. Lots of commercial vehicles parking close to turnings.

With the new developments on Oaktree Avenue, parking is likely to become a major issue

Spending thousands on cycle paths does not make cyclists use the paths the majority of them still ride next to them on dangerous roads .

It is very important to finish connecting the cycle path for pedestrians and cyclists. It is currently dangerous as the path finishes about 200m before the village.

Would be good if there was public transport to Emerson Green.

My children are teenagers and with safer cycle routes or walking routes I end up driving them to see their friends outside the village. So that is two journeys by car not one by bus or bike

We need to ensure Pucklechurch is not a rat run .

Public transport is vital for the mobility of those who need to use it, allowing more independence.

The cycle path needs completing to make it safer for pedestrians and cyclists.

I'd like to see people encouraged not to park on the road outside the church and especially put a stop to the dangerous parking at the bend and junction in front of the Spar.

Pucklechurch and the outlying villages have become commuter rat runs to the M4 Junction and I've noticed a huge increase in traffic volumes through the village especially in recent years. The village needs more safe crossing points - a controlled crossing by the new agents especially.

The village has become a lot busier but only because no one has time to spare and are always looking to save a few seconds or minutes

Parking on pavements and blocking driveways! I pity the people who live around our local shops because drivers are so inconsiderate.

Parking needs looking at

Need more zebra crossings. Traffic calming measures. Village is like a motorway.

Access only roads not to be used by short-cut/rat run high speed cars

No bus service to shops at Emerson Green

No direct bus service to any hospital

Residential parking

ideally a shuttle bus to Lyde Green / Emersons Green would open up a whole range of additional bus services to the residents of Pucklechurch

Lack of available parking in Lansdown Road for residents of the road

Sort zebra crossing, lighting outside social club on Abson RD, I was nearly killed last month

There isn't a single route out of the village to go to an adjoining village that has a complete footpath so therefore no safe route.

Shortwood Road is dangerous for cyclists and pedestrians. Any traffic calming in the centre of the village would be good and could we reduce the number of heavy vehicles coming through the village.

We do not want a motorway junction.

There should be a bus route that goes from Pucklechurch to Emersons Green Sainsbury's and this would also link to the Metro bus M3

The bus service is unreliable and infrequent.

Also no buses to Emersons Green.

The village cannot support more traffic cutting through it.

If your going to build cycling routes enforce there use as many ignore the new cycle route going to ring road?...

Residential parking is a problem as society is too reliant on cars. Priority should be given to pedestrians, cyclists etc over cars.

Put a 20mph speed limit in the centre of the Village

The parking around the village (at night) is ridiculous! During the day when everybody is at work it looks tranquil and idyllic! But when everybody comes home from work, college etc its hideous!!!

M4 J18a!!!

Finish the cycle track around policeman's bend

We need transport to Emerson Green where we can connect to buses going to different areas, plus to connect with the Metro bus. This would take traffic off the congested roads.

Maintenance of roads

Make safer routes for horseriders. Many bridle path entrances are on the side of roads which over recent years have become very busy

In the current situation the planning in the village is inadequate with the increase in housings this will only get worse

Bus service is very poor. You need a car if you live in Pucklechurch. The cycle route is dangerous.

No jct 18a. Build in cycle paths and bus routes...

need more routes - can't get to Emerson green using public transport,

Reduction of vehicles on the roads or support for smaller cars or motorbikes.

Current bus service into Bristol not reliable or frequent enough. Bus company should be forced to provide service that reflects the needs of the community before profit.

I run and cycle in and out of the village regularly. I have been nearly run over on a couple of occasions. We lack pavements and areas that are well lit at night. The area between Policeman's bend and the road to Siston is particularly treacherous.

The buses in and out of the village are terrible. We would be better off having shuttle buses to Emersons and Yate more frequently and at longer times.

The public transport out of Pucklechurch is lousy. Everyone needs to drive a car.

More infrastructure.

Pucklechurch needs safe walking and cycling routes to Emerson's which is its closest main shopping area

Traffic calming is needed badly coming into the village shortwood road Westerleigh Road this needs to be on the urgent list

Need a bus to Emersons Green.

Finish cycle track.

Enforce the existing law to stop cyclists using the road past the prison on the way out of the village, when there is a purpose build cycle path on the other side of the hedge. Also remind cyclists that they are not allowed to use the ring road at the bottom of the hill.

Please don't put in traffic calming. Drive through shortwood, it's awful and makes things dangerous with buses etc. Pedestrian crossings are important and I find they are well maintained and lit.

We need a zebra crossing near the merlin bungalows just down from the news shop going towards the bus stop and doctors for the old people, so dangerous to cross that road

Public transport needs to be affordable.

New build properties should have adequate parking spaces

Public transport is limited.

I think it would have been better for the new M4 junction to have been put at Pucklechurch as this would have helped improve Public transport and general connectivity of Pucklechurch.

A village wide 20mph speed limit applied as many people disregard other road users safety

Make every effort to reduce traffic flow through the village

Once again more houses mean more cars more parking needs, it would be good if the parish council spent money on putting down the plastic mesh on the verges so that cars could park off of the road, more people bring home works vehicles which are parked on the road side. Families have more than one car as public transport is a joke.

We are well served already by public transport and cycle track

The parking will get worse in Pucklechurch the more houses you build

Speeding up to Pucklechurch needs to be addressed. There are frequent car "write offs".

The speed of traffic going through the village needs to be addressed as a matter of urgency, sadly at least 70% of this traffic actually live in the village a very sad but true fact, come and view the Abson Road if proof was needed.

Pucklechurch is cut off unless you own a car.

The new cycle path isn't used by many cyclists. Better signage required.

The main road opposite Homefield Road should have a crossing.

Lots of homes in Pucklechurch do not have driveways and new housing putting pressure on 'on street' parking.

Appropriate pedestrian crossing, speed limits and safe walking routes should negate the requirement for traffic calming, which in my experience are just an annoyance and create traffic flow problems.

We desperately need a bus service to take us to the shopping area at Emersons Green. So many people who don't have a car have no way of accessing this area which is totally unacceptable.

Better enforcement of the 7.5 tonne weight limits

The narrowness of some main pavements in Pucklechurch is a cause for concern but also that some hardly ever seem to be cleaned. I only have a small pavement frontage but some of my neighbours are elderly and would find it difficult to maintain these. They get covered in gravel and leaves and become quite risky to walk on.

I think there should be a speed camera on the main Westerleigh road going through Pucklechurch

Leave our village alone

Please keep parking off the streets!

More people, more travel, more movement and ultimately more traffic be in car, bus, bike etc. There is no one solution. Accept it.

Drivers tend to use the straight bits of road as a race track, ignoring speed limits, pedestrians and cyclists. If one does have the temerity to drive at the speed limit you run the risk of having some idiot driving within a foot or two of your rear bumper

Need to address the volume of traffic using the village as a cut through. Peak commute in morning and evening mean very heavy traffic on Westerleigh Road

There are insufficient employment opportunities in the village to support the current population so it is inevitable that people will have to travel for employment. The footpath/cycle path to Shortwood needs to be completed. I believe there is a need for some sort of pedestrian controlled crossing at the Westerleigh Road/Shortwood Road/Abson Road junction. There are times of day when it is almost impossible to cross in safety.

Pucklechurch is a rat run. B4465 is dangerous. No safe footpath or cycle path out of the village. A gap in the new cycle track alongside the B4465 out of the village makes it useless.

New housing being built at Oaktree Avenue will have inadequate parking places for the number of houses being built. Emphasis has been to squeeze in as many houses as possible on land available. Oaktree Avenue will be a nightmare with possible fatalities with the number of cars parked on it and its narrowness in places on what is a Bus Route. Again nobody has listened..

Safer bridle ways. Lots of horse riders in the parish.

There is a galloping tendency towards reducing speed limits throughout South Glos. It would be far better to educate drivers to drive safely than put chicanes, speed bumps, road narrowing, and 20mph limits all over the place.

More footpaths around Oaktree Avenue.

Traffic calming measures essential to restrict high incidence of speeding vehicles. Effective action to be implemented against those who persistently park on pavements and force pedestrians to walk in the road as well as those who exceed speed limits. Parking spaces around community centre to be maintained and not reduced.

The bus connections are rubbish. Unreliable. They don't run late enough back from Bristol. Hence why we drive! Plus the cost for a family is too expensive.

Pucklechurch is now an extremely busy 'cut through' for traffic taking short cuts. The roads are now dangerous at peak times, and speed limits/ safe village driving are totally ignored by commuters rushing to work or rushing home.

Appendix 11: Q14 – Supplementary answers

Public Transport - Older people who do not drive need good public transport.

Traffic Management - Low speeds add traffic calming measures to ensure more public safety.

Not everyone has their own method of transport.

Public transport is currently very weak. The cycle paths need to be connected. Crossing required @ Homefield junction for childrens park and doctors surgery. Residential parking is out of hand. Residents should be forced to use their garages if they have one.

Traffic needs to be slowed down going through village. Maybe speed bumps or pedestrian crossing.

Anything that encourages walking or cycling can only be a benefit -- the missing gap on the Shortwood Road would be nice

A pedestrian crossing on Shortwood Road near the entrance to Homefield Road is desperately needed
Residential parking is a nightmare on Oaktree Avenue, buses now struggle to get through. Home owners shouldn't be allowed to take their off street parking spaces into their gardens so they then have to park on the street. And to make it worse you then allow 100+ houses to be built without adequate parking.

Pedestrian crossings desperately required in centre village also Westerleigh Road for school access

I would like to see us given a route to Emerson Green enabling residents to access the shops and facilities there without driving a car or getting a taxi. It would also mean access to other routes would then open up including the new Metro bus. However, the fare needs to be a reasonable price.

A pavement along Feltham Rd would make it safer to walk along to the Farm shop and Cafe. Some towns have a walkway painted on the road to highlight it to cars making it safer for pedestrians.

A pedestrian crossing is needed on Shortwood Rd especially for people trying to cross to get to the doctors.
The new houses do not appear to have been given a lot of space for parking and there was already a parking need on Oaktree Avenue.

Cycle paths are a good idea however I find it very frustrating to see cyclists riding next to it on the road. Putting themselves in danger and unnecessarily and inconveniencing other road users.

Public Transport -- necessary when you are a non driver

Pedestrian crossing needed outside Paper/Post office

Parking very difficult as some people use their garage for storage only & cars parked on the roads interfere with refuse collections as they cannot get to your house and bins left outside which is a health issue.

Please complete cycle/pedestrian path (missing section Shortwood Road)

The cycle route from the Ring Road should be completed. The most dangerous part of the road is very unsafe for pedestrians and cyclists.

More traffic calming is needed as cars seem to think they are on a race track.

We definately need a least one more pedestrian crossing. Coming into the Village

Zebra crossing's on Shortwood Road coming into the village.

Complete cycle track from Siston turnpike to bottom of Back Lane/Police Station Hill

Re: Safe walking routes -- The ability of pedestrians, wheelchair users & pram pushers to cross the 4465 road, especially to access the 3 Shires surgery in Becket Ct (hopefully before the increase in housing adds more traffic to the problem). A few yards of tarmac linking the Homefield Rd pavement to the main rd pavement would help as obviously a proper crossing would or at least a central road island to afford refuge and sporting chance of crossing in two stages.

Encouraged use of public transport and better links to cycle ways for families

Residential parking -- Many roads ie Lansdown Rd & roads on the estate are clogged with cars, which in turn could cause a tragedy in event of fire because a fire engine would not be able to access these areas. Also people are parking on our green spaces and ruining the verges etc.

Walking routes -- There are many pavements that come to an end, leaving walkers to walk on roads, which these days is hazardous.

Safe cycling routes would be good so that cyclists are safe from large lorries etc. However, I am aware that most cyclists do not use the new existing path on Shortwood Rd.

A form of pedestrian crossing is needed on Shortwood Rd for the elderly etc to access the Dr's surgery in safety. This in turn would calm traffic.

I have heard rumours of a calming measure in Westerleigh Rd. If it is in the form of a hump this could cause

damage to our old buildings with heavy vehicles.

Public transport needs to be more frequent. An hour is a long time to wait if you just miss a bus. Why can we not have a service to the shops at Emersons Green giving access to wider bus services?

Cycling is a healthy and environmentally good thing to do. continuous safe routes must be complete as soon as possible. Particularly involving the hair pin bend on Police station Hill. Someone will be seriously injured or worse eventually. This cycle path must be completed.

Fail to understand why the footpath/cycle route cannot be completed on Shortwood Road to enable pedestrian and cyclists to use without fear. Why not compulsory purchase of the very small amount of land needed?

Currently is a 'white elephant' and very few people use it because it is unsafe to do so!

As above especially the bus stop inside the crematorium

Vehicles speed through the village. We either need a pedestrian crossing or a traffic calming scheme.

Please read above answer.

Public Transport: See above

Cycle Routes: (1) See Community Plan - This is covered in depth there. (2) within the village priority should be given to pedestrians and cyclists

Traffic Management: (1) See Community Plan (2) The centre of the village should be a 'Shared Space'. This was an aspiration of the Traffic group of the community plan but ruled out because of cost. If Pucklechurch undergoes development then there must be provision in the developments to fund this work.

Public transport is very important we think. If run properly can take a good number of cars off of the roads.

I have children who are getting to an age where they are being more independent and I want them to be kept as safe as possible on our roads.

It would be great to have more regular arrivals and departures on the Bath bus and it would be great to have a later bus back from Bristol.

The cycle paths need to be linked together on corner of shortwood road.

Footpath around Oaktree Avenue is non-existent.

Future residential parking undoubtedly going to be an issue once new houses are complete.

Public transport is important as ever. With the increasing number of MAMILs we need cycle lanes (which we're getting) and then we just need the MAMILs to use them.

In the main, residents will always have cars so will need sufficient space to park. This is a particular issue in some areas of the estate and some houses in the village centre.

Public transport goes without saying.

Walking/cycling paths are absent in places like Policemen's corner for example, An unbroken path towards Shortwood would make travel in and out of the village safer.

I think traffic calming would be beneficial on main roads around the village including Parkfield

Public transport needs to be more reliable. Parking needs to be looked at as it is very over populated with cars in the village.

Bus routes are poor and school parking is a growing problem. The cycle path needs to reach around Policemen's corner needs to be extended.

More buses

Shortwood has traffic calming measures but these are ignored/flouted by mad drivers who ignore the speed limit.

Need to improve public transport to persuade people out of their cars

Reliable & affordable public transport. Bristol Metro is in place but you are required to get yourself to a stop before travelling & not always in walking distance of where people live. I am a cyclist & travel to Temple Meads everyday. There should be more available routes into the centre of Bristol to assist with unnecessary traffic queues.

All of the items are important, public transport for those without transport of their own and providing cost effective transport for commuters.

Providing safe walking and cycling may encourage more people to walk or cycle other than use a car, together with the health benefits.

I live in Shortwood and appreciate the traffic calming already in place although they are often not adhered to especially early mornings when there is a lot of high speed traffic.

Parking is also an issue in Shortwood, I have often had to manoeuvre vigorously to gain access to or leave my drive. The offending cars are not parked over my drive but very close to it. As the road is quite narrow and I drive a van it can sometimes be quite difficult.

Safe cycling routes should not be at the expense of farmland and established hedgerows.

Traffic management. Excessive speeding in the Parish. This has not been proactively addressed by SGC and although developments may seek to consider this as a factor (?), no consideration is given to existing outlying roads to cope with the increased traffic. Infrastructure has not been factored in successfully when designing new developments and continues to be an after thought. Inability of the ring road to cope with Lyde Green housing development for example. The area has become a bottleneck in terms of traffic congestion. Smaller villages and hamlets have seen traffic increases and without responsible traffic calming measures in place, speeds by some are excessive and unsafe. Numbers of vehicles is also excessive. Quality of living is impacted. Greater funding is needed and wider consideration of the knock on effect of increasing traffic in the area as a direct consequence of housing development.

Residential parking. Households have too many cars for the allocated space. People despite parking available in safer places choose negligently to park on the road. This is to an extent where roads are littered by parked cars. Where parking is readily available people need to take better responsibility. It is important that developments do not exasperate an already challenging situation.

More needs to be done to enforce speed limits through Shortwood and up to Pucklechurch. Cars reach 50mph going up main road. We firmly believe grants should be available or some fees need to be waived to encourage front garden conversion to parking.

Public transport is fairly reliable but is not frequent - the metro bus is a good addition. We need safe pavements through Shortwood.

Safe cycling is already good from Shortwood.

Parking is becoming very difficult in some areas & if emergency vehicles need access they wouldn't get through, this needs to be sorted some how.

More housing clearly leads to greater volumes of traffic, this needs to be alleviated as much as possible.

It is very difficult to get around at the moment without a car if cycling is not practical.

Cycling and walking path around the bend by the prison. Volume of traffic has increased enormously in the last 10 to 15 years and this part of the Shortwood road is narrow. For those of us wanting to maintain a healthy lifestyle and access the cycle network or walk to Shortwood/Emersons the current situation is now extremely prohibitive and needs to be sorted.

There is also now a huge volume of commuter traffic using the Feltham road to access the A46 and thus the M4. This road is narrow and has a number of blind bends. The use of traffic calming for example priority direction of traffic would help to reduce speed in some dangerous spots as well as traffic blocks. It also needs to be considered that there is no footpath so the road is used by walkers and horse riders. Or the parish pushes for the reinstallation of traffic lights at the Tormarton junction on the A46 to allow commuters to use this as the priority route to the M4 rather than the road through Hinton

With the new developments going up in Oaktree Ave we will already be overcrowded with no proper bus service or facilities.

see above

Public transport is extremely important if we are to reduce traffic congestion.

More frequent transport links are needed

1) A bus service to Emerson Retail Centre

2) Completion of the cycle/footpath to Shortwood

Transport need to be integrated. The Metro bus is great if you live right on the route but useless if we cannot get to or park at Emersons Green.

See above. Off road green lanes are also vital for horse riders to safely pursue their pastime without the very real danger of accidents as traffic increases, driver ignorance increases, and lives and property are at risk as a result.

needed for the good life

Safe connection for cyclists to Emerson's green. Leave the rest alone.

It should also be an offence to pedal cycle on the road if there is a suitable cycle path. How would cyclists like it if motor cyclists rode on the cycle path?

Pucklechurch is currently used as a "rat run" at peak times and there needs to be tighter control of speed limits. Even with garages or parking spaces available in the current developments there is too much kerbside parking in some areas often making property access difficult by car

We currently have cycle paths on access roads but are seldom used by cyclists who seem to prefer the road way

so further provision would seem pointless and a waste of money. Additional safe footpaths for pedestrians and runners would be beneficial and improve safety.

Firstly we need a regular bus service to Emersons Green as there are shops there and other transport links to get into Bristol etc.

There isn't a single safe route to walk out of the village as there isn't a continuous footpath leading anywhere. Road safety is extremely important everywhere, not just in this village.

Residential parking is okay as long as the village is not allowed to expand. Also a reliable bus service, maybe connecting to metrobus, would encourage the use of public transport or cycle routes.

Our routes to walk out of Pucklechurch at the moment are not safe. Improvements would help to keep residents safe. Traffic management, the roads throughout the village can unfortunately be fast and busy. Anything to slow down traffic can only improve the safety of residents and visitors.

Pucklechurch is within good cycling distance of Yate, Bath and Bristol and this should be encouraged. Children have to travel outside of the village to go to secondary school and should be safe and not have to depend on cars to transport them.

A lot of older people do not own a car or a driving licence, so a reliable bus service (and more frequent) will be even more important in years to come.

Safe walking and cycling routes will become more necessary as time passes, especially in areas where there are no pavements.

Residential parking is a nightmare at the moment. Many houses have 2 or 3 cars (as children grow up and get a driving licence) and there is nowhere to park these cars safely. All new build properties MUST have at least 1 space per property and several extra spaces to be provided for visitors and/or delivery vehicles.

Public transport vital if you can't drive. Main village roads need more calming.

Pucklechurch has seen a large increase in through traffic in recent years.

There should be a zebra crossing by the newsagents. It feels dangerous to cross the road there. There should be public transport to Emersons Green so we can access the shops there.

"Public Transport" - I find the present bus service fits my needs but it definitely shouldn't be reduced plus possibly a "late night bus" to Pucklechurch. "Safe walking" & "Safe cycling" Obviously important & good transport options for the environment and personal health. "Traffic management" - Although I do not favour more "traffic furniture" I believe the roads in Pucklechurch are becoming more dangerous for pedestrians and this should be addressed. "Residential Parking" - This seems to be a problem throughout Pucklechurch and increasing year by year. Not only is this a personal problem for residents trying to park, but the increase in parked cars can impair sightlines (ie exiting/entering Hill View Road from Castle Road).

Roads need addressing and more spur roads to avoid people using the lanes as a cut through. Also 18A should be implemented to ease congestion and landscape around the new slip road to tidy up the area especially around Parkfield Rank.

Continued investment in public transport and high speed broadband to encourage home working where possible will help aid congestion on our roads.

Better parking and cycle tracks near/to metro bus routes will encourage better use of the metro bus network.

Public transport is not the unicorn answer to everything. Cars will be electric so residential parking so cars can be charged is hugely important unless we all want to suck on diesel fumes.

Pucklechurch requires good public transport and safe cycle routes.

The pavement just outside Pucklechurch needs finishing.

Someone needs to tell the farmer down the road to stop using it as their private road. I keep getting puntchers there.

Cycling to Bath the Siston road is 2 miles shorter than the ring road but it is a death trap for cyclist. This could be improved.

There will be a fatal accident where new houses being built with all the cars parked not safe to cross road cannot see traffic coming because parked cars both side of road.

Pedestrian Crossing end Homefield Rd across to entrance (pathway) to doctor's surgery.

Shortwood Rd very busy with traffic especially mornings & evenings.

Also many cars etc speed in & out village.

I think all are extremely important or important. For safety, for socialisation.

Just having new build built on Oak Tree Avenue parking will now be at a premium and I can see cars parking on Abson road. Public transport is always a good thing and cyclists have to negotiate the narrow and fast main road off the ring road.

There are some traffic issues particularly for pedestrians. Some additional crossings would be useful. However, restricting further development and discouraging through traffic would play a significant part in managing these issues.

New houses should have adequate off street parking to prevent unsightly congestion and pedestrian hazards.

Reliable bus transport should be ensured between Pucklechurch and Yate, Bath and Bristol.

An effective bus service between Pucklechurch and Southmead hospital is highly desirable.

Good public transport links to Bath, Bristol, Yate and Chipping Sodbury. Introduction of a practical service to Southmead Hospital. Extension of existing pavements (now only mainly in the parking bays) along Oaktree Way to enable safe walking route. Introduction of a pedestrian crossing (not speed humps) by the Post Office and pub to make a safer crossing place. All new housing to have off road parking to eliminate hazards for all road users.

residential parking is already an issue more home = more cars, developments must be planned to consider this.

Congestion on the roads will grow over the next decade, increasing the access to safe walking and cycling routes is paramount if we are going to keep congestion to any sort of manageable level. Inevitably public transport will not satisfy all travel requirements so safe parking will always be required.

The path to Mangotsfield is still incomplete.

Crossing the road at the Newsagents/Fleur/Shop can be difficult/dangerous at certain times of day.

There are no safe crossings from the Fleur side at all

As mentioned earlier, worried that the number of cars that will be introduced into the area will not be catered for

Public transport in this area has sadly been neglected. We need better access to Bristol and Bath. Find the money to build new railways.

Also, houses are being built in Lyde Green that have no access to facilities unless they drive.

If intelligent people have composed this survey, there should be no need to say more for it is obvious why certain questions are ticked 'important'.

The non existent footpath around Oaktree Avenue is a real concern, I can't believe a safe route to walk is not available considering the volume of traffic on it, and the fact it's a bus route!

The pedestrian crossing in the village is very poorly lit and it's also the only safe crossing point in the whole of the village. Considering we have a primary school in the village I think this very poor and puts the children and parents at risk.

Public transport needs to access more places

Pavements to access the village

Residents able to park off road

Good public transport is a boon and essential for all ages who are mobile. Other forms of road traffic must be controlled or deterred by the means suggested.

Finishing the cycle path between shortwood and pucklechurch would be a good idea, has although cycling is good for the environment, not every one wants to drive at 10mph stuck behind a bike, using more fuel which isn't so good for the environment!!!! It should be made mandatory that cyclist use the cycle paths not the roads.

The lack of completion of the policemen's bend part of the shortwood road footpath is a complete joke - will it take someone to get killed before something is done about this!!!!

In the interest of the environment it is very important to have regular bus routes and encourage safe cycling and walking.

For safety it is important that traffic is managed although I have reservations about cluttering the village with signage and road bumps.

Residential parking is important as it gets vehicles off the roads and streets.

With the cycle track in close proximity to the village, to encourage more social and domestic use of this, it would be extremely beneficial to have a link to this within the village. Perhaps local country walks could be readily advertised by flyers or displayed at the village shop to encourage people to explore the local area.

A direct bus link to Emerson Green

Anything that encourages us to leave our cars at home and use public transport is to be welcomed. For instance, I get the Metro Bus into Bristol once a week to volunteer for a mental health charity. If there was a shuttle bus to Lyde Green Park and Ride I would not need to start my car up wastefully for the three mile journey between Pucklechurch and Lyde Green.

We need to encourage and support people in finding other ways to travel to work and places of need eg supermarkets etc, to enable diversity of people and to support them. There is no lint putting more housing in of people can't get anywhere.

Believe there is a need to provide as much "non car " transport opportunity minimise car usage requirement

Safety should always be a high priority.

We need more lighting at night to keep our properties and local peoplesafe

More pedestrian crossings around the village

No parking (double yellows) outside the Fleur pub and the bend by the shop

Need to be able to get around by means if than car

As a driver, cyclist and walker, all the above are extremely important for me. Particularly public transport into Bath and Bristol town centre directly from Pucklechurch

Public transport is essential in order to get into and out of Bristol, and to Emmerson Green and to reduce the need for cars.

With a reduced use of cars, there should be a reduction in the need for parking spaces, and the management of traffic should be less of an issue.

To encourage young families into the rural setting of Pucklechurch a reliable and easy to use public transport network needs to be available.

Public transport in Pucklechurch isn't very frequent and routes are limited

We are a rural community so public transport is essential for residents to access local amenities without the need for a car, or be able to cycle and walk safely. The completion of the cycle route along Shortwood road is vital and long overdue.

Cycle & Walking route needed to exit the village after the bend & prison (with the end of the cycle, walk track on the left) heading towards Shortwood - narrow, busy & no pathway

Residential Parking - see previous comment

Pedestrian crossing useful across road from Fleur de Lys & roughly across from the 'hole in the wall' post box.

Public Transport keeps traffic down. Walking routes are an easy way of keeping fit. Same with cycling routes. Police station hill needs to be sorted for cyclist safety. Traffic calming measures are needed as soon as possible as too many people are speeding through Pucklechurch

Cycling and walking routes must be maintained and grown throughout the parish.

They are all health and safety aspects.

The Secretary of State responsible for transport matters should be given a brain transplant.

There is no safe way to enter or exit Pucklechurch on foot and cyclists have to negotiate very busy roads at peak times. My son goes to school in Yate and would like to cycle there - however, I feel Westerleigh Road is too busy for an 11 year old to cycle on. The current bus service cannot be relied upon - I have tried to use buses recently but have ended up taking the car due to the abysmal service provided by First Bus.

Better links between Pucklechurch and surrounding areas is important. Public transport has improved but could be better. Development of safe walking and cycling routes are well overdue and needs action. Traffic speed/calming measures are needed in certain parts of Pucklechurch.

Being able to come to and from the village without using a vehicle

It is important to keep the neighborhood and surrounding areas in line with current schemes for better lifestyle changes. This includes encouraging people to use alternative methods of transport other than the car

Although I find the cycling fraternity a generally arrogant breed (the lycra clad lot anyway), It would make a great deal of sense to connect the cycle path from the prison to the top of Shortwood hill to enable direct off road cycling to Mangotsfield. I do occasionally take to the road by bike with my kids from time to time.

Residents parking should be provided so as to not clog up roads making them more dangerous for pedestrians. The cycle route in Shortwood road should be finished as dangerous bend for crossing to get to track behind hedge although don't think lycra men will use it as they don't now! Good cheap public transport means more people will use it and less cars on road.

There seems to be households that have more vehicles in the household than people to drive them for example I know of at least 3 households where 1 person has 2 vehicles to their name and they take up extra parking spaces.

More traffic better crossings are needed best if light controlled

As a village it is used more as a short cut to Wick, A46 and Yate but motorists speed through ignoring speed limits, and there is a lot of children and elderly people who are at risk. By introducing speed bumps and Pelican lights will give safe crossing for young and old.

Better public transport will relieve pressure on already saturated roads.

Very dangerous walking around Oaktree Avenue and estate with no pavements

Not enough parking spaces Oaktree Ave area

More transport/ bus routes required, more frequently so that everybody does not need to drive

The better public transport, walkways, cycleways for access to places of work will help reduce congestion on the roads and have cleaner air.

I walked from Pucklechurch to Yate, and to Tormarton and very shocked when there were no pavements, very dangerous.

We need speed cameras to slow down traffic using village as a cut through

Public transport has improved over the last few years and I think this still needs to be a priority especially looking at the cost. It isn't cost effective for me to use public transport to get into town to go shopping it is still cheaper for me to drive in and park!

More and more traffic is using the village as a cut through especially from Yate avoiding the ring road and coming off the M4 at junction 18 and cutting through. The traffic that uses this as a shortcut needs to be deterred by traffic calming as the residents that live here will not mind the traffic calming, if it is practical and works. The residential parking needs to be considered with any new development. The new housing on Oaktree Avenue that has 1.5 parking space per house is impractical! If you live in the village the majority of households have 2 adults who need to drive and therefore 2 cars. Also I feel a clamp down on the commercial vehicles that are brought home each night and parked on Oaktree Avenue and around the village.

When you live in a rural village you know that the constraints of such mean that public transport isn't the best. Driving is a must and being able to park safely and securely goes hand in hand.

Traffic must be managed as required with key areas having traffic management restrictions, assistance, where required.

Villagers must be able to have access to public and private transportation services. In addition to this visitors to the village is key via cycle, pedestrian and road networks. Income into the village for future sustainability is vital.

AT PRESENT THE PUBLIC TRANSPORT SYSTEM IS NOT EFFICIENT OR FREQUENT ENOUGH, THE CYCLE/FOOTPATH OUT OF PUCKLECHURCH ALONG SHORTWOOD ROAD NEEDS TO BE COMPLETED AS A MATTER OF PRIORITY

Provision of the final link of the Shortwood Road cycle/pedestrian should be prioritised

The walking and cycling routes are an addendum to the traffic issues above.

New houses on Oaktree struggle to park outside my house now

The cycle path needs finishing ASAP and another suitable alternative public transport or safe walking route to Emersons Green.

The current bus service is very limited and isn't very trustworthy. The village needs more zebra crossings as trying to cross the main road by the shop or by the bakery is extremely difficult and unsafe; especially if you have children.

Speed limits

More thought needs giving to appropriate cycle routes. The new shared path between Shortwood and Pucklechurch is largely ignored by cyclists, which is infuriating but there must be a reason!

As above

Rat run

Reduce speed limit to 20 throughout the village

No need for cycle routes, they never use them so waste of money.

Crossing roads in some places in the village e.g. to the post office, is particularly dangerous. Also traffic travels too fast in and out of the village. Our bus service is inadequate and unreliable and walking in and out of the village is very dangerous, there are inadequate or no, footpaths.

I live in Shortwood Road and it can be a death trap with speeding drivers, the sign does not work

And earlier bus on weekdays. New houses being built but no pavements and connecting Bristol cycle path to Pucklechurch complete.

Pucklechurch is currently poorly served by public transport and there is little alternative to driving to nearby amenities such as retail at Emersons Green and Longwell Green.

Public transport to and from the village is limited, improving this could cut the need for the reliance on cars to get around the surrounding areas. Building safe cycling and pedestrian routes will also encourage more exercise amongst residents, especially for children as they begin to explore their local area.

Please finish the cycle path along the road to Emerson Green. It is currently a dangerous stretch of road. This would also benefit motorists.

Traffic in Pucklechurch has significantly increased since Ring Road was completed. This is particularly noticeable at 'rush hour' with a constant stream of cars. Cycling around village is not safe and cycle path still needs to be completed to join Bristol/Bath cycle path.

Effective transport is essential for a village with limited employment opportunities.

It's so important to make sure the residents/wildlife of Pucklechurch are safe with regards to the traffic coming through the village, especially when it comes to speed.

Residential parking I feel could be a concern in relation to the new builds going up facing Oaktree Avenue as there are already a lot of cars being parked on that road as it is.

Further investment in pathways and cycle routes is important to promote good community cohesion safety and encourage people to exercise thus providing a health benefit too.

Public transport connections and safe walking are essential for both young & older people who either cannot drive or may not have access to a vehicle simply to be able to access schools and shops.

I believe in hope for the next 10 to 15 years will see us move away from individual car ownership and use however it is very important that whatever replaces it with public cycling or walking routes are properly joined up so that they are safe at all points and useful I know the cyclists still use the road not the cycle path on the route from the bottom of the hill into Pucklechurch

There are numerous households that, despite having a garage and/or off-street parking, still choose to park on the road. They should be encouraged to park off-street perhaps by the introduction of parking restrictions eg more double yellow lines, especially on some of the "service roads" as sometimes the rubbish collection vehicles often have difficulties negotiating these roads due to this type of unnecessary type of parking.

I would like to see the mixed-use path to Emerson's Green completed. It is dangerous for cyclists and pedestrians on Police Station Hill, especially with so much traffic pouring through the village.

Parking on Oaktree Avenue is an issue as the road is severely narrowed on a hill and bend. Coupled with that, there is no pavement meaning pedestrians must walk on the road or wet and muddy grass. The new housing will surely make matters worse.

Very disappointed in the metrobus. Find sharing the cycle path dangerous at times

I moved back to Pucklechurch in 1998 and the number of cars now parked on Oaktree Avenue is noticeable - it has certainly increased for a number of reasons on which I can only speculate. Of course, people will use cars to get about when the bus service is unreliable - we have to keep jobs, appointments, and go about our daily lives and it is no use trying to force us to use a bus service which is neither use nor ornament and which doesn't actually 'serve us'.

We need to be able to use public transport if that's the best way and also be able to walk / cycle safely. Oaktree avenue where most people live off side turns has become a race track, it's not a drive through route so must be residents abusing speed limits

Traffic calming would surely help here, but no it can't be funded !

We are all going to have to use cars less in future, but to do that we need alternatives so we can get where we need to go without driving. At the moment, virtually every house has multiple cars and parking is a nightmare in many local neighbourhoods. The new housing on Oaktree is just going to make matters worse on that side of Pucklechurch.

Parking on bend outside cafe I have had two near misses on this corner? Accident waiting to happen.

More use of household garages

A lot of villages these days have mock-up entrance gates at key locations -- to give feeling of entering a place that's cared for. Maybe slow down a few cars using Puckle as a rat run & chicanes on main roads at entrances & near centre. Maybe make it less appealing as short cut to Ring Road/Yate.

Practicality of living in the village

Safety

Older people need bus routes for shopping, hospitals, and visiting family.

Walking routes good for exercise, but not made for speeding bicycles!!

Must be able to park car off road.

From Oaktree Avenue estate there is no easy safe access to doctors surgery (Becket Court) for wheelchair users or people with walking difficulties or cyclists because of the concrete flight of steps by social club. After trying to get Parish Council to recognize this over 2 years, I have come to the conclusion we don't have a Parish Council. As the Sat monthly meeting was stopped I tried writing but not received a reply.

Public transport is essential for non-drivers. Good connections to Bristol, Bath & Yate/Chipping Sodbury, but what about Emerson's Green?

With increased traffic through the village pedestrian and cycle safety is essential. Why hasn't the final link for the cycle path been completed? The remaining section is the most dangerous part.

New houses should be allocated at least two parking spaces. There is too much on road parking now.

Housing being built but quite often don't provide any parking, either in a garage or on a space in their drive way. Consequently the roads are full of cars on both sides of the road, causing problems for lorries, buses, and fire engines.

To encourage less use of cars and buses - cycle to work etc

Promote both active travel and home working

- complete cycle path connecting Pucklechurch to Emersons Green
- secure bicycle storage near Emerson Green metro bus to encourage further metro bus usage
- improved car parking near metro bus stations
- continue to invest in broadband infrastructure to encourage more home working where possible to reduce pressures on the transport network
- support emerging transport technologies such as autonomous vehicles to enable more efficient use of existing transport infrastructure

Parking is always an issue when not enough parking is stipulated with new building sites

Pucklechurch needs good safe links to the wider area public transport, walking, and cycling infrastructure. Good internal safe links allows the community to bind.

Bus transport in the village has been unreliable, needs to be sorted: unreliability discourages use of public transport.

Please complete the path/cycle track from Siston turn off to Pucklechurch. CPO if necessary.

A couple of speed bumps close to village centre like in Westerleigh, on the Shortwood Road and a pedestrian crossing somewhere between the newsagent's and the Poplars would be help to people with limited or slow mobility.

I have written a letter to the free paper that comes from Emerson's Green concerning the crossing between Mike's newsagent and the Fleur. The village needs a 20mph limit & also a crossing on the main road.

Stop parking on pavements & grass verges

Re: Public transport -- Would use public transport (bus) if it were available, rather than using car

Re: Safe walking routes -- Essential -- Some pavements *very* difficult to negotiate at the moment, eg, between Parkfield and the Rose & Crown

Re: Residential parking -- Keeps cars off road. In places cars park *very* near to corners (dangerous!)

All traffic measures should encourage people to use other methods of transport rather than the car.

Safety is extremely important to this as at present the volume and speed of traffic make it impossible to travel on some roads either walking or by cycle without taking great risks.

Regular reliable public transport is key to making journeys out of the village but the costs must make economic sense rather than using a car.

There is already a problem for parking in the village with most homes only having space for one or two cars when households with older children may have 3 or more cars. Public transport is not a practical solution in a rural area. In poor weather, it's often late or doesn't turn up at all. There is no safe cycle route in and out of the village. They are all fast roads with heavy traffic flow. You take your life into your hands if you try to cross the road onto the cycle track by Back Lane

As I'm sure most residents would agree, safe cycle and foot paths on Shortwood road (or equivalent), from Pucklechurch to the A4174 would be most welcome and very useful.

We don't even have a bus to take us to Emersons Green where we could shop or get more frequent buses to other parts of Bristol that are not covered in the village.

Speeding through the village is a major problem, and the volume of traffic also, particularly for pedestrians. Parking is also an issue already, and likely to get worse with any further housing

No to 18a.

I think that residential parking is becoming a joke in Pucklechurch. The amount of times I try to get to my house and I am blocked or can barely get passed is horrendous, I just pray that we don't have a fire at the top of our street because the fire engines would not get to the house due to the cars parked all over the place! Sometime I can't even get into my drive way because of badly parked cars!!!

Parking and Public transport are always an issue in every village and town.

The cycle track, footpath down to Emersons is dangerous around the corner where the missing link is, making it unusable.

Pedestrian and cycling safety are definitely the most important issues for my family. It would be great if we could limit the amount of car traffic through the village, for the safety of our more vulnerable residents.

We are desperately in need of cheap, reliable, joined up, frequent public transport - buses, trams, trains - to get traffic off the roads, to improve our air quality and environment, and our general quality of life. People in this area are forced into cars since the public transport available is so scarce and unreliable - and ridiculously expensive.

Widening of pavements so they are useable by all, improvements of country footpaths and rights of way (signage, accessibility, useability) and more dedicated cycle lanes would all help get people out of their cars. When it comes to footpaths, in particular, proper signage that stops people getting lost, marking of the paths and fining of all landowners who try to obscure rights of way would help people know where paths are and encourage them to use them. A comprehensive map of footpaths in the parish and beyond would be extremely useful to those who wish to try and get about on foot!

People must have a bus service that weans them off using their cars

Obvious that the ticks above stated are all important

I believe this is self explanatory, traffic calming measures have been important forever due to the village being used as a short cut to Yate & the M4, The current infrastructure of the roads & public transport cannot physically take much more use as is currently taking.

If our carbon footprint needs to fall then adequate public transport needs to be in place. Cycling routes and footpaths are already in place.

Pucklechurch is currently a through road for a lot of traffic heading to Yate and Bath. The speed of this traffic is extremely important and greater speed awareness facilities put in place. Walking routes need to be addressed if development is going to happen although the village needs to obtain its character and so speed hump, speed cameras and new concrete paving everywhere is not the answer

Increase frequency to other S Glos destinations.

Very poor routes out of the village. Dangerous to try and cycle or walk out of the village towards Emersons.

Not enough buses to Bristol or Bath before 9am!

The village is used as a rat run between M4 and ring road. This would eventually be alleviated by the western option of the M4 J18a.

However, in the short term, something needs to be done about the speed in which cars pass through the village, in particular around the blind bend at the church.

Safe walking routes into Pucklechurch from all directions - the community is unable to travel ANYWHERE on foot

The others are self explanatory.

Very dangerous walking and cycling around policeman's corner.

We have young children who love cycling and we've found it's impossible to get to the cycle path safely with them from the village due to the lack of pavement on Coxgrove Hill or Shortwood Road.

Walking to school along Parkfield Road also feels dangerous as cars frequently mount the pavement and speed.

The public transport links need to be improved - it would be great if there was a night bus to Pucklechurch.

As the village is growing due to new housing development we need to improve the infrastructure to cope with the growth.

Parking in Oaktree Avenue is awful and needs improving

A pathway from the village to Emerson's would be ideal as some people take the risk of walking this route without a path.

In order to reduce traffic we have to have a much better and affordable public transport system

for safety

The cycle route has a missing part around a very dangerous corner out of the village. Making it useless. The children can't cycle to school. The elderly can't use a mobility scooter. If the land on the side of the travellers site, out of the village, was developed, then this could also incorporate footpaths and cycle tracks into the village, and also a new road system. The village cannot support more traffic travelling through it. If the proposed development at Marsh Farm goes ahead, then this will make the village roads even more congested and dangerous.

I would like to be less dependent on a car.

We do not need more cars passing through from motorway. Already the other day it took an hour to do 2 school runs in the village due to accidents on m4 and ring road! Less cars...more buses and cycling! Less pollution

Without better public transport then the increase in private transport will bring with it more environmental and safety problems to the village.

The public transport is dreadful. Emerson Green and Lyde Green are close but it is impossible to access any of the services there because of the lack of public transport. It is unreliable and expensive. In all fairness the whole issue of public transport in Bristol and the surrounding area needs an overhaul.

Commuter Traffic has increased massively with the Tech park and Lyde Green. One mile tail backs before 7am. The local infrastructure can not take any more development and new m4 junctions would make it worse creating hot spots for traffic.

Maybe traffic calming traffic lights and a roundabout

Not enough on street residential parking. Some car owners park inconsiderately and emergency vehicles would struggle to get through

As above

Something needs to be done about the footpath/cycle track out of the village. There's a very bad missing bit around the corner that is dangerous. An accident waiting to happen.

Public transport and cycle routes are sustainable ways forward. They enable teenagers and older folks to access work and entertainment. If regular enough it would change work access for working people.

Cycle routes don't join up. There's a missing link out of Pucklechurch making it dangerous to walk or cycle out of the village. The bus service is too infrequent. We need something down to Emersons Green and local schools.

Finish cycle path from Siston to Pucklechurch.

I would really want to see pavement extended around the corner of parkfield rank, as there is a gap there and it isn't very safe for pedestrians

Coxgrove hill is a bit hazardous, I no longer feel safe cycling there, even in daylight because people drive far too fast. Even as a pedestrian I have had to jump into the bush to avoid boy racers.

The public transport is really important, and cuts of any kind would prove to be a problem for me.

The post office has a bit of a bottle neck where people park right there. It would be much easier if people parked on the other side outside the Fleur. I think a pedestrian crossing there would be helpful both to pedestrians and anyone needing to park up to go to the post office.

As above

More bungalows for the elderly and properties for the young people

Currently very dangerous when cyclists are coming in or out on the section with no path on Shortwood Road.

There is no safe walking route out of the village towards Mangotsfield over than by going in the road. The cycle path is ridiculous, the cycles have to cross the road to exit and join the cycle path by Police station hill.

As properties are built people need to be able to travel safely to places of work and education. If they cannot walk/cycle safely they need good public transport infrastructure or their own vehicles. Infrastructure must improve to reduce need for own transport.

Public transport is extremely poor. Bus services need to be improved if any more housing is built. A link to Emerson's green should be created so people can use the metrobus. If housing for families is created a bus service that makes it easy to access colleges should be considered.

As Pucklechurch is away from major towns of Bath or Bristol the public transport is vital to connect us for work and social lives. Especially getting to Bath

We need better public transport links to Bristol and Bath.

Walking round the village can be challenging where footpaths are either not available or in bad repair.

We can be a rat run for commuters so traffic needs to be slowed down through the village and safe crossing

available.

Off road parking for residents is important in some areas of the village where road parking is a nightmare.

Transport is a big deal for younger teens that want to go out and there needs to be good footpaths for people who want to walk the dog

Would be nice to have a night bus from town to go through Pucklechurch for the people who finish work late and for people travelling on the evening, and I feel safe cycling would be nice as you get so many going through the village and it can be dangerous.

Safe pedestrianised environment

The bus service and its provider, First Bus, are letting the parish down. We are not seen as a priority and often buses are cancelled at short notice with little to no reason as to why. Not to mention the price hikes so those who live closer to the centre can have cheaper services. It's those who live farther afield that should be given a good service.

Pucklechurch is a lovely village but the amount of traffic and the speeds people are driving at needs to be curtailed. Somebody will get killed. Animals are already being killed. People don't give way on Oaktree Avenue. Perhaps white lines in the middle of the road and yellow lines to stop people parking in the village might be helpful. Is it so hard to park in the village hall car park and, perish the thought, walk?

Any new developments should be certain to include adequate off road parking for each building, be that residential or commercial. Roads should be of adequate width to accommodate visitors.

At the moment Pucklechurch has an aging population with few amenities, better reliable public transport would take lots more cars off the roads, safe cycling routes a considerable amount has been done for this and as a generation which is always in a hurry the car not the bicycle is most people's first choice as public transport is so poor.

I think building more houses at Shortwood and Pucklechurch would lead to possible extending the metro or perhaps a bus service which links Pucklechurch and Shortwood to the Emerson's Green metro

Public transport: While the bus service to and from the village has improved in some ways the length of time it now takes to access Bristol City Centre as a regular service bus, is over an hour for the 8 miles despite an increase in bus lanes...this is entirely unacceptable. The new Metro M3 service is good but requires the user to drive....again unacceptable.

The previous service with Wessex only took 40 mins!

Many roads in this village do not have adjacent pavements...these are required wherever possible.

Cycling in the village is for most routes quite safe but to get outside the village but all need major improvement if cycling is to be encouraged.

Highway and Traffic management clearly now needs to be brought into the 21st Century....better use of road space, building materials, signs and lines and more planting.

I cannot see any benefit to the adjacent environment from the current building in Oak Tree Ave., why not?

Pucklechurch has a rubbish bus service. To walk or cycle there is a big gap in the cycle track going around the nasty bend out of Pucklechurch. It's very dangerous, therefore you need a car. If the fields on the opposite side were developed then a cycle track could also be put along there. There is already a travellers site there. Just develop the rest. Obvious place for more homes and amenities.

Public transport improvement and safer walking and cycle ways would promote a quieter village environment

Traffic flow will dramatically increase through the village with every new house that is built - effective public transport should be the government's highest priority as the sheer number of vehicles will exponentially increase every day - the village should be protected from the inevitable through traffic from the little local villages of Yate and Lyde Green

Bicycles, and in particular electric bicycles, will become much more widely used. The route from Pucklechurch to the Bristol and Bath Railway path is not safe due to HGV transport from the trading estate. Traffic speed and volume is steadily building in the village, and it should be easy and safe to walk or cycle to Lyde Green, Emersons Green and on to Bristol or Bath. Public transport is too infrequent, and hours too restricted, to be a viable option but this could be addressed. Footpaths should be better maintained, and safe crossings provided at roads.

Parking make more use of what is in place to readdress the issue, as putting down matting on the verges do people can park off of the roads. Complete the cycle path from short wood to Pucklechurch, it ends just after syton which means cycles have to cycle on the road at the most dangerous points of the road, how crazy is that.

If development is to take place within the Parish, without a significant improvement in the availability of affordable public transport it is inevitable that there will be an increase in traffic as residents are dependent

upon their own vehicles. To my mind, this creates a requirement for better traffic management to provide for a safer pedestrian environment.

Pucklechurch needs to be a safe village and at the moment I find people speed through the village. I live in Hawkridge Drive and getting out into the main road can be dangerous sometimes as people speed through the lane and into the village it's hard to see them coming sometimes. Think we need speed calming measures near entering the village to slow the traffic down. And make it safe for my children to walk to the community centre for scouts etc.

The missing link on the cycle path towards shortwood needs completing as a matter of urgency

All road issues are important to allow the community to thrive. Improving the public transport would reduce what congestion there is.

The main issue for me is speeding along Shortwood Main Road. I live adjacent to one of the 'chicanes' and am very surprised that there have not been more accidents or incidents due to the misuse of said chicanes.

We have few cycle routes the one located at Coxgrove is very secluded and I feel unsafe I would not personally use this route alone and also the cycle route on the way into Pucklechurch from the ring road is not always used by cyclists and is also unsafe for cyclists as it doesn't continue all the way to the village leaving the bend before the roundabout very unsafe for cyclists especially when dark and not fully visible, there is however another part of cycle track for the hill part however again is very secluded and I would not use it

As per my comment about housing type. The council will decide all this for us as part of the design. No or limited parking spaces will mean everyone parks on curbs. Cycling only in the summer. Look at Lyde Green as an example. Buses too expensive, late and disgusting.

1/ Needed more regular 2/ Safety 3/ Crossing urgently needed Shortwood road, 4/ Parking in Parkfield Road, Westerleigh Road, Parking on public footpaths needs urgent attention, accident waiting to happen!

Again our population is aging

If the traffic increases will have gridlock and pollution

See above, the best 6 months in this village was when the Abson Road was shut, sadly didn't stop speeding traffic but did stop the speeding rat runners

Currently all of the above areas are lacking. Public transport to both Bristol and Bath is very poor, which encourages driving.

Too much speeding in the village

Good public transport will mean fewer cars on the road.

The increase of traffic in/through Pucklechurch, especially at peak times, means that traffic management is now essential.

Bus service is infrequent and unreliable. Cycle and walking route out of the village is dangerous around the corner where the cycle track is missing.

There just isn't adequate transportation to or from Pucklechurch

Need to stop vehicles parking on junctions bends and pavements/verges in order to maintain safe walking routes for pedestrians wheelchairs and prams

I don't believe extra measures would prevent speeding or antisocial driving. The bigger issue is parking up on the main estate which will escalate over the next few years, and safer cycling/walking routes out of the village.

Safe cycling routes???? They don't use the recently completed cycle path going out of the village to Shortwood as it is!!!!

Metro bus. Cycle paths. Park and rides. Existing bus and train network. We have enough. Although at times not reliable

I don't like to use buses, but would like to see walking and cycling encouraged. Need to ensure that new developments have sufficient parking for modern families.

I intend to use the Metrobus from early next year when my office relocates to the city centre. Currently I would still have to use a car to get to the park and ride at Lyde Green. What about families without a car?

Need pedestrian walkway to allow people to walk to Mangotsfield/Emerson's Green to catch metro bus. Or join up bus service to reach metro bus services

Parking and moving around the village is dangerous as it is from my house. Will be worse when new houses are finished.

Please read the answer above. We also need a mini roundabout at the junction near the Fleur de Lys on Shortwood Road, Westerleigh Road and Abson Road.

Bus to Parkfield!

Late/night bus to Pucklechurch

If public transport is not improved more cars will be on the road so better paths etc needed
cant get in and out of Pucklechurch without own transport

buses are rubbish

cycle track/pavement doesn't join up and is dangerous around the sharp bend out of the village

Development of safe walking and cycling routes are important to enable people to get around the village to enable them to use local amenities and for exercise. Some areas of Pucklechurch have no pavements a t all and some, i.e. the south western side of Shortwood road and of bad repair and on an uneven camber. Pedestrians can manage but try to manage a buggy and small children along it at busy times!

It's sometimes a very scary experience walking small children to school through the village, especially down the B4465 near the school where the paths are narrow, there is no crossing, sharp bends and the speed of cars which use the village as a rat run! The cars, vans and lorries get very close, especially when you have a pushchair and walking child. A serious unfortunate accident is likely to happen. It's just a case of when.

We don't want our village to grow any more. Leave it alone

Smaller more frequent buses and more stops. There is no joy in catching a bus in the winter. Perhaps involving community transport interacting with bus companies.

Maintaining the existing bus timetable is important. We need to ensure that reductions in the service are seen as unacceptable.

Walking and cycling into and out of the village to Emersons Green is extremely dangerous and the completion of the cycle path should be a priority.

Some traffic calming measures (perhaps including a zebra crossing?) are required on the Westerleigh Road near where it meets Castle Road to reduce the danger to school children. Likewise where Shortwood Road meets Homefield Road.

Residential parking on pavements seems to have become the norm. Proper parking bays should be installed or roads should be widened and parking on pavements should be prevented by physical means. I have seen wheelchair users and buggy users needing to go on the road to negotiate poorly parked cars.

Link to Emersons and Lydegreen for young and elderly

Good public transport is very important for village life both for work and leisure.

Safe walking routes, I'm sure, would be greatly appreciated, so too would cycle paths. With the volume and speed of today's traffic they are much needed. For the same reason, a need for traffic calming in certain areas would be welcome.

With the high degree of vehicle ownership, there's only ever going to be the need for more residential parking to avoid congestion/blockage along the road side.

A need to finish the cycle route out of the village i.e. policeman's corner. Hardly No one uses the current cycle route they still use the road, too dangerous to allow my children to cycle to school. Definitely need better buses that support local shops i.e. Emersons Green, currently I use my car all the time as buses not regular enough don't go where I want and are way too expensive, it's cheaper and quicker to use my car.

All developments should have sufficient parking for 2 cars per home, with plenty of well lit cycleways and walkways with bus stops

The public transport available to the village is totally inadequate at present. Unreliable, irregular and does not provide the service required for not only the working person but also the youngsters who do not yet have their own transport.

Need to do w/o Dee traffic calming on

Main route through village

The parish is poorly served for public transport, however we (as a country) need to wean people off the dependence upon cars - this is made easier by comfortable, timely and efficient public transport and safe cycle/walking routes. Walking routes need to be kept clear (one part of the parish had all of its non-road routes to the village and school ploughed up recently).

So many road users use our Village as a short cut, they come heavily speeding through without a care in the world

Buses are useless. Not on time and not often enough. Dangerous to try and cross the main road in the village at rush hour.

Something needs to be done to stop Abson Road being used as a race track.

Public transport has always been important for residents of Pucklechurch but although the vehicles are much improved, the service provided still leaves room for improvement. A service to Emerson's Green would be a great help.

having to rely on buses /walking it is extremely difficult to leave the village walking

Retaining public transport is essential. Also I would like to see a bus service to Emersons green where the library and shops would be more accessible.

Puckechurch is becoming increasingly congested at commuting times putting pedestrians at greater risk.

It is as though Pucklechurch and rural communities don't need public transport late at night.

We need speed cameras or speed humps to control the peak time commuter traffic. The Abson road is a speed zone for traffic racing through the village, with cars overtaking each other.

Public transport and cycling routes are essential for people who live in the village and work in Bristol, bath, Yate, etc.

Ensure that traffic is not racing through the village causing safety issues

Introduction of an area wide parking management system around Pucklechurch central village.

Over the last few years, Pucklechurch has become a "rat run" for traffic travelling to and from Emmersons Green to Yate. At certain times of the day the amount and speed of the traffic and the hap hazard parking by commuters has become quite dangerous.

As you know Pucklechurch has an aging population with sheltered accommodation on Shortwood Road and around it (Denisworth) and a number of elderly residents use mobility scooters to get to and from village amenities. This has been recognised by the fact that the council inserted a number of dropped kerbs to help them crossing the road.

However, these dropped kerbs and the dropped kerb just serves as a convenient way for vehicles to mount the kerbs to park on the pavements (I have personally had to dodge vehicles whilst walking to the shops out of my own driveway. Furthermore, in some cases vehicles park on the pavement next to the driveways which obstruct views when entering and exiting and at times causes road blockage as we have to wait to enter the driveway as a vehicle is blocking the view to safely manoeuvre.

In my view, as area wide parking management is not in place on this very busy road, unrestricted parking should not be allowed as it:

- a) compromises road safety,
 - b) can cause an obstruction to traffic flow,
 - c) can block pedestrian footpaths (particularly as this adversely affects aged and disabled members of our community)
-

Appendix 12: Q15 – Supplementary answers

I think it is forgotten sometimes that we are in a farming community and more support should be given to them to remind residents at times that large vehicles will be travelling on the local roads.

Most people work outside the village. A more frequent bus service would encourage them to make use of public transport if their place of work is within easy reach of a bus route.

New Land: Don't know if there is any demand

Making Better Use etc: What is the demand

Live/work units: Don't understand the question

Encouraging work from home is not an issue to concern the Parish plan as this is between the employee and the employer.

I've not much to say on this section. We have, from what I see, a well functioning trading estate which is contained in an area that doesn't cause disruption to village. I don't know whether it needs improvement or if it needs to expand due to demand.

In this modern age, people work at home when they need to or agree with the work place. I do on occasion and have no issues. Broadband is fast enough to enable me to work without issue.

For a village Pucklechurch already has a good range of facilities. Close by there are other facilities which if there were proper public transport links would improve the situation tremendously. For example public transport to Emersons Green so that villagers could access the metro service plus shops. Currently this is a 3 mile hike which for a number of people is just too far and even for those that are fit takes a considerable time to walk. Such a public transport link would enable villagers to access employment nearby without having to use cars.

Using those currently available would reduce need to build new stuff.

Do not understand what is meant by live/work units.

You can work from home with a laptop and that depends on the employer not the parish (silly question).

No to business in Pucklechurch. They can have the purpose built science park down the road. We want houses in Pucklechurch and lots of them.

To help with the local economy plus cohesion of the community and encourage the young to put down roots started by parents/grandparents.

If the young and old can stay in a community, it benefits all residents.

I can't see how the parish can encourage working from home. This is dependent on the company you work for policies and your job role.

Education for employment and employability is crucial. Could there be evening classes at the Community Centre?

'Don't know' only because this depends on the type of business & where 'new land for businesses' may be situated?

I don't think forecasts can be made about employment issues until the Brexit dust has settled. Developers always make the assumption to build loads of offices. The country needs people to be doing real worthwhile things in order to survive in the future, not middle men and sales people importing and flogging loads of useless 'stuff'.

The industrial estate has employment and available premises for rent

Hi speed internet is crucial for working from home effectively. As is good public transport. I'm

Regards "New land for business". Where is this land coming from?

Any new employment would bring families to the village, but they will need housing.

Brothels/massage parlours

Loads of empty units/land in the trading estate, make better use of that!

Don't build near Puckl. Some villages need to stay as they are

We do not need further development as this is a village. However, if there is land available on the industrial estate there could be an opportunity for investment. To work from home we would need better broadband coverage.

We need to encourage more jobs into the village to encourage our younger population to stay here.

We have good bus links for ppl to commute or cycle

Any new employment would be good. There are not enough jobs in Pucklechurch for the younger generation to stay.

Need more employment to keep the young population here.

I am lucky that I can WFH in my job but also lucky that I can drive to the office if I need too. I like the thought of using old sites to put new shops and other businesses. Some traditional shops or butchers would be nice or an aldi. But top priority would be a chip shop, so many people find it hard to get chips especially the elderly.

Essential that employers are more flexible for employees working from home 2 days out of 5. Many benefits to this.

Better transport links would make it easier for and encourage people to work outside the village.

Need to be more apprenticeships.

There are no jobs in Pucklechurch. If you want the younger population to stay you need more homes and jobs.

Businesses strangely encourage larger vehicles - there are many huge business developments already surrounding our lovely village, Emersons Green, Longwell Green and the small business parks around the little village of Yate - big businesses should be actively discouraged in Pucklechurch - the only business developments that would fit the village environment would be farming which could be encouraged if BREXIT means that we now need to grow more locally

Where do the industrial estate advertise for local people

Pucklechurch is not a business hub. All business is at the science park where it has been planned. No business at Pucklechurch, just houses and no 18a.

Need to attract more business to the village, but there is no-where to build new premises.

If new land for businesses is required. Why has brown fields appeared to have been omitted from the survey

Pucklechurch is residential. Great community that would do well to have an extra 5000 homes to add to it. Got rid of the junction 18a so let's have homes and new families to integrate.

Leave our village alone

Ensure that there is speeding broadband available to all dwellings.

Working from home is entirely up to the employer.

Business units should be at Lyde Green which is earmarked for business. They are getting a new junction for it. Pucklechurch should remain residential with some small shops pubs etc to keep the community spirit. More houses. No big businesses. No Junction 18a.

More shops might obviate the need for so much public transport and help reduce the amount of private car usage. Perhaps a community supermarket? Taking multiple orders from villagers?

More employment opportunities for villagers would reduce the traffic flows at peak times.

Fast, efficient broadband is the key to people being able to work at home - this is not currently the case!

We need more shops and jobs.

Appendix 13: Q16 – For questions which you feel were "Extremely important" or "Important", full text answers.

To use existing sites is better than using land for new sites.

Business is good for the village and should be encouraged.

We choose to live in Pucklechurch as it is a rural village and would like it to remain so

Am agreeable to redevelopment as it makes the best use of resources without turning the village into a small town

As an O.A.P. shops and services are important especially if you have a mobility problem.

As one of the "older generation" it would be nice to have a better variety of shops in the Village.

It is important to keep work in the village for local people so they don't have to travel, keeping the amount of vehicles coming into the village to a minimum

Currently I am not aware of what businesses there are on the trading estate but it does not seem as busy as in years gone by. Is there scope for improvement?

I think it will be difficult to encourage more shops. In the 1960's & 1970's we had numerous shops. These days it is probably not financially viable to have more than we have now. Most people shop outside the village.

If there are any previously developed sites - I think it is vital to encourage new, local businesses or a market site which supplies fresh, farmers produce.

Working from home stops the daily commute and consequential pollution from combustion so helps provide cleaner air. Live and work units would be ok as long as it was bringing an benefit to the village such as offering a service to the residents. E.g. a doctors surgery or 'cottage industry'

Encouraging more shops and services: Yes but just don't see how this or any other plan can make this happen. If you look at communities the size of Pucklechurch where they don't have supermarkets within a few miles you have thriving shops and services but to change this when we have two cities and several major shopping areas around us like pushing string.

We don't need more business's apart from the trading estate, I think that is enough for our VILLAGE!

Develop existing areas rather than create brand new ones

Home working.

Working from home is important as it will reduce the need for transport, save peoples time and reduce traffic congestion.

The locality of the Parish is one where there is already a range of shops and services available - Emersons Green, Mangotsfield, Longwell Green. In addition to businesses that already exist within the Parish. To lose a rural setting for even more shops and services would be unjustifiable. Good practice is to use sites already in place as businesses come and go. Furthermore, it is important to support existing shops and trade and not inject further competition into an already excessively competitive market.

Encouraging people working from home. This is in direct correlation to the job/profession the individual works in. Careful thought does need to be given to attracting a wide demographic into the area as this would be unrealistic to achieve as an outcome.

Support for better Internet speeds. Encouraging redevelopment of existing buildings and units

Pretty self explanatory really, local business and shops breed life into the community.

see above

bring old into the new world

Current businesses should be supported to thrive

Provision of superfast broadband to the village has made remote working/working from home possible - have had better connectivity than offices in central Bath

Previously developed sites must be re-used for business, so that the green belt can be preserved for as long as possible. As the village grows more shops and services will be needed in the new residential areas, and in any new working areas.

Local residents could have jobs reducing the need to travel

need more growth in the village

it can only be of benefit bringing employment to the area plus regeneration of existing industrial units would be a benefit

Given Pucklechurch's proximity to Emersons Green and Yate, no further shops or business units are needed. The focus should be on protecting Pucklechurch's rural village ambience which is increasingly under threat. Home working should be encouraged where possible as it removes pressure from the transport network and provides great flexibility and a better work/life balance for parents with young children.

I do work from home. It would be great to have something to do in my lunch break like an outdoor gym for adults

Assuming live work units are car workshops and carriers etc then yes we need them but we also need to encourage new businesses to use previously developed land that would create jobs for local people.

People working from home would reduce traffic at peak times

development would provide employment and offer alternatives to retail park shopping

To keep the village vibrant we need to have employment, to help keep congestion under control we need to offer residents with local employment.

Local, home based businesses/services are always a benefit to local communities

Providing affordable business rates to encourage local shops thereby reducing the need for all to use cars to access same. One cannot compete with large supermarkets but the one shop with PO provides a brilliant village facility.

The more, and diverse, businesses that there are, the more viable the village will be.

It is important to encourage new businesses within the business park framework existing, home working can be facilitated with access to faster broadband.

If sites need to be developed without the need for overcrowding, it makes sense to utilise existing developments. Working from home is extremely beneficial for those with young families or those with the inability to commute (regularly) a place of work.

Superfast broadband would encourage local businesses and start-ups. That is the way forward. Some kind of community networking and support for small business owners would be good.

More shops etc will enable more people to be independent Within the parish - but this shouldn't be a Tesco's opening up here!

Working from home reduces cars (on the ring road)

Support working from home and local employment opportunity to reduce requirement for car\longer commuting

To keep village life progressing.

With more village based employment, there will be less time spent travelling, and less congestion.

Good services are needed to encourage young families into Pucklechurch, shops and local businesses will encourage and develop the community of Pucklechurch.

Local shops and services provide for people who are not able to make the trips further out

There is already an industrial estate within the village and any future business development should take place within that estate, the roads are set up to feed in to this area without increasing heavy traffic through the village. Home working should be encouraged in order to alleviate the heavy road traffic use in the area.

'More shops & services' - see previous comments

'Working from home' - Less demand on public transport & cost for people other than homeworkers. Lower car running costs. Less traffic through Pucklechurch & beyond + reduction of carbon footprint

working from home cuts down on traffic coming through the village

Increase the level of Internet access and speed. We are currently on a very old communications network in the parish.

More people working at home helps reduce traffic congestion and to improve mental health.

The trading estate could accommodate more businesses, creating more employment opportunities. More shops would be welcome, as the limited goods on offer in the existing shops mean having to drive further afield for groceries etc.

Rejuvenate existing sites for business before developing new land for businesses. More shops and services - within limits - would enhance Pucklechurch.

Local businesses that encourage residents to use them instead of travelling to large shopping areas can help to keep the area vibrant and provide young people with work

Building on virgin land is a scandal. There are simply too many people in the country. Building on virgin land causes bitterness and division. The country needs to be training it's own people to do the jobs we need.

I feel very strongly that disused derelict sites should be reused rather than building on green belt land.

we should acknowledge and anticipate trends

There is enough local facilities in the village. And there is plenty of super stores within driving distance. There is a big industrial estate that can be used for future development if needed.

Development of local businesses and pubs to encourage people to use facilities in pucklechurch

More business in the village will help enhance the village income. More jobs for local people. Making better use of derelict sites.

Pucklechurch has substantial industrial sites already. If developed properly to full potential then this would benefit greater than trying to develop new sites that only scar the beautiful landscapes that we have all around us.

More shops and services could reduce local journeys. Working from home could also have the same effect but would probably raise the question of broadband speed.

Useful employment essential; NOT speculative office/warehouse building.

Supporting local businesses

A store something like a Tesco extra, would benefit the community. Especially for senior members.

I feel we have a good selection of shops and services in the village. The only improvement would perhaps be a take away shop such as chip shop but this is clearly not an important issue.

Any policy that can reduce the reliance of the car would be of great benefit to the village and surrounding areas.

Having more amenities locally would add to the village, again negating the need to travel further afield. This also breeds employment opportunities locally, and will hopefully provide more options for socialising across the age groups.

Good to have good internet connections to allow home working and keep village connected.

Working from home I believe is on the increase, it reduces traffic & rates.

Important for the village to maintain\develop services further local employment including strong internet capability's

Existing trading estate needs to be developed in such a way that it creates jobs rather than warehousing.

I would like to see more businesses, shops and services in the village as it will be beneficial to villagers in terms of employment opportunities and access to services. The siting of developments should be carefully considered and we should try to avoid eroding green belt land. Home working is extremely beneficial to family life and the environment.

Need more employment and facilities for young people

I hate seeing developed or derelict land lie fallow, it should be used and then we won't have to build on the green land

There were shop premises run by local people in the past that were replaced by housing, some of these premises had accommodation above them

The trading estate seems to have a lot of empty units. The businesses that go there don't seem to be big employers of local people. It would be good to see some nicer units with different kinds of businesses, especially ones that don't involve giant lorries.

Could some live/work units be built on the present working estate

Prosperity of the village

Makes sense to use previously developed site than to use other green field land.

More local shops but they need the support to keep going.

Live/work units means less cars on the road traveling to work

Encouraging firms to make use of Facilities available

Ensure efficient use of current Trading Estate premises

Strive to maintain current shops and support opportunities/requests to open new shops and services

Live/work units would lessen the number of commutes

All the above will help prevent our village becoming a 'dormitory town' and should help people integrate into village life and maintain our community spirit

Shops and services are needed locally instead of having to drive to shops further away.

More environmentally friendly - maintain village culture etc

- Continue to invest in high speed broadband within the Parish
- Minimise the impact on the green belt and conservation area by making better use of previously developed sites for businesses.

improved internet connections are important

I do not want Pucklechurch to become a dormitory village nor a industrial centre.

Think we are quite well served with shops, post office, etc

Re: all of the above -- Prefer to develop existing facilities on the Trading Estate

Bearing mind the size of the village page additional business development is probably not appropriate but small scale individual enterprises would be. The infrastructure particularly internet and broadband speeds would be vital for this.

By all means make better use land currently used for light industry but expanding industry in the village will just put a greater strain on the roads and detract from our village status

I don't wish for anymore development on previously undeveloped land. Please can we stay as a village

The future is about flexible working and employment trajectories. We need to plan for this so Pucklechurch becomes a good place to live and work from..

More is needed of all of the above, but until new infrastructure is built then the village cannot cope with any more traffic through it. It is already a rat run at peak times. Infill is already happening by travellers on the outskirts down to Emersons Green. Maybe this would be the appropriate area to release and tidy up the approach to the village.

New land for business should be strongly resisted as green belt land must be preserved above all else.

Working from home is a good idea to limit the amount of traffic to Bristol.

Making the best use of land that has already been developed, to build better commercial premises that are more in keeping with the historic nature of the village, should be an absolute priority over developing green land, which will destroy the inherent and extremely important rural nature of the village.

Working from home needs decent broadband which is not universally available.

Barns etc should be developed into small affordable business units rather than housing so there is both a good mix of premises and affordable units for start ups and therefore increased job opportunities

Need more amenities, there are none.

Make Broadband and IT links better for Home workers! I struggle with BT some days?!

Local, independent shops would be wonderful to bring more visitors to Pucklechurch

Don't build near puckl. Some villages need to stay as they are

Better internet service would help with working from home.

We should redevelop land which has already been developed to protect our green spaces .

Land has to be released for housing, business and amenities.

Less cars on the road.

I have no experience of issues with regard to businesses so am unable to comment. I do think the size of vehicles using the industrial estate should be regulated. Some of them are very big.

Important to create more local retail opportunities not business outlets

Personally I would prefer pucklechurch to stay as a village

Working from home would contribute to less traffic at peak times

We have good business and good businesses in the village for its size. I don't think any more will add anything.

Green field land needs to be released. Along side the B4465 out of the village would be a good place. This area is already slowly being developed with traveller sites full of vans and lorries running businesses. Extend the village and build more houses and businesses.

Working from home is a possibility especially if internet speeds are fast. Not a particular problem now but will need to keep up with future changes. Live work units would be great if in current village boundaries if at all possible. Not sure how much demand there is for this though as most people can access work in Bristol/Bath/Yate areas?

More green belt land needs to be released to encourage housing and employment.

Much better to use previously developed sites or unused sites rather than expend on virgin ground.
I don't know much about the business needs of the village. If there was more local employment I would consider applying so as not to have to travel, but neither is it an issue for me

By enabling people to work locally and from home, it allows people to buy and remain in the village.

More local amenities would be a positive. Being able to work from home and have everything in walking distance could potentially lead to using one less car also.

We need a chip shop.

I believe the Trading Estate is under used, plenty of room for new business, but no more HGV's. Our roads are no longer suitable for them. Working from home would ease congestion.

Obviously the use of existing sites is preferable to further destroying the countryside which is part of the enjoyment of living in a village

The need to reduce travel to and from work is now well understood and is of paramount importance.

Some green belt will have to be released to allow new jobs and homes. There is no where within the Pucklechurch boundary.

Reduction in commuter travel, and better local facilities, will improve the neighbourhood. However, most commuter travel is rat running.

Encouraging more shops and services would help reduce the need for car journeys to access them elsewhere. For example, Pucklechurch does not have a local dentist

We need more shops and more choice. The Spar shop is so expensive and limited. We could do with a takeaway maybe or another local shop.

I don't believe there is a need to encourage new business development. The existing shops are, I believe adequate for the population.

The existing businesses seem to be thriving, with perhaps the exception of nearby businesses, in Abson. Use of local businesses (garages, etc.) should be encouraged.

2/ Keep it confined

Land is precious....make the most use of it

Pucklechurch is not a business hub - it is a village outside Bristol. However by being near to Bristol, Bath, the science park and the motorway it is an attractive place to live. Therefore the focus should be on providing residential space BUT this MUST come with associated development of the necessary services - e.g. expanding the school, new green spaces/parks, new pubs/restaurants/shopping developments - all of these should be in keeping with the village feel

More land on the outskirts should be released to encourage housing, business and shops.

Encouraging new business is great, but it should be businesses that the local people can benefit from rather than noisy industrial units

need more jobs in pucklechurch

Local employment for local people would be an improvement from a work/life balance and traffic management point of view.

I don't see how the Pucklechurch Parish can assist with 'working from home'. This is an employee and employer situation. All the Parish can do is facilitate and encourage superfast network abilities as it is still very slow a times.

Leave our village alone

Work is so important for self esteem and removing the need for rush hour travel would be beneficial to all.

It's common sense to use previously developed sites for businesses and new shops etc. That way the village space is used efficiently without ruining its rural surroundings.

Encourage local businesses to collaborate and build a local business hub. Try to target locally sourced meat, dairy and veg

Any new land for businesses should be located at the edge of the village to minimise traffic through the village.

The business park need to be made to respect the Villagers and keep the noise down at night

There are no jobs and no houses for our youngsters. A very restricted choice of shops for elderly residents and no buses to get out of the place. Transport down to Emersons Green would be a big help. Its too dangerous to walk because of the missing link in the cycle track, and too far for a lot of people.

We could do with more shops in Pucklechurch. We used to have a Gateway Supermarket plus a few others down by Subway which I can remember were very useful. These were demolished for houses.

Only develop areas that have previously been used. Once green spaces are built on they are lost forever.

There is scope for greater use and more occupancy of the existing trading estate near the doctors surgery.

We could do with another grocery shop and perhaps a takeaway in the village.

If there is growth in housing need more shops/services to accommodate

Appendix 14: Q17 – Supporting text answers.

A chemist would be good. However, the Shires Drs dispense their own medicine which has in the past put a stop to us having a chemist.

If there will be no bus link to our closest retail area (Emersons Green) - then I think that it would be beneficial to develop a dental service, more toddler and over 60's group opportunities.

It is great that we have a post office in the village.

We have a village hall that could be used more

It is important to use the Post Office

Evening use of school for courses eg education

If a resident of Pucklechurch needs to visit any hospital, Oncology, BRI, Dental, Eye Hospital or Southmead, it is difficult via public transport and expensive, too expensive for regular visits, to travel by taxi. Hospital transport turns out to be a joke.

The Pucklechurch doctors surgery is a farce. They often confuse my records with other patients and the general service is useless. In particular, the receptionist doesn't have a clue.

I have said "Not important" where I think we have enough already and don't need any more.

Outdoor calisthenics gym

On the whole I have been very impressed by that which is already provided in Pucklechurch.

I am not aware of a dental practice, but there are several in nearby Yate, accessed by bus/car.

for leisure/sports facilities and community spaces I think we're ok currently - there are other higher priorities for spending money

Where is our nearest dentist?

Facilities should be in proportion to additional population

Sports and leisure facilities would keep people in the local vicinity

Pucklechurch needs a take away

It is important to try and meet the needs of young people in a positive and healthy way, rather than hanging about getting into mischief. Also because of inadequate public transport the facilities for elderly people, of whom there are many in the village, need to be addressed.

A decent restaurant open in the evening would be nice!

Re: Facilities for elderly people -- There are many 'clubs' & organisations for them

Schools

The school is at the heart of the community and children and young people are our future. Anything we can do to support their growth and flourishing is a priority.

Opticians

A thriving community needs a good range of facilities

We need more facilities at our school and funding. We have an amazing community and do not need a dentist.. leisure centre ect ! Tate is 10 mins away... longwell green 15. Our community centre offers help too

It would be helpful to have a dentist in the village. I feel a butchers shop would benefit the village.

I think we have good facilities in the village. I don't think we need anything else but it will be important to maintain and not lose what we have

Anything that supplies more jobs.

We want more young families so we need facilities for them. But need to get timing right. Also Pucklechurch has a reputation for not welcoming change such as play area near social club.

Green Leisure sites for young and old to enjoy are key for village life.

Spar shop is shocking. Often out of date food.

Use the space we already have build on, we need to keep us a village and not become a town, we don't want to become another Yate, if people want that they can move or travel to Yate. Most people like me have moved to Pucklechurch for the open space and the feel of the country side.

Need better Broadband speeds

Transport

More village activities for local people to bring locals together - eg educational wildlife walks and talks and community groups focused on improving village appearance and environment eg litter pickers

The village is surrounded by all of the amenities described above - there is absolutely no need to build or develop amenities that would encourage more visitors to our quiet little village - in fact encouraging younger people to use amenities that already exist with a few miles of our village is preferred - more local events for locals should be a focus for the council rather than creating yet another Yate or Longwell Green theme park

New life in our school and community

What are the young and older children supposed to do on an evening

Already have these facilities in place. There is no need to have anymore.

Business facilities, to encourage more jobs.

A Dental Practice would be most welcome.

A DIY store and the promised Cinema at Emersons Green would also be useful

All facilities are already in place. There is no need for anymore. We need new and many more homes now without delay.

There is no youth provision for young people.

Leave our village alone

More houses in Pucklechurch so the school will get a bigger grant. May even get a nice new one. No need for leisure facilities as these are readily available down the road. Plenty of open space surrounding Pucklechurch so no need to waste it on parks. Build build build. Get them houses in. We need them.

The local health centre would benefit from the addition of a dentist again saving fuel and travel costs. Young need motivation so facilities for them where they can gather weekly after school would be useful. The Primary School is the heart of the village bringing on the next generation of citizens.

There is currently relatively good sports, play and meeting facilities and as long as these are maintained they do not constitute a priority. The same is true for shops and health facilities. Young people however are poorly served.

Facilities are sufficient at the moment and should be maintained, but further facilities not needed

There is nothing here for anyone.

Thank goodness the last headteacher has gone!

There is no youth club in the village and youths are hanging out bored in the Rec or around the subway.

Appendix 15: Q18 – For questions answered "Extremely important" or "Important", text answers

We have a lot of services and facilities available if you choose to use them -- hence why we've ticked not important

Facilities for young people could be improved as there is a lot of unsocial behaviour from teenagers hanging about.

The sports field (ie football and cricket pitches) are run by a dedicated band of volunteers. What happens when they are no longer able to do this? Will the Parish Council step in?

It would be nice to see some pre school clubs for young children in the village again.

A more adventurous playpark would help for young people. Ours always seem very tame even to an older person.

Lots has been done with the Neighbourhood Scheme for the elderly, maybe more of the same.

The school could also support the community holding more leisure activities that are open to the villagers and well advertised.

Most leisure/sports facilities are already within easy travelling distance.

In an ideal world all the above would be very nice to have in the village, but you have to have a community that would support it all.

It is important for facilities to be available for local village people to encourage more of a community

The elderly could do with more activity & leisure groups. Mostly children & young people are reasonably catered for with sports & leisure groups.

An alternative Dr surgery would be good -- there used to be 2 different practices attending the village up to the 1990's.

We need to support our local shops and ensure we have a Post Office within them.

The Primary School is well attended and is a vital part of our community. The footfall past our shops and cafe at school run time, brings in much needed revenue.

No school facilities would have an effect on our population of young families, who may choose to live in other areas.

Already lost a number of shops over the years we do not want to lose any more.

A dental surgery could be a live and work unit

A community cinema could be incorporated into the present community centre perhaps?

Another cafe/restaurant as another live and work place

A community enterprise in partnership with a horticultural body such as the RHS or similar to promote a sense of involvement and skill use for local people?

The allotments on Westerleigh Road would be a lot more attractive to people if they had mains water installed. Or perhaps creating a new allotment which could be the basis for more enterprise and encourage local community involvement

Leisure facilities: There is a lack of formal space for 'informal' use. The types of things I mean are tennis courts, BBQ areas (with BBQ pits, outdoor games (Boules/Bowls/Table Tennis tennis). Space to gather with friends and enjoy the wonderful summers we'll be having.

Community Meeting Spaces: To me this means places that people gather informally. We have two social clubs, three pubs and two cafes. However these do not necessarily provide spaces for all groups in the community (young families / youth etc)

Facilities for young people: We need a youth club even if the Parish Council fund it out of the precept

These facilities and services are very important for the wellbeing of all local residents.

We have the facilities I think we need as a village. If not in the village I think they are readily accessible.

As the village develops I think we need to plan in facilities for everyone, not just young and old. From what I heard, the skate park didn't really hit the mark because it's so far out of the village. There is good provision by the PVSSC with the play area and good facilities. I'm surprised it isn't used more though. The village hall is used a lot, which is proof that it has good facilities.;

I feel that the facilities the village already has are mostly adequate for a village this size.

For young people, it would be good to have a BMX track/pump track/mountain bike trail.

I think Pucklechurch has a strong community spirit. I think it would be nice to see the different group work in a more cohesive way i.e. PTA, Scouts, Revel etc

A local village school is great for the community and to encourage young families to the area

Leisure & facilities for young people.

Most of these are important, a refurbished and extended community centre could provide the solution to many of the issues. It is outdated and underused.

Maintaining a balance with green outdoor spaces will support a healthy mindset for walking and the outdoors. In addition, maintaining the current recreational amenities available but looking to make these more inclusive of all age ranges/abilities. E.g. a park with equipment that is multi-use for younger children and people of a mature age, furthermore to people who simply are keen to maintain a healthy fitness. Not targeting one particular audience, inclusive for all and providing a balance for everyone if a community is to be sustainable and able to attract individuals of a ranging demographic.

Facilities for young children in terms of public play areas are very poor. For a number of these areas the play equipment is limited and outdated. Look at the play areas in Yate which have a lot more in the way of equipment and variety. The third play area near St Aldams has been updated with an obstacle course but does not include any equipment for the very young. Once again a mixture of equipment would allow all to play. A lot of young people, late teens, do not feel that there is anything for them. What they want I can't answer for but they prefer late evenings. The ability to access resources in Yate or Bristol is very limited. There are leisure and sport facilities planned for Lydegreen that would be useful for them to be able to access. Even I would not rely on public transport to get me home from the theatre.

It can be very hard to find a dentist. With the growing population in Yate you can wait ages to get on the books of a dentist. Once again Lydegreen is not very accessible except by car if such a facility was placed there.

I think that the children's play areas could be greatly improved. A lot of the equipment is very dated and basic - there have been some excellent developments in other local parks e.g. Eastville Park, Horfield Park, Wild Place, Snuff Mill in Bristol which are much better to promote gross motor in children and have more to stimulate children's learning and development. The safety surface could be improved to use wood chip or spongy surface as well as introducing more climbing facilities for younger children and older groups - there isn't a huge amount for older children either.

All the above services are vital for the continued health of the village. Correct care and education of the children will produce well balanced pleasant young people, therefore less trouble in later years.

needed for all people as well

I have ticked several items as important as these facilities are either limited or non-existent at present (dental services)

We need to address the needs of the young people and the disaffected youths who hang about in the rec and other places at night. Give them plenty of sports facilities, indoor football, indoor cricket, squash and badminton to name but a few. A good youth club to attract them (more than once a week).

We need to support our young families as they are the future of the Parish. Equally the elderly must have the care that they need

The primary school is an important social hub for families with young children and it would be good to encourage the community feeling beyond primary school years

As the village grows in size, there will be more demand for all of the above services and facilities. Health facilities will be needed for those on the very edge of the village as the existing medical centre cannot be expected to cope with 100's more patients. A dental facility would be very useful NOW and even more so on several years time.

More children, of all ages, will be around in 10/15 years time, and they will need clubs, sports facilities to go to - and so will the adults.

Pucklechurch is fortunate in having well-used domestic facilities. These would need to be carefully expanded with increase in population.

I don't go to the dentist because I can't access the dentist outside the village for health reasons.

I am presently happy with the services & facilities I have marked as "Important" but of course these have to be maintained & developed when necessary. "Facilities for young people" are extremely important they need to see the value of this area & that they are a valued part of it. They also need access (safe transport?) to outside services/facilities we cannot supply (i.e. swimming pool, night life, cinema . . .)

more sporting etc for younger people/children

Pucklechurch would greatly benefit from development to include housing, social and commercial facilities which will tidy up the outskirts of Pucklechurch

Places that allow the local community to come together should continue to be supported social clubs, community centre.

Further shops and sports facilities are available nearby in Emersons green and Yate.

No shops. No leisure. That is all down the road we don't want more. Just a gp and dentist and a place to look after our older folks will be just fine. We want plenty of houses of different sizes and prices. Nothing more and nothing less.

Pucklechurch school is in suffering from budget cuts and deserves all our support. The young people need services to thrive and our elderly need proper support like a day care centre

Shops and meeting spaces are adequate but it is important that these are maintained and their use encouraged to a greater extent.

Health facilities are good but attention should be given to increasing staffing levels to minimise delays and to ensure that a doctor is always available.

It would be beneficial to have dental facilities within the Health Centre.

The school needs more funding. Not more children.

Current meeting places are adequate and should be retained. Shops/Post Office should be retained as a essential Community services. Health facilities/staffing should be retained with the introduction of Denistry at the existing Doctors surgery.

all the services detailed above are important to maintain the village community and ensure the community is sustainable

Obviously all these are very important!

Meeting the needs of those at opposite ends of age range is very important, the elderly remaining independant far longer. Young families, less stress (and travelling) makes life easier.

Village shop(s), school, pubs, clubs etc: all make a community happier and healthier.

The children are our future so we should invest in them. Currently there's not much for kids (1-18) to do in the village. The park at the Rec is rubbish and so much space is available to provide so much more, like a skate park & all weather sports pitches for example.

All of these facilities are pre-requisites for a self-supporting village.

if there going to be more people living in this area, we need more of everything

All of the above are supported by the Village Community Hall and the recreational field, these must be supported and invested in to keep our village 'alive'.

Our local doctor surgery is vital to the community. By having a dentist would be advantageous to those who are limited with travel. Providing additional sport/leisure/community facilities for all age ranges is extremely beneficial to the well being the community now and generations moving forward. Besides funding, I would assume limitations would apply to availability of space and demand.

Pucklechurch Primary School would benefit greatly from more certainty about maintaining a viable number on roll. It is difficult to attract people from Lyde Green and Emersons Green without better transport links. The shuttle mentioned earlier could help to tick this box too: with a special 'school run' at 08.15, 15.30 and 17.00

It would depend on scale of new housing in the village as to what extra facilities might be required for young and elderly (ie those less able to leave the village) and how much extra community meeting space required.

All to help maintain ongoing life in the community.

If the pucklechurch community is to survive and grow services need to improve to sustain this.

supporting local schools is always helpful and keeps children in a good education

Providing as many facilities as possible within the village will reduce the need for residents to get into their cars and improve the feeling of a community spirit. It is essential to support the village school in any way possible

In a nutshell - all of my 'E Importants/Importants' are necessary for a happy, progressive & rounded village in which I would like to continue to live. Progression is a part of life but the road we choose determines our compassion, care in the community & inclusion of all residents whilst still being modernistic enough to encourage people to want to & value living here.

community meeting spaces bring a village together. Sheltered housing with all the extras help older people cope. Pucklechurch primary school needs all the help it can get in these difficult times to nurture the young.

Health and dental will always be required and could do with being within walking distance.

Facilities for the young and old has always been an afterthought but this should be the first thing to think of if you want the villages to stay alive.

We must continue to provide services for all our community in the local village area.

These are all in place now but they need to be continued

A good village should cater for all in a balanced way. It would be inappropriate to focus on any one group. It will be important to make as many services available locally as can deliver optimum value.

The school is undersubscribed and needs larger pupil numbers, therefore young families should be encouraged to move to Pucklechurch. This has a knock-on effect with needing facilities for young children/people to support young families moving here.

All of the above is important for the growth and future of Pucklechurch

School should be a social point of the village

Invest money into what the village already has. Don't waste money on building new properties.

Good community facilities help to bring a positive attitude when planning for the future. It is important to support all age groups in a community.

Any reasonable improvements carefully thought out and planned perhaps with local consultation would be helpful.

The park behind the church is important and our kids go there. They do however walk around the local field footpaths even more. The thought of all that being built on is horrific.

All facilities well supported and loads for all age groups to do close by

There are two areas for children to play in, but could do with more play facilities added to existing facilities.

School doesn't seem to be supported as well as it should

Facilities for the young children/people to help ease boredom help socialise outside of a computer game. Same applies to elderly it'll help them to socialise more with friends.

for a village to survive facilities are needed.

We are a village with a strong community. There needs to be places for those community groups to meet whether they are older people, young adults, or children. I think the new doctors surgery is an asset to the village. However I feel the practice could be used more for more health opportunities like a dentist, even if only twice a week. I think to safeguard our shops and post office are a priority. We are an aging population and need to consider that the local amenities are important for the elderly and maybe an important meeting point for them.

We are a village and need to safeguard our local school. It is a focal point for the younger people in the village and a lot of us actually attended it ourselves. There has been a school in the village for over 150 years that has kept going through 2 world wars so surely we can sustain it for a lot longer.

If there are more facilities within walking distance then this reduces the number of car journeys and will help to keep young people occupied. It would also encourage older people to keep fit thus hopefully reducing visits to the Doctor.

The young people and young children are the future of Pucklechurch residents as well as taking care of the elderly residents within our village.

Getting the balance right so that everyone is accommodated and catered for is where the investment into the village plan needs to be got right.

Pucklechurch doesn't need to become the next Lyde Green, Bradley Stoke or worse.

It needs to develop and invest in what it has and greater increase the attractiveness of living in our wonderful village.

I have never understood why, with all the space they appear to have at the doctors surgery that a dentist hasn't been asked to operate there. This would be particularly useful for the older population.

There are not enough health facilities unless you drive and not always accessible with buses. Youths in the village need a active youth service to help prevent ASB.

The rec is a treasure and maintenance of it and other play facilities is important for the health and well being of families of all ages.

I think they are all important the whole community counts

The doctors need a bigger budget to get more doctors on their books, they can't cope now god knows what it'll be like when the new houses built

It is a shame that there are no groups for young children in the village since surestart has ended. Supporting the local school is very important to me as well as keeping current services like gp and shops.

We do not need more shops, local, leisure facilities. We are a small rural village and would like to keep it that way

As before, this provides more opportunities to socialise across the age groups, encourages more exercise and jobs. It'll help build even more of a community feel, as the existing facilities tend to be centred around pubs/clubs that not everyone might want to participate in.

It's very important to support the elderly especially those that can't get out & about or have no family.

It's very important we support the local primary school as it's a school to a lot of children within Pucklechurch if not all which is only in walking distance for them. As someone who attended the school I learnt a lot about the village itself & the history attending including outings within the village which makes you feel more apart of the community.

We should maintain what we have already

We already have a range of services and it is important they are maintained. Too many additional facilities detract from the village status and encourage over development.

I would be happy to see more shops and facilities in the village, as it would save trips out by car and provide services to villagers, but I appreciate this probably won't happen without an increase in the population and housing.

I feel we are well served by the doctors surgery in its new location and we have a good dentist a short drive away, although how people get on with Public Transport.

All good for community

All of the above needed for a thriving community which serves the needs of all its residents and makes us all feel like it is home

I attended the primary school and was and still is a good school, we don't need another one

All of these facilities are important for a place the size of Pucklechurch. The aging population will need services and support, of course, but good facilities for families with children will make this an attractive place for them to live too.

All the items I have ticked as important are reliant on support given to the primary school to keep the numbers up. It is such a good school so we need incomers to use the school for their children.

Where other local facilities eg. Emersons Green are not freely available

To avoid additional transport & pollution costs

For a village to continue all the above are important.

Villagers look out for each other, that in turn keeps crime down and even promotes well being in perhaps lonely people.

Children may learn to respect where they live, keep it clean, enjoy the wildlife in the area, and know they are very lucky to have green fields around them.

We have lost the recreational area on Oaktree Av opp Dyrham View-Goldfinch Way

If there are local shops and meeting places, plus a good primary school, people will meet each other, talk, and get to know what happens in a village.

Local doctors' surgery with dispensing facilities is essential for older people and those that don't drive.

Providing facilities for all ages groups keep the village alive

Leisure and sports facilities would help to keep youngsters from hanging around pavements and causing problems.

Facilities for people that live in Pucklechurch Abson doynnton etc as currently no sports facilities local shops etc

- Maintain the excellent provision provided by the Pucklechurch surgery

doctors and dentist facilities are always important

These are all activities that a community should want to support.

Growth in the village population will require more and improved health facilities, more clerical time at the Pucklechurch surgery: is there space for a 1-2 day a week dental practice presence?

There are a number of play areas for children plus the school. More concern needed for facilities for teenagers.

Would be great if we could have more leisure facilities which all ages could use.

Re: Health facilities -- We've got a doctors.

Re: Dental facilities -- I will at present have to get to a dentist at Emerson's Green. We should have one in the

village.

Re: Facilities for elderly people -- Elderly population in the village.

Would reduce need to drive to these facilities

See previously for reasons for:

Supporting both young people/families and the elderly

Health facilities important in any community -- the more local the better!

The old and young are always a priority, this starts with the school. If you don't have the school and children, you won't need any of the infrastructure mentioned.

Pucklechurch as a village has everything needed. Anything else is available local, it doesn't need to be built.

All of the above is important but new roads are needed around the village. Green belt needs to be released to create a pleasant living environment.

I believe that anything that brings the community together is a positive thing as it creates a safer and more cohesive environment. Rather than building new houses or motorway junctions, let's do all we can to preserve this wonderful village as it is now.

These are all things that are needed if people are to be able to live well in the village and not spend their lives in the car trying to find services farther afield. They are especially important to those with young families, lower incomes, the elderly etc.

All badly needed.

Make better use of the REC for leisure, sports and community

Schools, meeting spaces, shops and facilities in general for young and old are vital to ensure those living in the village are catered for, happy, and not reliant on having to travel to meet their basic living and social needs. It's vital these are maintained and improved to serve the community and help welcome new community members.

A quality offering in the village should remain paramount

Doing up of the village hall & scout hut

These are self explanatory.

There is not a lot for the under 18s to do in the village, hence why they act up and cause problems. We need to encourage them to engage in more with other activities, but first those activities need to exist

It would be nice to have a tennis court and a skate park in Pucklechurch. I think more opportunities for teenagers would also be good, young children have lots of activities. Also more for older and disabled people - good neighbours scheme is brilliant. Supporting the school is vital as a central focus for the community.

All of the above are important or else the village will become an elderly persons complex. There is nothing here to encourage the younger population to stay. No houses, no jobs, no amenities. No shops or dentists, etc. You need a car if you live in Pucklechurch. Otherwise you are trapped as the cycle track, footpath out of the village is unusable. The bus service is unreliable and infrequent.

We already have a vibrant village but need to somehow get more younger people involved.

If there were more facilities in the village it would negate the need to go elsewhere. The young, ie teenagers need more facilities like a youth club or coffee shop. Somewhere they can meet up and chat etc.

Population is getting older so health services and facilities will be a deciding factor for local residents

The facilities that are here need to support the community

As above

All the above are important. Pucklechurch is very short of anything to encourage the younger generation to stay.

Without a youngish adult population with children a village gradually loses something. Hence importance of supporting school. We have an older population who also need catering for. Young children have quite a few clubs and socs but teenagers have less in terms of services.

All of these are important or else the village will die.

I'm not sure if they need developing further, but certainly keeping everything we have going.

I have heard that the Village Hall/Community Centre is getting extended and that it will go into the car park. Not enough parking when busy as it is, without losing more. Also need disabled access to club upstairs.

Supporting the community is a basic and fundamental need. It would be ridiculous for the infrastructure to grow and ignore the community needs.

All facilities available within a short commute from the parish however if we lose our school our children will need to travel, with poor transport infrastructure, to other already oversubscribed schools. Pucklechurch primary can provide sports, leisure and meeting facilities as an extra provision thereby supporting infrastructure needs.

Services to support the type of housing built is important. Families need different services that elderly residents but however it is done the community spirit needs to be top priority so people are able to love their village.

Please keep us a green and quiet village

The School needs to be supported. I believe it is already over subscribed. Lasting friendships used to be formed at the school gates.

This parish does not need more shops.

South Gloucestershire has the lowest funding for schools in the country, when I first visited the school Pucklechurch Primary it was painfully obvious. However the staff of the school produce amazing results with the paltry funding and should be congratulated.

As the community grows there is always a need for more and better facilities....historically these are ignored.

All of these are important and need to be supported or else people will move away. More green belt will need to be released for development.

For the community to remain vibrant, all ages need to have their needs met

The school numbers are going down year on year eventually the school will not be viable and will close.

Young and older children have nothing to do at the moment after school and on an evening

There are few sports facilities for casual users. The cricket, football and short mat bowls teams are doing well but there is little opportunity for casual sports activities (i, gym, swimming, etc).

The Community Centre is well used but with investment could develop into a major attraction for users from outside the community, bringing much needed income to help maintain and develop the centre. This centre could provide the facilities for young people, elderly and children,

We do have the community centre and the recreational field however these could do with some work and offer more clubs and sports for all ages I don't know of any current clubs sports or groups and if there are any these should be made more known

4/ Shops needed but where? 6/ Dental could go into new Medical surgery 10/ School needs to be supported to keep open

We need to keep the aging population in their homes

The school has improved (see OFSTED) but will need ongoing support as the area grows

Without more facilities for everyone the area will eventually die.

All these things are important for a decent standard of living for residents.

All above important. Even more so when housing increases in Pucklechurch. More houses more of the above

I've answered this from my own personal point of view. I'm happy to travel outside of the parish for services, but understand that some people will need more local services. I think it's important to have good pubs in the village.

Services for children/teenagers is extremely lacking. The park on the Rec is particularly poor.

There seems to be an issue in the village with "bored teenagers" causing problems. Better village facilities may help combat this.

I feel that the current Community Centre is very inadequate and extremely ugly. It needs totally rebuilding to a style more sympathetic to the style and needs of the village

Everything is important as there's nothing here in Pucklechurch for a young population

It is so important to support the local school in such a large village. The school is part of the heart of the village and affects so many residents.

Leave our village alone

The more facilities in the village, the less people need to travel great distances.

All of these are important and trying to distinguish between the different priorities is difficult.

I've marked the majority of the above as important/very important. As far as I know these areas are already well catered for but the need for continuing support remains.

I think if you want to keep generations of families in the area you need facilities for all so people do feel they have to move away, all generations have equal value in a community

Everyone will need a facility for them. Sports and outdoor facilities are a must to ensure our younger generations get outside and enjoy our local environment.

The important facilities and services are essential for a dynamic and vibrant village.

Without a car people are trapped. No jobs, no houses, no transport, no nothing.

SGC made it very difficult for Threshires Medical to build a new purpose built facility where the new social housing is going up on Oaktree Avenue. SGC thought housing more important than new medical facility. Fortunately Threshires managed to take over their lovely current facility but this will be stretched with further housing.

Dental facilities are non-existent at the moment

Access to spaces for young people instead of having to hang around the streets

Another doctor surgery, a dentist and grocery shop are needed.

We have the facility but not the required level of staffing - the underfunding of the NHS is a national issue.

Pucklechurch Primary school should be helped to develop more specific facilities for the children - a small swimming pool, an indoor sports arena/drama area.

Appendix 16: Q19 – Supporting text answers

Prevent building on our green fields so that the village keeps its identity

We need to protect our green areas to help protect wildlife and to encourage biodiversity.

There are more appropriate sites for low carbon development than the environs of our historic village.

I think all new builds, whether domestic or commercial, should be extremely well insulated, harvest all their run off rain water for domestic or garden use, and should have solar panels to generate their own electricity. The village could invest in some wind turbines for village consumption. Smaller ones are available differently designed to the big windmill types, and we have plenty of wind around up here!

If land is going for houses then build houses. Don't waste it on stupid play areas covered in dog shit and solar farms. WE NEED HOUSES. GOT IT!

Dog walking. Children playing

The most valuable open spaces are the countryside between the villages. Erosion of agricultural land and Green Belt should be opposed.

We have plenty of open space and wildlife, seeds etc which we should help protect...not build and kill. We are told to plant more trees...not kill of what we have. We have a Dr's, and lots of play areas.

Keep the open spaces open

Pucklechurch is an 'open' area but it is important to retain areas that children or the elderly can play or rest. The crossing area by village shop is becoming more dangerous, perhaps this could be also considered for wherever a 'green' recreational space is situated, it should be accessed as safely as possible.

Some of the public rights of ways and footpaths have been neglected or blocked off. There is also a lot of fly tipping for example on the King's Lane. It's sad and would like to see some energy put into getting it sorted

We need to control the amount of traffic coming through the village

We choose to live here for the safety of our children and less vehicles

Keeping bridlepaths and access to walkways maintained

The local history and for me the industrial history of the mines around Parkfield and being separated from Mangotsfield and Emersons Green was why we came to live here.

green space is essential for health and wellbeing

Should allow solar panels to be placed on more homes (listed building included)

I was horrified when the first thing the builders did for the Oaktree development was to cut down the mature trees on the very edge of the building plot. What the hell! Those trees would have softened the look of the new houses from passersby on Oaktree Avenue and for the people living directly across from them.

Need more dog bins/rubbish bins, especially at Kings Lane.

Pucklechurch is an old village and needs to stay green. I do not want it to be merged into Lyde Green and Emerson Green's. This side of town is sprawling too far, creating more and more traffic.

No solar farms/wind turbines instead have solar panels on all new houses and encourage existing homes to have them.

More bridlepaths are needed. The roads are getting too dangerous for the horses. But if the fields are to be kept then this is where the horses live. People like to see the horses instead of building, but no provision is made for them. The disgraceful display I witnessed by a resident of Eagle Crescent, because a horse rider had dared to ride along the grass verge outside his house, had to be heard to be believed. A case of verbal abuse which could have been reported.

Planting trees around the periphery of the recreation ground would be beneficial for the environment and aesthetically. Planting could be done by the community as a positive community event.

New playground equipment on the Rec and a new village hall that is more in keeping with the historic village centre should also be a priority.

Keep Pucklechurch Green!

Protection of ancient and established areas

We are a rural community and looking after our green spaces and being environmentally friendly is essential.

All the open spaces need to be kept.

Encourage the farmer of the field opposite the bottom end of Oaktree Ave to cut his hedge to a reasonable height.

I would love to make Pucklechurch a pretty place with great eco friendly space

I would like to see the travelling horse and trap summer meets monitored as last summer a lot of upsetting scenes occurred eg ponies beaten, left loose in the roads with no water during the hottest day of the year - I realise this is a part of their tradition but it would become an attractive village feature if the event was better controlled by the council

The attraction of Pucklechurch has always been its rural country appeal, its closeness to nature and its access to huge areas of open countryside - why would anyone want to destroy this amazing reputation - fields in the little village of Yate have been replaced by acres of nature destroying solar hardware, skylines destroyed by steel monstrosities carrying electric cables for environmentally friendly electric trains and huge windmills that blot the landscape - doesn't sound like that's my kind of local rural village

Footpaths need maintaining to keep them open.

Parking has to be improved around oaktree Avenue as the amount of cars will increase when the new developments are completed and in most places cars and vans are already parking both sides in places.

As I just said. We have all this already.

Safe cycle, walking and mobility scooter tracks.

Laws already govern the above so irrelevant

Do not waste space with parks and community gardens and all that rubbish. That will mean more homes being built further out into the countryside. Pack them in. All other infrastructure is already in place. Make the most of it and maximise efficiency.

Encourage Farmers to have groups of children on their farms to learn where food comes from?

There are plenty of open spaces and public footpaths around Pucklechurch, out into the countryside.

PPC demonstrated their concern about retaining green spaces by letting go of open space at Oaktree Avenue development. Again Villagers were ignored and not listened to. This should of been kept as there is no other green space available.

Eagle Crescent Play Area was cut in half originally for development and who decided a Basket Ball Net in the middle of it was desirable ????. Especially as the other Basket Ball net is on The Rec !!!.

Appendix 17: Q20 – For questions answering "Extremely important" or "Important", full text answers

Wildlife+ trees need to be protected otherwise they will disappear.

We already have 3 play areas which is sufficient for a village of this size

It's a rural village and should look like it -- increase green spaces, it's important to protect environment which only improves the area for the residents.

A garden is a lovely idea for the residents to go and spend time and relax, especially for the older generations.

Low carbon is OK in principle. Solar farm is acceptable but wind turbines are an eye sore

The 4 play areas in Pucklechurch are not as challenging for children as they could be. There is a great deal of support to have equipment on the rec for young children fenced to keep out dogs. This is the norm in most parks.

There are lots of rights of way, it would be really good to see the signposts say where they lead to.

The allotments are always in demand and there is a good community spirit there. It would be a great boon if water was supplied or a large water tank for community use.

The community gardens/orchards -- do you mean the forest? This would have been great if it had a few fruit trees planted in it. Also a few parking spaces for people to park and walk. The picnic area and skateboard park that were there have rotted and not been replaced.

It is imperative that all green areas remain in that condition to ensure we retain our village and not lose our community spirit.

Keeping local footpaths across the fields for walkers

Play areas are a necessity for children to let off steam and play ball etc.

Allotments are much needed as gardens are smaller these days and everyone is more conscious of "growing their own".

Green open spaces & protecting trees & hedgerows are needed to provide clean air and healthy environments, good for mental health. This in turn provides for wildlife.

I support low carbon energy but NOT SOLAR FARMS on good productive agricultural land and do not like looking at wind turbines -- they are huge!

Public rights of way and natural habitats must be protected

We moved to Pucklechurch because we love it as it is.

All of these issues should be addressed as a matter of course. We have a lovely environment, which needs to be protected and developed with green spaces for everyone to enjoy.

Please see earlier answer regarding allotments. Another scheme is run by the RHS in Greening Grey Britain. Has this been considered?

Play areas: These are public facilities that are important to a sense of community. St Aldam's Play Area needs to have facilities for all age groups not just the older children as families don't just have one age group.

Community gardens / orchards: This should be included in Leisure Facilities Q13

Public rights of way: These are public facilities that are important to a sense of community and place on the area. We have adequate PROW but they are in a poor condition and many have difficult styles for less mobile people. See the Community Plan for improvements.

Protecting Wildlife and Trees: Shouldn't need explaining

Low Energy: See the Community Plan!

We believe all of the above are important for the good health and wellbeing, mentally and physically, of all residents of the community.

It's important we encourage people to get outside in this day and age of 'the device'! People need to have easy access to the surrounding countryside to help reduce 'screen time'. We have lots of public footpaths around the village in all directions and it's important to keep these. Protecting the trees, hedges and wildlife we have on our doorstep is very important otherwise we lose our village identity.

We are extremely fortunate to have so many pockets of green space around us - I think people undervalue how beneficial it is to our health and wellbeing to be able to have these.

Pucklechurch is known for its green spaces and we need to continue to care and protect it.

All of the greenspace around us is getting less and less it is important that it remains protected, for the animals that live there, for the health of the people in and around the green space and for the environment.

Definitely need to look after the wildlife & keep the countryside.

All.

Provision of green spaces and protecting hedge rows will help protect wildlife habitats which is important for the future of native species as they are very much in decline.

Provision of play areas are important for the development of children.

Public rights of way should be encouraged to provide access to the countryside.

The generation of low carbon energy is the way forward for safeguarding our future.

As a semi-rural locality, it's important that the aspects that make this an enjoyable space to live are maintained and protected as these features are a factor which undoubtedly appealed to myself (and others) when choosing to live in this area. Green spaces, Wildlife habitats, Trees and hedges create a positive visual impact on the environment and provide a distinction between built up areas and a more rural setting.

Public right of way cannot be compromised and are to be enjoyed by all.

Allotments - I would like to think these offer a social positive but this does depend upon the demand and is there one? Equally, this should not become a burden for those that oversee the management of this parish responsibility. Ensuring the right people are trusted to maintain an allotment space is the key factor for this to be used effectively.

Anything that helps the environment I would support

I moved here 20 years ago to be in the countryside. If development ruins that I would not want to live here.

Play areas see previous comments.

Rights of way: A number of routes are blocked. Some end at roads that have become dangerous to walk along. Signposting is poor.

A number of residential areas have green spaces and trees around them this does need protecting. Green space and trees help improve mental health.

See previous entry re play areas.

All these items are important and will become even more so in the next ten years. It is vital you look after the environment for the benefit of the generations to come.

prove low energy does do that

Protect the environment and green spaces before we lose them all

We are a village so all the above are important to have and preserve

We are a rural village so that should be maintained...

Pucklechurch has a good number of spaces for younger children to play and the open, predominantly pedestrian green spaces are great for pre-school children. Children need somewhere relatively safe to run, play and explore

Safe play areas are needed to encourage children away from electronic devices and to enjoy being outside.

Public rights of way need to be maintained to enable us to enjoy walking in safety.

Green spaces around homes are pleasing on the eye, and protecting wildlife and trees are essential safeguards for the future.

No green spaces or wildlife would mean living in a concrete jungle and cause depression and misery.

We are very fortunate to live in a lovely environment & we need to maintain this environment. (Both for present and future residents and for the many people who benefit from visiting this area)

there are plenty of green spaces in and around Pucklechurch which are looked after and used by locals so as long as this continues. wind turbines would be of great benefit

Low carbon energy generation is important but not at the expense of the green belt and conservation areas.

Wild life, trees and hedges require protection

Bit late now.....

We need to keep the green spaces around homes as much as possible as I've lived in a city that was over developed and it was very boring. We had an extra play area in oak tree Avenue that has now been developed in so we need to protect the others we have in the Village. Protecting wildlife is always important!

Trees, hedges and rights of way and wildlife habitat are essential to the village and neighbourhood character and conserve the Conservation Areas.

Allotments provide important social and therapeutic benefits.
Small play areas can provide opportunity for family interaction.

Above

Allotments give therapeutic benefits to users and keeps them active.
Green spaces, wildlife habitats, trees and hedges will preserve the village character and the conservation area.
They are also essential for a good range of flora and fauna in need of protection.

the priorities must be to maintain a semi rural environment with the modern technologies available to promote a healthy, attractive place to live.

All of the above are necessary for the health and viability of the village.

Important to preserve the habitats which make Pucklechurch a countryside village

Nothing more to add.

These features are fundamental to any independent village.

The Pucklechurch Parish supports all of the above and should continue to do so for the health and enjoyment of villagers.

I am extremely fortunate to live in a part of Pucklechurch that overlooks fields, where we have a lot of space and is quiet. No one wants 'another house in their back garden' and I hope that will remain the case. Part of the beauty of our village is its serenity but close proximity to local towns, cities and the main road network. We need to continue to look after what we have and protect what we have.

A balance needs to be struck between development and conservation. There is no point in expanding accommodation or services if it makes the village less enjoyable to live in. It would be good for Pucklechurch to be a 'leading light' in carbon reduction: let's commit to a safer, better, happier future in a way we can be proud of as a village!

with the loss of green space to housing in Oaktree avenue would be good to create some new green space for children play area and general recreation area

Encouraging exercise is good, healthy residence.

all to do with preserving the environment, fairly close to countryside and keeping it safe is important

The green environment around us is essential for a healthy happy life and should be protected at all costs. Walking or playing outside are all contributory factors to a healthy lifestyle. Seeing wildlife has a big positive psychological effect so it's important to maintain/improve its habitat. Solar farms and wind turbines need to be sensitively located so as not to detract from the village and its surroundings.

Re. Wind Turbines - A little 'NIMBY' on that one only?

Public rights of way give people freedom to exercise. Allotments can provide people with food and exercise. Trees and hedges staying where they are keeps the nature of our village and protects wildlife.

We must protect our green areas and enhance the space we have by providing more sport equipment and maybe some outside 'gym' and/or exercise equipment in our communal parks/playing fields. These are very popular in warmer climates, but there is no reason when we can't have them in our village to get people active.

As previous answer

Please keep a good balance

Play areas should be maintained/improved. Green spaces around homes and roads are extremely important to maintain the character of the village and avoid overdevelopment. We are very lucky to live in an area surrounded by wildlife and should do all we can to protect habitats - the same goes for protecting trees and hedgerows. It is important that sources of renewable energy should be utilised and I would welcome more wind turbines/solar farms, to reduce our reliance on fossil fuels.

I would say all of the above is not just a priority - it's a responsibility and duty of care.

Protect all of the above.

It is important for residents to realise that they need to have involvement with their local rural area in order to protect it. Protecting the local wildlife and woodland is part of new initiatives by communities and their residents to preserve their local area and take responsibility for its future

The issues mentioned are I think important in order to maintain the feel of the village and support the residents.

As above. I was born in Mangotsfield when it was the edge of town. It's now swallowed up and I hate it there these days, that's why we moved here.

We need to keep the village atmosphere of Pucklechurch and protect the green spaces and wildlife habitats. Losing these would make it boot such a nice place to live

allocation of allotments and other green space should be conditional on good upkeep by parishioners or the parish. Encourage community responsibility.

We need to take care of the green belt around us and protect and encourage wildlife. We need to keep our Green belt and not redevelop on it.

Providing green areas for people to walk and being as environmentally friendly are important

No argument needed when it comes to green spaces and wildlife. We have a duty to look after the land we live in. Less concrete more areas to play and relax. Pucklechurch is a village not London.

again these are needed for young and elderly to communicate with the environment .

Green playspaces are very important for the children to be able to use. So much time is spent inside by children these days on technology so preserving green spaces near houses where children can be outside and active. The child obesity rate is constantly elevating so surely this is more cause for us to preserve the green spaces. Also children should be allowed to be active and play ball games in all green areas.

Pucklechurch is a Village and as such should be protected.

There is so many beautiful areas of Pucklechurch that are already vital services that the parish maintain and provide. Further prioritisation of funding to develop all of these areas as well as maintaining all of our beautiful countryside around us is Pucklechurch identify. We must not lose that.

WITH THE NEW HOUSING BEING BUILT ON OAKTREE AVENUE THERE NEEDS TO BE A FOOTPATH THE LENGTH OF OAKTREE AVENUE AS AT THE MOMENT PEOPLE EITHER HAVE TO CRISS CROSS ACROSS THE ESTATE OR WALK ON THE ROAD TO GET TO SHOPS/POST OFFICE/DOCTORS SURGERY

In a world which is becoming closer and closer to the edge, we should be doing everything to reduce the rise of global warming.

Our wildlife is important we need to protect it, it's sad when you see their habitats being ruined

the development of the so-called Oaktree Avenue: out of keeping with the rest of the village, high density housing with totally inadequate parking and poor bus service needs to be more frequent to Bristol/Yate and Bath

They are all a massive part of our community & will always need our upmost continued support.

It is important that we protect what we have. Solar farms are unattractive. Allowing for supported solar panels on all homes (including listed buildings) would be sensible.

We need our hedgerows and fields as this encourages wildlife and defines our rural village.

Access to green spaces, play areas, allotments and wildlife are very important for our mental and physical well being. It is not good to live surrounded by concrete or neglect.

Quality of life in village

Keep Pucklechurch green and in the countryside.

We should be protecting what we already have and encourage what we need more of

Protecting the countryside around us is very important, but so are the smaller green spaces within the village. Open spaces within Pucklechurch are part of our village's character. The grass, trees, hedgerows, and even bramble patches provide habitats for wildlife and space for people to sit, walk, and play in the fresh air.

Re: Allotments -- With many houses and the new flats have v. small or non-existent gardens. Many more allotments are needed.

Re: Protecting wildlife, etc. -- I would think that is obvious.

Re: Protecting trees and hedges -- I would think that is obvious.

I think the headings say it all. Play areas: get children outside in a safe environment not on computers.

Allotments: growing food, meeting with other gardeners. Community gardens: again outside fresh air, green space around wildlife, the bee's pollenate, our food chains are at risk without them. Tree's give out oxygen. The life of our planet needs trees hedges and biodiversity.

Access to the countryside is vital, plus play areas and green spaces if this is to remain a village in the countryside. Otherwise it will become part of suburbia; row upon row, and street after street of monotonous houses, with barely any green spaces to enjoy.

A community orchard would encourage 'shop local' and cut out miles of transport. Fruit would be fresh. A community garden to enjoy, relax/work in would brighten up the village. Retain allotments -- more local, fresh produce.

Healthier trees and hedges are part of our heritage, some mark boundaries. Also very important for wildlife.

Play areas for young children would help them to get fresh air and exercise.

Environmental protection / rural life - mai Tain rural village

The green belt and conservation areas should be protected to maintain the rural nature of the parish

the wildlife was here before us, and we should respect this in all development plans

Pucklechurch is an old village and needs to stay green. I do not want it to be merged into Lyde Green and Emerson Green's. This side of town is sprawling too far, creating more and more traffic.

Safe walking and wildlife corridors are synonymous. I want a community proud of its support to the local people and wildlife.

Climate change is a huge challenge, so locally energy generation needs to take account of this. So much of our wildlife, hedgehogs, bats, etc., are under threat so we must protect them and their habitats. All aspects of open spaces and the environment are important and need to be preserved to ensure the character of the village is not destroyed.

Re: Play areas -- OK, but often vandalised by mindless selfish thugs.

Re: Allotments -- OK, as long as gypsies don't target them again.

Look after what we've got. When its gone its gone forever.

All important environmental issues

We have to contribute to the sDG goals on reducing carbon emissions. Space and nature are key to human wellbeing.

No comment

The only way is to release green belt. The new development is an eyesore to the village and not appropriate. Already by allowing this the village character has been lost.

In my view the most important priorities should be preserving the green space in and around the village.

These things are all important for creating a pleasant and civilised environment for people to live in, and to give them places to socialise and enjoy on their doorstep so that they don't have to get in their cars for every outing. Upgrading our outdoor spaces and caring for our local environment will also help the whole village to feel like a more loved and respected space, which has a knock-on to how it is treated by those who live there and use the facilities.

Everyone has a responsibility to preserving both the environment and how it uses energy. With species declining at such an alarming rate all habitats regardless of size need protection. Denmark villages all have a couple of wind turbines and it does not detract from the beauty of the landscape. If climate change is not addressed we have no hope

To keep in character with our Historic village and ensure existing services and shops are retained

All important for supporting the well being of people living in Pucklechurch

We choose to live in the country and should protect that environment.

Green spaces need protecting as these are getting few and far between, green spaces for children to play is very important

Need more footpaths out of the village.

Keep Pucklechurch Green! Yes we need more houses? But NOT great big sprawling developments like Emersons and Lyde Green. Absolutely sole less places! I know I lived in Emersons for 15 years.

It doesn't need explaining why this is important! Consideration for these topics should be at the forefront of every decision about the development of the parish.

Don't build near puckl. Some villages need to stay as they are n

We are a village on the edge of the Cotswolds - we should protect and look after our fields and green spaces, not build on them!!

Some of the public footpaths are in a bad way, some are impassable

The play areas are well used and well maintained and I really appreciate them. Our green spaces is what attracted us to move to Pucklechurch and we use them regularly to walk in.

We need to remain a village and we are will have to protect our green spaces and provide more for future generations.

ALL GREEN SPACES, AND FRESH AIR, GOOD FOR THE SOUL

All open spaces in the village must be kept. Otherwise people will be too overcrowded. The new development in the village is awful. How can people be expected to live on top of each other like that when just by releasing some local green fields they can have a much better environment to live in.

We need to protect our children from pollution. Too many children in classes which are already stretched. Protecting our amazing wildlife, the deer families ect.

More/maintaining green spaces makes for a better place to live in.

All of these would enhance the quality of life for all the villagers

Important to protect what is there and not allow it to be slaughtered in the name of development and shareholder profit

Pucklechurch is a green area with lots of wildlife which needs to be protected

As above

Footpaths and cycle tracks are needed. Also for the older generation to be able to use mobility scooters. At the moment everyone is stranded.

Public footpaths and cycle tracks out of the village are important.

I am quite concerned about the current governments attitude to public rights of way. We need to keep all of these open, and I currently don't know of any around there that have fallen into disuse.

If more houses need building, then they should be sensitive to existing environments and be well spaced.

We should try to maintain the overall feel of the village when considering future developments. Green spaces are key to this and as we are surrounded by many historical sites we should be mindful about what we build and where

All the green spaces around the village are what makes Pucklechurch a great place to be. Very important not to fill these spaces with houses.

Don't understand the objection to wind turbines. Not great, but better than the destruction of the planet. That's the tech we have at the moment, so use it to safeguard our future and hope other more slightly methods can be developed moving forward.

The village mustn't lose its country feel. It cannot be made to look like a suburb in the country, like so many village developments these days.

It is part of the charm of the area and we should protect it so we still have a beautiful view and surroundings.

Pucklechurch is a rural area and it is vital to keep it that way.

I would say if we focused on the roads, making them more efficient with getting rid of the pot holes, and putting more zebra crossings around. Keeping the green areas up together, more plants, flowers and trees. More woodland walks. A nice big Forrest land would be nice like a common we could take the dogs.

Trees and hedges that are of a particularly high standard should be protected as these are important for biodiversity and connectivity and the Parish should carry out an audit and advise/encourage landowners to properly maintain and protect. Where new building is proposed where possible existing hedges and trees should be incorporated into the design. The environment, lowering carbon emissions and green energy should be an important consideration in any plan and the Parish should look at its own properties and encourage residents to look at making their properties more efficient and environmentally friendly.

Pucklechurch was a village, to keep its identity don't spoil it limit housing to an acceptable level and ensure the infrastructure is adequate to cope otherwise be swallowed.

While I appreciate that development must continue, the need to protect and indeed enhance the natural environment is of the utmost importance. Little effort is made during development to understand the disbenefit to the local wildlife, flora and fauna. As we now know that we are dependent on this improving (bees and butterflies for example), much more needs to be done before any development takes place.

The village could have its own solar and wind farm, both funded by development.

More space should be given over to wildflower planting.

People need amenities. Paths and cycle tracks, throughout and around the village and linking it up with the wider area. The existing green spaces must be preserved.

Consideration should be given to various schemes that would prevent destruction of wildlife and encourage them to become a closer part of our community - 15 road kills noted in one particular week recently

Maintaining the rural environment around the community is essential to maintaining the character of the community and in avoiding it becoming an extension of the eastern Bristol fringe. It also enables it to continue to function as a rural recreation area for the surrounding urban areas.

At the moment there are large areas of open space in the village these must remain with no more in filling with future developments

All of these are important to help protect the future of the village. If Pucklechurch could develop into a green centre it would become a landmark, attracting investment and interest.

The smaller park on the estate really needs an upgrade however the other 2 parks in the area are good for children

6/ If not supported wild life will become extinct 7/ Tree and hedges are important but need more attention i.e. cut regularly 8/ Important but location must be correct

This should be obvious

I have lived in this area for 20 years and have seen a big decline of wildlife and habitat caused mostly by traffic.

Shortwood and Pucklechurch are essentially semi-rural neighbourhoods, and need to retain this environment

Impossible and dangerous to get out of the village without a car, due to the missing part of the cycle track.

to secure energy supplies into the future it is imperative that low carbon energy solutions are supported

Shouldn't build houses on or near existing rec areas. Start a fresh on clean land where more can be accommodated

Important to maintain access to rural areas and respect wildlife.

In the fields around the village there has been a devastating loss of hedgerows and trees to support birds and other wild animals giving them places to live and feed.

need a proper cycling walking route to get to local amenities because we don't have any

Wildlife and plants and trees in and around pucklechurch needs preserving, rather than building over their habitats!

Play areas, especially for preschool age children are an excellent way to spend a summer's afternoon, perhaps it could be merged with "protecting trees and hedges". Climbing trees was a great pastime in my younger days and no harm came to the trees. Solar farms only on "non farmable" land and perhaps wind turbines on hills maybe on the side of roads?

Again, I think these issues are well established but can only benefit by continued support.

Personally, I abhor the look/impact of solar fields, despite the benefits. Less so wind turbines. Not in keeping with England's green and pleasant land!

Getting our children outdoors safely is key to keeping them fit and healthy long term, keeping them safe away from roads and parked cars and being able to play outdoors in our natural environment not a concrete jungle. Use sustainable energy sources to help to power community buildings in the area, there are already some in surrounding areas to the parish and you barely notice them.

All the construction should be completed as sustainable as possible. If the development had district heating through the use of a CHP and solar panel roofs then the developments could generate more power than they needed.

Those that I have marked "neither important or not important" I believe the Parish have got right and don't need further work

Maintaining green areas where children can play is vital.

Maintenance (and in some cases improvement) of public rights of way is also important as these can be safe walking routes away from roads.

Protecting wildlife habitats and conserving 'green corridors' provided by hedges and trees is vital for our nationally declining wildlife.

Although low carbon generation is important (alongside efficiency improvements) I don't know what a NP can do about it. However it could well be that all parishes will in the future source some energy needs locally and renewably. Indeed it is vital that we do.

This is a Village and it needs to be kept a Village if you need more housing take it back in to Bristol

But no way to get to any facilities and no regular bus service. Once an hour, maybe, is not enough.

If we don't look after the environment we will lose our health

It's important for children to have somewhere to run and play outside and meet other children especially when some modern houses have very small outdoor areas.

need safer ways to leave village

Open spaces and walking routes are important to people's well being as are environmental issues.

We should protect wildlife habitat which is slowly being erased away by people (developers) thinking that putting money into expanding buildings is a good way of investing.

Appendix 18: Q21 – Supporting answers

These are important for future generations

As a village we need the green spaces. They enrich our lives. If we wanted buildings on every bit of space surely we would live in town. The maintenance of these spaces needs to be a priority as it is not easy to use them when the grass is not mown for example or the equipment is rotten and broken.

As previously stated all green spaces should be retained, not built on or removed, to retain our village in the condition we all know

The green space in Homefield Rd opposite the entrance to Orchard Rd. Only important in maintaining a pleasant aspect.

The green at junction of Castle Rd & Westerleigh Rd in front of house on Lansdown rd. This is now being parked on despite this being stopped by the County Council some years back. Also the verges on Westerleigh Rd -- they are wide and give a welcome as you drive into the village. However, parents are now making these into a quagmire by parking to take children to school since the dbl yellow lines on Castle Rd. I do not think any of the verge in front of Court Farm should be made into parking as what is there already restricts view for anyone pulling out of Court Farm. All of the green fields which encircle our village are important, giving our village's identity as such. Any building on these would open the flood gates. They are also important agricultural land.

The grass bank between 79 and 82 Westerleigh Road. Verges outside people's homes which could be planted with wild flowers encouraging biodiversity. Could be maintained by the community but in partnership with the council and have strict protocols on when to cut etc.

They are important because they are community meeting places - the others are not meeting places

Bluebell Wood in Shortwood - very important.

All green spaces are important so that we don't become a concrete village.

Not sure where these last 3 actually are! I probably know them, just not by name.

Is the Oaktree Avenue Village Green where they are building houses???

All the surrounding fields

Woodland - Shortwood. Very important. Public rights of way across fields in Shortwood. Very important.

Maintaining green spaces in a locality where this is diminishing. Physical and mental benefits from being able to walk in these areas. Preserving a distinction from surrounding areas which are built up and congested.

Redford lane, back lane, the cycle path along the bottom of Cosgrove Hill. Trees and traffic free walking routes.

Local fields and footpaths through Kings Lane.

All of the green spaces, public rights of way, and natural land of vital for community health and well being. We need to reduce our carbon footprint and impact on the planet

The greens at Homefield Road. - Very Important

All the fields surrounding the village are extremely important

The fields surrounding the village and the public footpaths should be protected.

The field on the opposite side of Abson Road.

Fields behind Homefield Rd. Very important.

All the fields around us

All the green spaces in the village are vital to the character of the community

Back Lane, perfect area for dog walking.

The Dramway, very important

I was not aware of some of these anyway! Perhaps these could be shown in village information booklets.

The church graveyard, should be well kept as it is an important part of Pucklechurch inheritance.

The triangle opposite 'Heroes' - is a quaint reminder of how the village used to be when horses and carts used the lanes.

Useful to use the farmers fields around the village for dog walking - don't know how secure the future use of these is

The lovely areas between the fronts of our houses where there are no roads and the children can play safe

All of the footpaths are important, we should all make the most of this free resource and get walking.

They've built on some that are important to me!!!! i.e. Oaktree Avenue

Dog walking areas around the new build

Pathways, rights of way around the area and any open fields or grassland are important for the preservation of the village character and for the pleasure of people who walk there

We need to preserve some green areas for the benefit of inhabitants and support wildlife very important for wellbeing.

All the fields between Pucklechurch and the M4 and Lyde Green

All the fields around pucklechurch are very important for me as someone who likes walking

The open fields its why we want to live in a village

all green space around pucklechurch and shortwood are very important

The fields around the area with rights of way

Hawkridge drive green space. Protects the houses from the main road, good dog walking area.

All the historical area surrounding the village.

Where is the village green?

Back lane and the rights of way there are very important both as access to the countryside and as a commuter route. The old skate park was extremely important to us but was put in the wrong place so children of the village could not access it easily, even with their parents (no parking, busy road, secluded spot etc).

cyclepath, dramway, etc are super important

The fields all around parkfield

Eagle crescent green space running alongside the abson road which is used daily by dog walkers & walkers, as well as its stunning views.

The green belt between Westerleigh road and Parkfield.

The green spaces around the Oaktree Estate make the area a more pleasant place to live.

Fields by rose and crown and adjacent to at side of prison

The reservoir area, and the front area of the doctors surgery

Certain views from the village should be protected for everyone's benefit -- I'm not talking about views from people's houses but the ones from the Rec, from Abson Road, from Shortwood Road where many people can admire sweeping views of our beautiful countryside.

Kings Lane/rubbish needs clearing up near the old buildings

The fields behind Homefield road. It has been a difficult time for me and to walk, find peace, enjoy open space, fresh air, has been a blessing.

Where are they? (w/arrow pointing to Pucklechurch Village Green and Oaktree Avenue Village Green)

All the green spaces in front of houses. Small green space at entrance to Maple Walk -- if not protected cars park on it and churn it into mud.

Pucklechurch Rec provides space to play football and play areas.

Where is the village green if it is not the Rec

The local children need somewhere safe to play.

Keep surrounding fields 'green'!!!

Dyrham View fields.

All the fields surrounding the village are extremely important

No. All of these are important and must not be built on. We can all see what a mistake the new development is.

None of these spaces are important to my family as none of them have been made nearly interesting or sympathetic enough. The green fields by my house (currently slated for development) are very much used by us and the cycle path. Also the play area up by Bitterwell lake, which is simple but very nicely designed with logs.

Hedgerows and verges are important green spaces as they provide habitats and should not be over cut and damaged for the sake of tidiness. These green spaces are important and must be preserved as they provide facilities to the community

Poo park

No

Its all important! Stop building 'bloody' houses on it!!

All of the green belt land surrounding the parish needs to be protected and looked after.

No cuz you will build on um

The fields opposite Parkfield Rank and all the walks around that area to the cycle path and Brandy Bottom.

Fields at parkfield very important to me and my family

walking through the fields

No

All the fields around us !

The fields in the green belt and Back lane

Green belt surrounding village

Shortwood seating area - lovely in the summer

Woodland along shortwood road

There are no other, the ones we have must be kept.

The fields around the village which are a free health resource thanks to public footpaths. The only reason the other areas above are less important to me is that I don't use them but others do and they are important for them.

No

All of them. It's what makes Pucklechurch a great place to bring up kids.

All of the greenbelt land surrounding the village. The public footpaths across the greenbelt such as kings lane, by the reservoir and across the land behind the rose and crown. The cycle path and surrounding network of footpaths at the bottom of Coxgrove hill.

The little woodland walk behind the prison

The small wildlife bit by the ex officers houses

Logs Bottom, Any green space.

NO

I am an ardent nature lover and all green areas are essential to me and should be expanded rather than developed

The acres of green belt that must remain untouched and surround our local village

Back lane at the back of the prison, kings lane and surrounding farmland

Fields ,railway path. These are very important

No

All fields around the village. Important for ramblers, dog walkers and horse riders.

The greens at Homefield Road.

Where the houses are going up! And the lanes behind them.

Where is the village green in oaktree avenue?

I don't know what P. Village Green is

Green space and belt surrounding pucklechurch

Walk from Parkfield to Pucklechurch safely with children

Used once a year maybe by villagers. Cost more to look after.

no

All footpaths and cycle routes

Field at back of Homefield Road

Have never used any of them.

Parkfield Pit to Brandy Bottom village history and a great walk!

All green spaces are important for the parish to maintain the village culture.

No

I cannot say that most play areas are important to me as I never visit them - perhaps you shouldn't have added the words 'to you', Parkfield is important as my grandchildren use it!!! Other than that it is the general 'greenness' of the area - which is crucially important to my continuing to live here!

no

HawkrIDGE Drive is locally very important.

no idea where these village greens are

We need to make sure we don't blend into Lyde Green

The agricultural fields & green spaces surrounding Pucklechurch

Oaktree now has lots of houses on it, but was important

Appendix B - Issues Report

Issues Report

For

Pucklechurch Neighbourhood Plan

by

Lemon Gazelle Community Interest Company



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Context

The aim of this Issues Report is to bring together the information gathered over the past year of consultation and engagement (2017), as well as reflecting on the 2011 Community Led Plan, and to examine the aspirations of the people of Pucklechurch for the future of their parish. Information and views have been sought by means of a range of community events which have taken place in various locations around the parish.

The area designation for the Pucklechurch Neighbourhood Plan was approved on 27th January 2017, and a community engagement scoping survey was undertaken by the Neighbourhood Plan Steering Group in the summer of 2017. The questions asked were broad, to enable residents to make comments about the things that were important to them.

The information received has been collated into the following theme headings;

- Housing
- Employment and Education
- Transport
- Services, Facilities and Retail
- Environment & Open Space

Under each topic heading, the report summarises the comments and views received and also sets out the relevant policies, plans and evidence, to guide the Neighbourhood Planning process in terms of the framework within which it will operate.

Full data with all the comments received can be found in Appendices 1 at the end of the document.

The plans, policies and evidence underpin Neighbourhood Planning in Pucklechurch include;

- National Planning Policy Framework
- Neighbourhood Planning regulations

- South Gloucestershire Core Strategy 2013 (currently under review)
- South Gloucestershire Council's Local Transport Plan
- South Gloucestershire Council's Strategic Land Availability Assessment (2013) and recent Call for Sites (Feb 2018)
- South Gloucestershire Joint Health and Wellbeing Strategy 2017-2021

The Issues Report, in the context of the surrounding policy framework, is the basis for developing options for testing and ultimately policies in the Pucklechurch Neighbourhood Plan. Some of the issues which residents raised are not land use planning matters, and so to ensure that these are not lost, they are collected and analysed with the intention of forming an "Action Document" which examines these issues and looks at ways they can be progressed or resolved, identifying the relevant agencies to take these on.

Issue 1: Housing

This issue was raised by many individuals in Pucklechurch, with people commenting on attractive housing, a great location, the separate village identity and local character as some of the things they like best about living here.

The need for affordable houses and a mix of development types was raised by many residents, who felt there was unmet housing need within the area and to enable new families to move to the village and allow for younger residents. It was recognised by some that an ageing population would be unable to sustain core village facilities such as the primary school.

Many people were worried about the impact of large scale housing development on the village and were keen to preserve the green belt and the quiet, friendly rural feel of the place.

Plans and Policies which relate to Housing

The National Planning Policy Framework 2012

This document sets Planning Policy for England and gives a presumption in favour of sustainable development. It provides high level planning policy across all areas of land use planning, including housing, employment, retailing, transport and environmental issues.

South Gloucestershire Core Strategy 2013

The South Gloucestershire Core Strategy sets the housing numbers and allocates strategic housing sites and is a document with which the Neighbourhood Plan must be in conformity, and so it is therefore an important document to look at next to the aspirations and concerns of residents, as raised through the community engagement. The first part of the Core Strategy contains

General Core Strategy policies, and covers themes such as sustainable housing development, good design, community infrastructure, congestion and environmental protection. The Core Strategy should be read as a whole, reviewing the theme based general policies and those relating to specific locations, in the case of Pucklechurch, “Rural Areas”.

Core Strategy Policy CS18: Affordable Housing

The policy states that 35% of dwellings on sites over 5 dwellings (in rural areas)/ 10 dwellings (in urban areas) should be affordable unless the developer can demonstrate the economic viability of the site is affected which justify a lower percentage of affordable houses.

Core Strategy Policy CS19: Rural Housing Exception Sites

The Core Strategy makes provision for locally needed affordable housing on sites that would not normally be acceptable for market housing to help to support the viability of villages and rural communities.

Core Strategy Policy CS21: Gypsy and Traveller Accommodation

This policy makes provision for gypsy and traveller sites in South Gloucestershire, naming 7 locations within the parish of Pucklechurch where land is safeguarded for this use.

Core Strategy Policy CS34: Rural Areas

This spatial strategy policy sets out broad place-based policies for the rural parts of the district, and makes provision for the protection of wildlife and countryside, green belt, the preservation of settlement boundaries, provision of affordable housing, green infrastructure, renewable energy and

sustainable transport. The policy is supportive of Neighbourhood Planning in helping to shape places in rural areas. This is a key policy for Pucklechurch. Housing growth in rural areas is likely to be limited, though the policy makes provision for settlement boundaries to be reviewed through the Neighbourhood Planning process (as well as by South Gloucestershire Council through its policy work) as appropriate.

The policy and its supporting text echo many of the issues raised by residents, including affordable housing, accessible transport, sustainable growth and community infrastructure. This is positive and will help to maintain the Neighbourhood Plan's conformity with the higher-level policy, reinforcing and adding a layer of local level detail to the higher policy.

South Gloucestershire Council Policies, Sites and Places Development Plan Document (adopted November 2017)

Policy PSP37 – Internal space and accessibility standards for dwellings

Policy PSP38 – Development within existing residential curtilages, including extensions and new dwellings

Policy PSP39 – Residential conversions, subdivisions and houses in multiple occupation

Policy PSP40 – Residential development in the countryside

Policy PSP42 – Custom Build Dwellings

Policy PSP43 – Private amenity space standards

Strategic Housing Availability Assessment (SHLAA), 2013

The SHLAA is a record of land that developers/landowners wish to develop for housing and is put together following "calls for sites" by the local authority. The inclusion of a site in the SHLAA does not determine whether a site is allocated for future

development and therefore it will have very limited weight in decision making, but it is a useful document in Neighbourhood Plan development.

Issue 2: Employment and Education

Issues concerning shops, employment and education were raised by a number of people in the community engagement survey. Residents were supportive of the local school and hoped that it would be able to continue to thrive, recognising that a regular intake of children is necessary for this to happen. Fears of school cuts and concerns over the numbers of children in the village were raised by several people.

Residents noted that whilst there is an industrial estate in Pucklechurch, most people commute out to other locations such as Bristol and Bath. The local shops were supported by residents who appreciated being able to buy groceries and other necessities locally.

Plans and policies which relate to the issues of Employment and Education

The National Planning Policy Framework 2012

Paragraph 28 of the NPPF encourages community facilities in rural areas, stating that local plans and neighbourhood plans should,

“promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.”

Economic growth which helps deliver more jobs and more investment is encouraged in the NPPF.

South Gloucestershire Local Plan Core Strategy 2006-2026

As noted above, the Neighbourhood Plan must be in conformity with the South Gloucestershire Core Strategy, and so it is useful to check that community aspirations

chime with the intentions of this document, as the process develops.

- Core Strategy Objective – Maintaining economic prosperity
- CS12 – Safeguarded Areas for Economic development. This policy names Pucklechurch Trading Estate as a safeguarded area.

CS23 – Community Infrastructure and Cultural Activity. This policy makes provision for the provision, maintenance and enhancement of infrastructure which includes the following;

- education facilities
- youth, children’s and childcare facilities
- training centres

South Gloucestershire Policies, Sites and Places DPD

PSP27 – B8 Storage and distribution uses

PSP28 – Rural economy

PSP32 – Local Centres, Parades and Facilities

PSP34 – Public Houses

PSP35 – Food and drink uses (including drive through takeaway facilities)

Issue 3: Transport

Residents had many concerns about traffic and transport which they raised through the community engagement. The main issues raised are summarised below.

- Inadequate public transport
- High volume of traffic leading to congestion, exacerbated by inconsiderate parking, and dangerous speeding.
- “Rat runs” with high volumes of traffic on small rural roads, causing safety issues. Inappropriate use of small roads by HGVs.
- Poor facilities for walking and cycling, with a need for easier, safer routes and crossings and the completion of the cycle way to Emersons Green.
- Uncertainty and concern over the future new M4 junction and link road.

Plans and Policies which relate to the issue of Transport

National Planning Policy Framework

The Sustainable Transport section of the NPPF sets out the Government’s commitment to encouraging economic growth and improved travel options whilst cutting carbon emissions. Paragraph 32 of the NPPF states that,

“All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- *the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- *safe and suitable access to the site can be achieved for all people; and*

- *improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*

This is important in the context of Plan-making at the Neighbourhood Plan level, and these factors need to be integral to decision/policy making.

South Gloucestershire Local Plan Core Strategy 2006-2026

Policy CS8 Improving Accessibility

This policy sets out measures for improving non-car transport options, particularly focussed on:

- Accessibility
- Off Site Mitigation
- Provision and Promotion of Sustainable Transport
- Parking and Vehicular Access

Residential Parking Standards SPD – Dec 2013

<http://www.southglos.gov.uk/documents/Residential%20parking%20JAN%202014.pdf>

Joint Local Transport Plan 3 2011 – 2026

The Local Transport Plan sets out the high-level strategy for transport over the Plan period, across the West of England area. It prioritises supporting economic growth and reducing carbon emissions (also national priorities), and provides a strategic direction for the following objectives;

- Reduce carbon emissions
- Support economic growth
- Promote accessibility

- Contribute to better safety, security and health
- Improve quality of life and a healthy natural environment.

Issue 4: Services, Facilities and Retail

Residents expressed a wide range of views on the services, facilities and retail topic;

- Positive views were expressed about clubs and local organisations, as well as the doctors' surgery, shops, the café and pub.
- It was felt that there was not enough for young people to do, and that more play equipment for all ages of children is needed.
- More facilities and services were felt to be needed if the village grows.

Plans and Policies relating to Services, Facilities and Retail

National Planning Policy Framework

Chapter 8 of the NPPF provides policy on promoting healthy communities and proposes that provision is made for the social, cultural, and recreational facilities needed by the community, and that planning has a key role to play in building strong and resilient communities.

South Gloucestershire Local Plan Core Strategy 2006-2026

The Core Strategy requires new (larger scale) development to make contributions towards infrastructure, services and community facilities, commensurate with its scale. This infrastructure may include the following:

- Affordable housing;
- Strategic utilities
- Education facilities
- Health facilities
- Police, fire and ambulance facilities
- Community and cultural facilities and activities
- Transport infrastructure
- Sustainable transport measures
- Green Infrastructure

- Ecological mitigation
- Flood risk management measures
- Waste facilities
- District heating networks and other renewable and low carbon energy infrastructure
- Local energy efficiency initiatives
- Local climate change adaptation and mitigation initiatives
- Public realm provision/improvements
- Local employment and training initiatives
- Telecommunications infrastructure
- Cemeteries
- Management and maintenance of facilities provided.

It is important to note, however, that many developer contributions will now be covered by the community infrastructure (CIL) payments and the Neighbourhood Plan will not be able to request contributions which are covered by CIL.

Once a Neighbourhood Plan is in place, the Town Council is eligible for a greater proportion of the CIL payment, which contributes towards community infrastructure.

Policy CS6 – Infrastructure and Developer Contributions

Policy CS23 – Community Infrastructure & Cultural Activity

This policy specifically requires new development to provide for or contribute towards additional, extended or enhanced community and cultural infrastructure.

Policy CS29 – Communities of the East Fringe of Bristol Urban Area

Area specific policy for the East Fringe, setting out how the vision for the area will be achieved, including measures to improve

transport, green space, provision of housing, employment and community infrastructure.

Emerging Policies, Sites and Places DPD

Policy PSP9 – Health Impact Assessments

Policy PSP36 – Telecommunications Infrastructure

Policy PSP44 – Open Space, Sport and Recreation

Issue 5: Environment and Open Space

The most commonly raised environment and open space issues through the public consultation were as follows;

- Residents valued the countryside around them, and the rural nature of Pucklechurch. They proposed an increase in open space, for informal and formal recreation, and for the sake of wildlife and biodiversity.
- Increased tree planting and protection for woodlands and individual trees was mentioned by some people. Others commented on the appearance of Pucklechurch and felt that litter, vandalism and flytipping were a problem.
- It was felt that improved parks and safe open spaces for children to play would be a real benefit.

Plans and Policies relating to Environment and Open Space Issues

National Planning Policy Framework

Sustainable development is an underpinning principle of the NPPF, which has sections on the natural environment, historic environment, climate change, flooding and good design. Each of these policy statements will need to be reviewed in more detail as the Neighbourhood Plan develops to ensure conformity with all parts of the NPPF.

South Gloucestershire Local Plan Core Strategy

As with the NPPF, sustainability and environmental concerns underpin the policies and the overarching strategic direction. There are also specific policies on the protection of the natural and historic environment, renewable energy, biodiversity, air quality and landscape which the Neighbourhood Plan will

need to be mindful of throughout its development.

Policy CS2 – Green Infrastructure

Policy CS5 – Location of Development

Policy CS9 – Managing the Environment and Heritage

Policy CS24 – Green Infrastructure, Sport and Recreation Standards

Policy CS29 – Communities of the East Fringe of Bristol Urban Area

This policy refers to landscape protection for the “open green hillsides” to the East of Bristol, particularly in Pucklechurch parish.

Policies, Sites and Places DPD, November 2017

Policy PSP2 – Landscape

Policy PSP3 – Trees and woodland

Policy PSP4 – Designated Local Green Spaces

- Abson Road Recreation Ground
- St Aldams Drive Play Area
- Woodland and Allotments at Westerleigh Road
- Parkfield Play Area
- Eagle Crescent play area
- Land between Cedar Way and Oaktree Avenue

Policy PSP5 – Undesignated open spaces within urban areas and settlements

Policy PSP6 – Onsite Renewable & Low Carbon Energy

Policy PSP10 – Active Travel Routes

Policy PSP19 – Wider Biodiversity

Policy PSP20 – Flood Risk, Surface Water and Watercourse Management

Policy PSP44 – Open Space, Sport and Recreation

Natural England Resources

MAGIC map resources will be used to ensure that the Neighbourhood Plan develops in a way that is consistent with local and national designations such as local nature reserves and Sites of Special Scientific Interest.

Environment Agency Resources

Flood zone mapping will be used to ensure that areas of highest probability of flooding are not allocated for development in the Neighbourhood Plan

Action Document Issues

The comments listed below are those which do not directly relate to the development of a Neighbourhood Plan but which are of importance to some Pucklechurch residents. As further comments and issues are received through the community engagement process, these issues will be considered to examine whether there are ways of addressing them outside of the Neighbourhood Plan process.

- Support for community spirit, friendly, neighbourly community which looks after people
- Community events which bring people together are supported
- Concern about fear of crime, the desire for more police presence
- Litter and flytipping
- Vandalism
- Concern about the population ageing/new younger people and families not moving in
- Concern about the prison

APPENDIX 1 – Full Comments from Community Engagement, Summer 2017

What is good about the place you live in?

There are a number of clubs and organisations that create a sense of community but these are mainly used by the over 50s

It has a neighbourly people and is fairly clean and quiet.

Rural village surrounded by green fields

Countryside, kind community and proximity to main centres

it's pretty quiet

Safe. Low crime. Clean & tidy streets. Trees & fields. Parking.

Low crime. Access to amenities. Clean & tidy.

We are not crammed in like the inner cities.

I dunno' but I like it.

There is, by and large, a feeling of belonging, or community by most parishioners.

It's proximity to Bristol whilst being in the countryside, and retaining its character and a relative sense of community.

It is full of green open spaces.

Safe and quiet environment to bring up kids.

It is not over-developed. And I would suggest that many folk reside here for that very reason.

We're not crammed in like sardines & it is clean and tidy.

Friendly neighbours

The green and open spaces.

It is semi-rural

It is fairly quiet and not overly developed with modern housing.

I love that there are two parts to the village, an older attractive part with beautiful older buildings, and a newer more populous part which provides enough people to support school, pubs, shops etc

We're in the country but close to towns. I've lived here for a greater part of my life and I think this village is a great place to live, with greater potential

surrounded by countryside

Good neighbours. Pleasant surrounding countryside.

Community spirit, feeling of safety within a village setting. Not overcrowded like nearby towns. Surrounding countryside to walk in.

Lovely country side and open place plus local shops pub and cafe

Its quite

The fill of open space and rural the community

the countryside

*The Green belt views from the village. * The sense of community and belonging. *The variety of social groups. (i.e. Gardening club. Drama. N.S.P.C.C.) *The number of places to socialise.(i.e. local public houses. Social clubs. Church.) *The recreation areas. Especially the well used "Rec".

The Lovely Community Atmosphere of a village yet close to a city and the services if needed

The location, the community, the friendliness. The green spaces around it.

Countryside location. Open fields and public footpaths.

Close to the countryside, sense of community spirit

It is a community which is separated from Bristol by the green belt and does not have a major road passing through it.

Friendly, quiet village, good links to local towns and shopping areas, pubs/clubs in walking distance, post office and shops easily accessible

It is surrounded by countryside, but close to Bristol and Bath

Small. Peaceful. Calm. I feel very safe here, walking around. Nice atmosphere. Lovely location.

The areas of open countryside and fields. This remains a village with a close sense of community.

The beautiful countryside all around the village. The pretty and clean streets in the village. The availability of good places to go out for food and drinks within walking distance.

Green spaces, close to major cities without being too congested

AIR IS CLEAN. QUIET, FRIENDLY VILLAGE FOR THOSE WHO WANT TO GET INVOLVED.

Generally feels safe

Separate village with open countryside all around.

The rural location.

Beautiful countryside, surrounded by fields, character

Good local community and lovely rural location

Good schooling, a rural feel, but with good connections to Bristol and Bath

I love the fact that the village isn't 'big.' It is a good size as it is with amenities to accommodate the people who live here. It is a very friendly place to live.

It offers the countryside while being close to both Bristol and Bath. The area is quiet and homely with few problems.

Quiet and nice village feel.

Rural setting

Open spaces

The community and accessibility to all services e.g. Shops, doctors, pubs, bus route

Good community spirit. Reasonable amenities for an out of town area. Excellent access to open fields for dog walking.

Quiet and friendly area, its safe

It's still a village

green open space, village type community

P. is a village in the countryside

Pleasant village with close proximity to Bristol, Bath and M4 for employment and schooling.

We have a little park at the end of the Rank where all the local children play. We look over fields from the front and back of our house. This means we can walk our dog on the fields, walk our children to school safely across the fields and it's a popular place to meet other walkers.

quiet, safe, nice community vibe

It's surrounded by beautiful countryside.

What is bad about the place you live in?

Public transport is inadequate - in particular a regular service via Emerson's Green. Traffic at peak times is heavy. The Community Centre is not a centre for the community.

Teenagers who damage plants & flowers.

Too much traffic using centre of village as a rat run. People parking outside newsagents blocking the road

Nothing

house prices

Retired people moaning about grass cutting!!!

Nothing.

Nothing much...

Bored teenagers and lazy parents.

Limited employment opportunities - which is not confined to the parish.

South Glos Council seem to ignore its villages and concentrate on the major urban conurbations.

There's only two shops.

High rents.

Limited opportunities for the youth.

Clearly we don't have much wrong as the bored and dim only moan when the grass isn't cut regularly!!

Traffic

Having an industrial estate & prison near by.

Nothing

A propensity for provincial prejudices borne from an almost bourgeois middleclass.

Increasing traffic

Probably not enough to do for teenagers (appreciate youth work costs), the increasing volume of traffic through the village as people use it as a rat run to avoid ring road and get to M4/Yate and beyond

litter and vandalism

Children climbing on garage roof. People parking across property access.

Huge amounts of traffic using the village as a shortcut to J18 M4 on a daily basis. Threat of

extra housing which will put a strain on infrastructure.

The double decker in castle road bus revving and full exhaust fumes and blocking the traffic in a narrow road.

Not enough police presence, children hanging around makes you feel uncomfortable and vulnerable at night to walk out alone. Also as it is a passing through village people speed through here and it makes the roads dangerous for children, we also have the prison which doesn't help with speeding visitors either. Parking in streets is becoming a HUGE issue. Basically if a fire engine needed to get to the top of a road they would not manage this as the cars block the way, even my little car can't get passed sometimes and I think this URGENTLY needs addressing before a family loses their life!

The village is becoming more congested with traffic parked and passing through

Emerson Green getting closer

* Increase in through traffic..(i.e. to M4)

the disgusting MESS in the village centre following years ago the demolition of the Chapel. Why can't the planners get on with it or even turn it into a small park whilst design/planning is agreed

Non-existent footpaths out of the village. Lack of bus routes to hospitals and Emersons Green.

Nothing.

Crime and possible enlargement of village through new housing

Poor public transport especially to Emerson Green

Litter (Parkfield Road), speeding motorists

Too much through traffic. Poor bus service at night.

The pressure of development for new housing. Excessive traffic through the village.
Lack of a bus stop on Parkfield Rank

Isolated, minimal public transport

The only thing that's not great is that the public transport is a bit infrequent.

Very poor public transport links with timings that don't easily allow for people to get into work at standard hours if they work in Bristol or Bath and don't allow for anyone being out past 9pm. Parkfield being treated as a 'poor relation' when it comes to rollout of services such as fibre broadband.

NOTHING FOR KIDS TO DO ON EVENING WHICH COULD LEAD TO "BORED BAD BEHAVIOUR"

Dismal lack of public transport, unable to even get to Emersons on a regular basis. People without a car often have to travel all the way into Bristol to get a bus back out, the buses are too spaced out, Get smaller buses, more regular and to more destinations. Also parking wars, lack of space seems to cause people to get very upset about parking. No-one wants to park on the main roads due to fear of vandalism. Unsafe roads, speeding cars through local lanes, Feltham Road, Siston Lane, main road out of Pucklechurch are death traps to pedestrians, cyclists and horse riders, total disregard for restrictions, Siston Lane is a 40 which is so dangerous based on no pavements and the type of lane it is.

Through traffic, very few shops, not connected to cycle path, parish council nepotism and funding of organisations that should stand on their own two feet (e.g. Twinning, church, cricket club, social club. Not properly fulfilling statutory role regarding allotments.

The threat of increased traffic and housing.

Traffic in the village and parking on Parkfield Rank

Pavement parking. I saw a lady in a mobility scooter trying to negotiate the road due to cars being parked inconsiderately on the pavement, especially opposite the church.

There is nothing I don't like about Pucklechurch.

Doesn't offer much for teenagers and the demographic is conservative in nature.

Require some sort of crossing from Becket court area across shortwood road as very difficult and dangerous to cross road with children.

Isolated - multi-purpose path to Emersons Green needs to be completed

Too many cars on the road where people have extended their gardens. It's dangerous.

Litter, traffic

Getting very scruffy over the past decade. Lots of houses now looking neglected.

Speeding motorists

no access by path

Speeding traffic

Too much traffic commuting through the village to other destinations

The community is quite static with few homes for new families. This affects school, church and vibrancy of the community.

It can be very muddy as the road isn't maintained.

gypsies, chaos, some places are feel a bit 'for locals'

It's quite set in its ways.

What makes a neighbourhood a good place to live or work in?

The physical environment with good access to places and areas for recreation

Not sure?

Friends and good neighbours, peace and quiet

Good network of all services, kind community and green areas

schools, docotr surgery & local amenities

Safe. Low crime. Clean & tidy streets. Trees & fields. Parking.

Low crime. Access to amenties. Clean & tidy.

The fact that we're a semi-rural community.

Peace & tranquility. Somewhere to park. Clean air and limited traffic and congestion.

Safety, which includes safety from crime, or pollution and excessive traffic. Access to goods and services. And a feeling of belonging; building and maintaining relationships between residents.

Space for residnets to use (i.e. parks, green space etc), security, harmony, economic prosperity.

A friendly, quiet and clean location.

Safe and quiet environment to bring up kids.

A safe and friendly neighbourhood.

As a resident I would say that peace & quiet, green spaces & parking. I don't work here.

Safety

Quality of the unbuilt/open environment/light levels and fresh air.

Peace, tranquility & good neighbours

A clean, safe and harmonious environment.

Space, quietness, tranquility, older residences, access to cities, towns,

A good community spirit, plenty of varied stuff going on, pleasant surroundings

Peace and quiet

Good neighbours.

Sense of community.

Same as 1 above.

It quite and people are friendly

Some people know each other and have lived the village along time

the people love to live in a village, away from large town/city/estates.

* Country feel. *A good sized "village" (i.e. not too large) to maintain community /village feel. *Good neighbours. *Good Broadband connection.

The community atmsosphere

The caring and friendly community. A local pub. Good access to shopping centres, medical facilities, major commuting networks.

Accessible countryside. Good pubs.

Sense of community spirit, no crime, pleasant surroundings

Feeling safe and connecting in some way with other people

Friendly people, places to meet and socialise, activities to all the community to participate in, local school, doctors, business opportunities

Peace and quiet, good community, shops and post office nearby, good public transport links.

For me, feeling very safe, not too noisy. Easy parking. Open spaces and greenery. Local shops I can walk to.

Close village community with lots of events. Good local pubs. Easy access to the countryside. Character properties

jobs schools infrastructure

Cleanliness, local amenities like pubs, cafes and shops. Reasonable public transport. A good community spirit.

Sense of community with sufficient resources that people can shop locally and keep money in the village.

FREINDLY APPROACHABLE PEOPLE TO PUT YOURSELF OUT A BIT TO MAKE FREINDS WITH NEW PEOPLE MOVING TO THE VILLAGE

Low Crime, nice people, facilities, safe spaces for children to play.

Accessibility to services for all sections of society, looking after those in need, good air quality and well kept environment.

Some facilities such as shops, eating outlets and community activities and groups.

Community, sense of space,

Local residents

Friendly people, a smile when you pass on the pavement, good schooling, and to work, a good internet connection.

Amenities that suit the people that love there, enough amenities for everyone and a friendly atmosphere.

A sense of community and access to resources.

Community feel.

Relaxing, safe and spacious.

Community spirit. Those who give up their free time to volunteer

People pulling together to create a safe and clean environment

Nice community, pleasant views, good amenities.

Safety

things to do

Pleasant environment

Community spirit, nto crowded

Village activities where people know and greet each other in the street.

Good community with many different activities

There is a very strong village community, it's lovely taking part in community activities such as the scarecrow trail, the Revel, the school PTA and watching the Pucklechurch players. My commute to work is only 15 minutes by car and I can also cycle to work on the cycle paths.

safe, friendly

Community spirit and lots of activities

What pressures affect the area now - or perhaps will do in the future?

Urbanisation - the lack of younger residents getting involved in community activities - the loss of facilities (pubs, shops)

Housing & jobs

Traffic in centre of village

Lack of affordable housing but ensuring there is no urban sprawl, ageing population, transport

housing and large scale development

Development.

Development.

High rents. Employment. Transport issues.

The creep of housing development.

Housing development & increased traffic volumes.

The housing issue is a major threat to our community and its no good trying to ignore it. Many residents that I have spoken to do not want any significant development.

Housing, housing and er, housing.

Employment in the immediate vicinity.

Development: everyone i know does not wish to see any large scale development, whether it be residential or commercial.

Clear new development is of immediate concern.

Housing & transport

Housing.

Housing

The periphery is threatened by large scale commercial development & housing.

Traffic

Increased traffic, and so many parked cars - when I moved to Kestrel Drive in 1998 no one

parked on Oaktree Avenue, now it's very difficult to get up and down it

more building

Ring road congestion. There needs to be access to M4 without going through bottleneck at Hambrook.

Large class sizes, parking, traffic, limited space within church to support school visits.

Too much traffic in narrow streets - lack of parking for school/ shop etc

Easy target for theft and threatening behaviour. Lack of access to ones own drive way because of badly, inconsiderate people parking their cars. I know of one house that has five cars but only a parking bay for one as they choose to have a bigger garden, this is a safety issue!!!!

Traffic issues as the village becomes a rat run for getting to places quicker

more housing and the m4 link using up the greenbelt

*Ageing population. *Increased demand for parking.

Unacceptable development, i.e. to larger scale..

Lack of direct access by public transport to hospitals. Possible extension of Lyde Green or other attempts to build on green land.

Potential housing development encroaching on Pucklechurch leading to loss of the green belt countryside.

Traffic, transport links, dangerous roads with no crossings,

The huge number of vehicles trying to find a space to park. Cost of housing for younger people. Inappropriate development in the village

House building, new link road to M4. As Parkfield area is not in conservation area we

are concerned about large house building projects.

Desire for housing. Too much traffic.
Insufficient parking on the Oaktree estate

Encroaching housing estates.

There is the pressure for new housing developments. From a personal perspective, development either in front of or behind Parafield Rank would ruin the character of the area.

no housing

In the future there may be pressure to build on the open countryside around the village which will definitely affect the area.

Traffic congestion through the village at peak hours, which is likely to get worse should a motorway junction extension get the go ahead

MORE HOUSES BEING BUILT ON ANY BIT OF LAND

Speeding and volume of traffic. Infrastructure not in line with number of people either living locally or passing through.

Through traffic, this will increase as ring road exceeds design capacity, if new motorway junction goes ahead local roads will gridlock in motorway closure/ accident scenario. Housing development without infrastructure investment upfront

As previous, increased traffic and housing, the loss of a rural lifestyle.

Maybe traffic through the main village

House prices making it difficult for local families to buy

Traffic, housing development, conflict between cyclists and car road users.

There is an increase in traffic at peak times through the village but that can be said of anywhere and I think is to be expected in these times

The need for more housing and improved public transport

Risk of expansion.

Low cost social housing development and parking congestion.

Lack of support for local groups and causes.

TRAFFIC- lack of infrastructure, metro bus does not extend to Pucklechurch. Speeding motorists and sadly most live in the village

Cars blocking the roads.

Speeding motorists who race through Pucklechurch.

people use it as a rat run

Infrastructure is not good enough

Houses being built

Continuing traffic increase and the pressure for new housing

We are only one field away from the ring road and the green belt is constantly being eroded. I fear we will soon be like Downend and consumed into Bristol. Transport continues to be a problem with poor bus services and these may be eroded as an unintended consequence of Metrobus.

Fear of future development and increase in traffic. The school funding being cut.

traffic, services

Traffic in centre of village, parking on estate

What needs to change?

Traffic management systems like 'shared space'. A new community centre (not just patching up the existing building). Greater involvement in community from the younger residents. Bus service (or shuttle) via Emerson's Green transport hub

Not sure?

Junction in centre of village by Fleur, shop and newsagent with parked cars. Needs yellow lines or changes to junction

Affordable housing, more support for older residents, planning for environmental friendly energy for the village

dunno?

We need to ensure our community is protected against large development.

Nothing.

Don't know.

We need to restrict any plans to carve up the environment.

Unsure - but I would not welcome lots of new housing.

I'm not sure.

Not sure?

Unsure.

Ideally primary legislation that will allow parishes such as ours to be protected.

Nothing.

Nothing

Possibly more guarantees to protect the land.

Nothing

We need to ensure the complete protect of our green spaces.

Reduce traffic and traffic noise

Make Pucklechurch less attractive as a cut through (so some sort of measure after the Industrial Estate?)

less building

Parking is a real issue. Proposed new developments will not provide sufficient parking facilities and the architects do not want to hear about that.

Link road needed between J18 and 19 M4. Respect the village boundary, keep greenbelt and open spaces.

Maybe some streets one-way to ease traffic

Restricted parking areas in residential roads, more police presence in the evenings

Ring roads that are built on the outskirts of villages or towns to take traffic away should not then have shopping super markets build along the sides, that then slow traffic and increase more problems

nothing, so that our children know what a deer, rabbit, hedgehog and birds are.

*To complete the "shared use" path between Pucklechurch and Shortwood. *To have a secure dog run on part of the Rec. (Thereby meaning children can play freely and safely on the other areas.) * Possibly a village liaison officer to maintain community spirit and facilitate social inclusion. This person could hopefully -.A. Keep an up to date "neighbourhood" diary and directory. B. Arrange easy access re police and health issues. C. Assist and encourage volunteers running village groups. D. Liaise with the Parish council. E. Encourage use of the "neighbourhood" web site. F. Support the young and the ageing population in the area. G. Help strengthen links between Pucklechurch, Parkfield and Shortwood.

nothing other than my comment above re the centre..

Public transport. Easier commuting for those who want to walk, use mobility vehicles, out

of the village. Protection of the environment surrounding the village. More efficient application of building controls so that some individuals do not get away with building on green sites without permission. More police presence. We (I) never see a police officer in the village and as far as I am aware to contact a relevant officer there is no direct number.

Nothing.

Better transport links and public transport as well as the cycle path being finished, less crime

Somehow people need to feel their views count and so engage with the future of the village. At the moment people feel it is a waste of time taking part. In my experience this is best achieved by face to face talking to people like a vox-pop.

Housing is needed, especially affordable for young families. Building on the scale that is being looked at by developers would, I believe, see Pucklechurch lose its identity and no longer be the quiet peaceful we currently live in.

New M4 junction

Protection of green belt around the village so we don't become a part of Lyde green etc.

Facilities are generally good in the village. New sports facilities are always good which attract younger people. A public swimming pool or tennis courts would be great

more housing and infrastructure

Nothing.

Better investment in modern services, such as fibre broadband to all areas of the community, better public transport links and timings, improved access to the cycle network, particularly down Policeman's Hill.

THE VILLAGE NEEDS TO MOVE FORWARD & MODERNISE ITS APPROACH TO OTHER PEOPLES OPINION & NOT JUST STICK TO

WHAT WE HAVE ALWAYS DONE TRY NEW THINGS

Extra public transport. Speed restrictions in all the local lanes. Facilities that match the number of people living here.

Speed cameras on all routes into village, completion of cycle path to short wood, defensible village boundaries with woodland planting beyond to protect from development and joining up with Emersons/Lyde Green

Reduction in through or diverted traffic on Parkfield road and Coxgrove hill, particularly large trucks

The village probably needs to develop as time goes on but still needs to retain its unique character and green spaces. The green spaces in front and behind Parkfield Rank (Hamlet of Parkfield) maintain its unique character within Bristol/S. Glos

Crossing desperately needed on Westerleigh road for school children

Pavements need to be protected for pedestrians, either by physical measures or by policing/fining offenders.

I don't think that anything needs to change. I think that we probably ought to have a little bit more housing because this is such an issue, especially for young people but this should be proportionate to the size of the village

A growing level of fly tipping

A larger and more equipped children's park with more equipment, either up by the star pub or by the social club.

No low cost social housing development. Complete multi-purpose path

Empathy. I don't need to worry someone else will...

Attitudes- people need to take responsibility

Not a lot. Reasonably nice as it is!

Speed camera on Abson Road and road leading to ring road.

to finish the path like we were promised, speed camera.

Better road links

The Speed limit at White Knuckle Corner (aka Policeman's Corner). The Invitation to take the corner at 40mph is absurd, We need a 20mph limit through the village and there needs to be parking restrictions at the Westerlies - Abson Roads junction

Need a better sharing of community responsibilities. As ever left to a small group to build and run community activities.

Protection of the green belt. Conservation of the rural/ village community.

Community centre is inadequate for our needs

Any further comments or questions?

The Trading Estate occupies a large part of the village footprint. I do not believe it is a source of jobs for that many people in the community. I was told by the previous owners (SEGRO) that it was a 'marginal' property in their portfolio. There are many units vacant. The WWII listed buildings (hangers) are neglected. This area could provide an opportunity for mixed housing development with, possibly, small commercial units. The hangers could be used as indoor sports and event spaces. This area should be developed and the Green Belt should be left as it is around Pucklechurch.

I live in the village as I like the rural surroundings, but with the ability to get to Bristol or Bath easily. I do not want the village spoilt by the addition of new housing estates

my sex, age and name are immaterial

I am extremely uncomfortable with the idea of housing development around the parish.

We do not wish to see an encroachment onto Green Belt or suffer development of commercial units or new housing.

I do not want to see any serious development or block housing within the parish.

I accept that there is need of more housing, I would like to see this done with infill and at worst small developments.

We should not lose sight that Pucklechurch isn't a bad place at all, but I'm afraid that more housing isn't going to help our traffic. Realistically, we don't have the cycle routes or frequent enough and reliable public transport that makes not having a car a viable option.

WE BROUGHT THIS HOUSE BECAUSE WE WANTED TO LIVE IN THE COUNTRY SIDE , NOW WE HAVE THE PRESSURE OF THE COUNCIL TAKEN GREENBELT , WHEN THERE ARE LOTS OF BROWN SITES WITHIN SOUTH GLOS.

Any future development should be on the outskirts of the parish, close to the ring Road to avoid creating traffic problems in the villages. We need to avoid Pucklechurch and other villages simply becoming joined up to the rest of Bristol.

The play equipment in the rec is wonderful but badly designed with frequent accidents on the roundabout and slide. The play equipment between eagle crescent and partridge red could also do with repair. The lack of footpaths around the village is a great cause for concern, especially as traffic just keeps on increasing.

Is all the hard work the previous parish council did in producing the Community Plan in April 2011 going to be used. Many of the findings then are still relevant today. It would be a shame not to make use of this. This in fact highlights why people are so apathetic. A great deal of work went into this plan. To

most people it did not produce any discernible benefits to the village.

I HAVE LIVED HERE FOR 30 + THE LAST FEW YEARS THE PARISH COUNCIL ARE APPROACHABLE & SEEM TO BE TRYING THERE BEST BUT NOT ENOUGH PEOPLE WILL DO THIS SURVEY LET ALONE TRY & GET INVOLVED

What are you going to do to make the local roads safe for all, including pedestrians, horse riders and cyclists? The BHS is asking for the law to be changed that motorists PASS Wide and Slow, what are you going to do to support that in our local community, hobbies that people follow which makes up our culture are now very dangerous based on motorists behaviour and lack of respect for the countryside.

Pucklechurch is a lovely village to live in, Parkfield Rank has a great community and is a unique part of Bristol. The green spaces surrounding the Rank front and back, combined with the nature of the miners cottages provide a unique space and landmark for Bristol (seen from the M4) and it would be a great shame if it were to be assimilated into urban sprawl or its character changed by new housing.

What were the results of the survey carried out in Westerleigh Road? There is still no crossing. Young children are still forced to cross a fast busy road where due to inconsiderate parking it is very difficult to see.

Pucklechurch is a village and needs to remain this way. We need to make that any further developments don't join us with the suburbs of Bristol. I think the development of Junction 18a will only increase the traffic in the area and also add to the pressure on housing development.

I think Pucklechurch is a great place to live. I accept that there may need to be changes in housing policy, I would only ask that we don't take on more than we can manage in terms of services, infrastructure etc.

The Neighborhood Plan is a very good idea. Well done.

A lovely large village with good community. Expansion would be detrimental to it. The small school, little social clubs, playgroups and local friendly shops are perfect for the size of the village as it is. We have lived here for over 40 years and would consider moving away if the village was expanded.

Just want the path to Shortwood finished like we were promised

We look forward to the removal of the giant Spa shop sign.

Easier said than done, however, I feel we need to renew the common purpose that makes Pucklechurch special. 20 years ago it was Revel, school, church, twinning, scouts/guides however, the generation that led these are not being replaced. Partially this is because housing means that young people are being drawn to Emersons Green etc. This is not meant to be critical. Pucklechurch is a great village community to be part of, so I am very happy that this neighbourhood plan is being developed. Thank you to all involved in it.

It would be really helpful to know more about the options of where planning and development are proposed, including the new junction from the M4 and how the village will be enhanced by any proposed development.

Appendix C – Informal SGC Comments on initial draft NDP (2023)

Pucklechurch Neighbourhood Plan Steering Group Meeting with SGC

17 April 2023

Attendees

Rick Dunning – Pucklechurch Parish Council

Daphne Dunning – Pucklechurch Parish Council

Lee Searles – Andrea Pellegram Ltd (consultant support Pucklechurch Neighbourhood Plan)

Stuart Todd – Stuart Todd Associates (consultant support South Glos)

Danny Dixon – South Glos Council

Apologies

Gail Boyle – Pucklechurch Parish Council

Agenda

- **Introductions**
- **Neighbourhood Plan update**
 - Started in 2018 on the back of potential development in LP.
 - Looking to bring forward evidence to underpin the current draft plan.
 - First draft completed then hit by covid and everything was halted.
 - Looking to recharge the process post covid with consultancy support from Lee.
- **Local Plan update**
 - Phase 2 consultation took place, including rural growth chapter.
 - South Glos are still on track for the Phase 3 consultation later this year (autumn) which will likely be when the Housing and Economic Land Availability Assessment (HELAA) is published.
 - All rural villages and settlements are being considered, to determine the role they could play in supporting and delivering growth and change over the next 15 years.
 - SGC will need to consider the impact of NPPF updates expected later this year as well as other national policy/regulations coming into force.
- **Neighbourhood Area Boundary**
 - The group will need to submit an application to revise the NP Area boundary to realign with the changes to the parish boundary.
 - Although there is no requirement to do this, South Glos think this will prevent potential future complications with the process including avoiding the potential for Judicial Review.

- A consultation will be required to ensure due process is followed and to mitigate any potential future complications. This should not hold up the production of the plan and evidence base and therefore should not impact the current timetable.
- It was agreed that the above approach would be the best way forward.

NPPG Guidance:

Can a local planning authority amend the boundary of a neighbourhood area once it has been designated?

A local planning authority can amend the boundary of a neighbourhood area after it has been designated, but only if the local planning authority is responding to a new application for a neighbourhood area to be designated.

[Section 5 of the Neighbourhood Planning Act 2017](#) (which amends the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004) facilitates the amendment of neighbourhood areas and provides for what is to happen to the neighbourhood plan or Order that has already been made in relation to that area.

Should the neighbourhood planning body seek to amend a designated area as part of the process of updating a neighbourhood plan that is in force, they should ensure their neighbourhood area application considers any potentially adverse consequences on the existing plan which would remain in force for any area excluded from the amended boundary. If any such adverse consequences are identified, qualifying bodies should set out appropriate mitigation measures in the basic conditions statement.

Paragraph: 037 Reference ID: 41-037-20180222

Revision date: 22 02 2018 See previous version

- **SEA Screening Opinion**

- SGC will need to undertake a screening opinion of the plan to determine if a full SEA is required.
- SEA Screening should be done throughout the process, however SGC would recommend this is done on the Regulation 14 or close to reg 14 version of the plan. This will ensure that the screening opinion is accurate and does not require rescreening due to major changes to the draft version of the plan.
- Please see a link to the SEA Screening Opinions previously undertaken by SGC colleagues:
 - [Charfield NP Screening Opinion](#)
 - [Oldbury NP Screening Opinion](#)
 - [Thornbury NP Screening Opinion](#)
- It was agreed that a screening opinion on a close to reg 14 version of the plan would be the best way forward.

- **Neighbourhood Plan Draft Plan**

- Draft Document
 - Really well set out, clear where policies are, this is important for the examination and also when officers will come to use the document.
 - Objectives of the plan are clear.
- Basic Conditions

- Be familiar with the Basic Conditions as this is the test against which the Examiner will examine the plan.
 - Evidence Base
 - It is important that policies are justified and evidenced, this will be a key consideration for the Examiner.
 - We note that this is a draft plan, and that further evidence is currently being commissioned, we would recommend that policies are then updated and policy justification is linked directly to emerging evidence base.
 - Timetable
 - Can the group keep us up to date with any changes to key milestones, in particular Reg 14 draft plan and consultation, and Reg 15 submission etc.
 - This allows us to keep track of when South Glos colleagues time needs to be allocated to prevent hold ups for the plans timetable.
 - SGC support and comments
 - Our formal opportunities are at the Reg 14 and Reg 16 consultations (SEA Screening Aside).
 - However, South Glos have found it to be best practice to comment informally before Reg 14 as this gives the best chance to identify and work through any issues with the Basic Conditions (mainly through conflicts with national and local policy).
 - It was agreed at the meeting that South Glos comments would be sought on the next version of the plan while the group revise the draft based on new emerging evidence base.
- A.O.B
 - SGC would be happy to provide comments on evidence base drafts such as the HNA and Character Study.
 - Daphne will send through HNA.
 - Danny will raise Parish Online with the council as this was something being explored by Mark Pullen

Appendix D – Copy of Regulation 14 Survey

Pucklechurch Parish council Neighbourhood Plan consultation questionnaire February - 18th March 2025

Open 1st

11 responses

[Publish analytics](#)

Questions

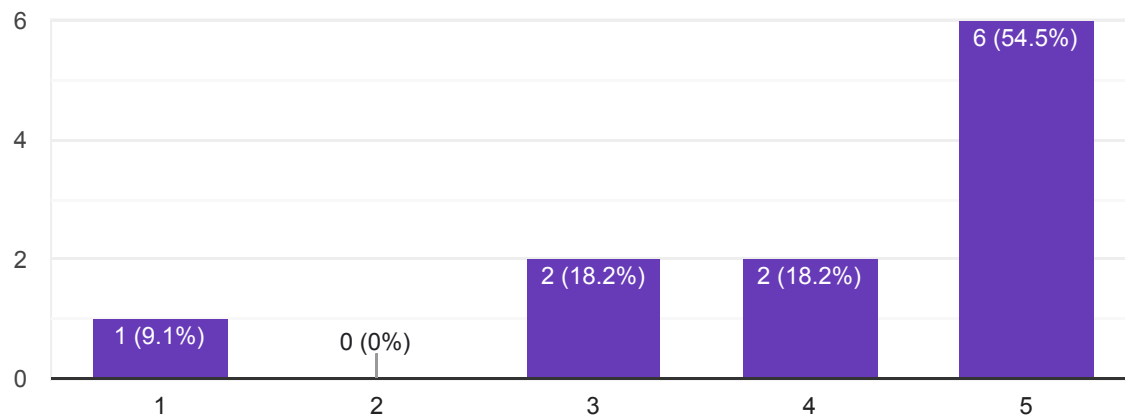
Question 1: Do you agree with the Vision for Pucklechurch parish (page 16)?

[Copy](#)

Vision

The promotion of sustainable housing development, employment opportunities and transport options while maintaining the heritage assets and character of the parish, its rural and agricultural surroundings and views of the Cotswold Edge escarpment will have resulted in a thriving local economy, with a supportive community at its heart.'

11 responses



Please feel free to provide further comments on the vision for Pucklechurch parish.

2 responses

It is important that pucklechurch retains its discrete character and its access to the countryside and active travel options. These things are what makes this village our home

Agree with most parts of this vision but the area won't be able to protect all the "rural surroundings". That's impossible, some land which I suspect to be the west side near the reservoir will have to be developed. Pucklechurch cannot expect to be totally excluded, we have been lucky so far but it will happen. Take a look at SGC plans in particular at Warmley/Shortwood which is setting a precedent for development to come to Pucklechurch with large numbers of new houses.

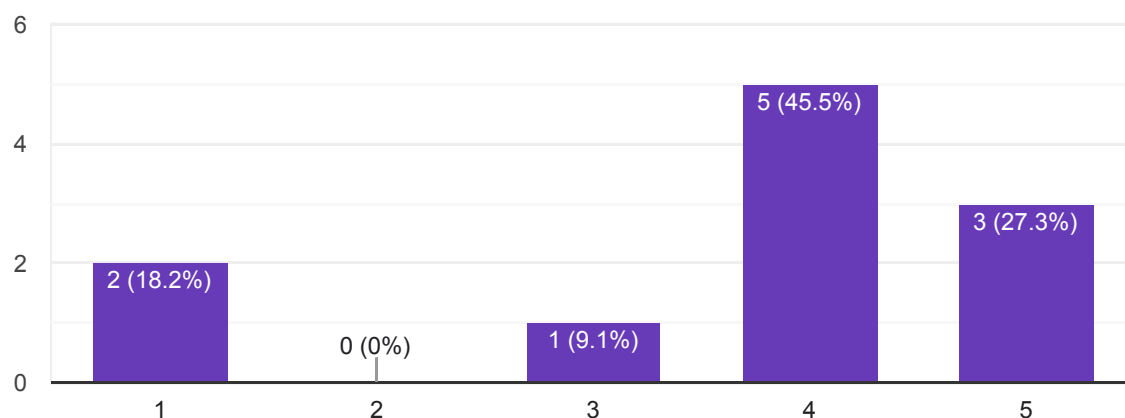
Question 2: Do you agree with the Objectives for Pucklechurch parish (page 17)?

 Copy

Objectives

- Promote housing development that is affordable in order to encourage young families to remain in, and move to, the parish so as to enable Pucklechurch School to thrive and survive.
- Promote mixed housing development, in terms of property size, so as to enable older residents within the community the opportunity to downsize, thereby making larger properties available for families, whilst allowing older residents to continue to be part of the community with which they are familiar.
- Sustain and create local employment opportunities in order to enable residents to work closer to, and from, home resulting in a reduction in the need for residents to commute for work.
- Improve provision of facilities for children and young people so that they have access to local leisure facilities that are safe and age appropriate.
- Ensure that services and facilities are expanded in order to cater for growth in resident numbers, so as to better enable their integration into the community.
- Ensure development to be environmentally friendly and sustainable so as to ensure that carbon emissions and household bills are as low as possible and impact on climate change minimised.
- Make safe and sustainable transport options available, in particular for walkers and cyclists, so as to reduce reliance on car journeys and enable a positive contribution to people's health and that of the environment.
- Protect locally important green and other spaces from inappropriate development to ensure no damage to the rural nature of the parish and its historical environment.

11 responses



Please feel free to provide further comments on the objectives for Pucklechurch parish.

2 responses

It is essential to maintain the character and community spirit, and we do need to find a way to keep families in the village

Pucklechurch has been completely incapable of protecting itself from inappropriate development. I am reminded of this every day I get the bus in and out of the village and go past the private residential caravan encampment on Shortwood Road. It's suppose to be for a handful of named travellers, yeah right, the owner blatantly posts of Facebook that he rents the caravans out for £1000 a month [just join the various properties to rent in Bristol facebook pages and do some due diligence]. Its clearly a commercial operation with over 20/30 caravans on site, twisting planning laws for a traveller site and green belt. Plus the expansion across the road into Siston, the area is now apparently, "Grey Belt" land. Its suppose to be "Green Belt". And let me guess, the owner needs to expand because they have run out of space! - due in no part to all the new rent-paying tenants moving in. The explosion growth of the traveller site shows the whole area near the reservoir is prime development land for a very substantial number of new homes, it is grey-belt.

Question 3: Do you agree with the wording of policy PUCKLE 1
Protection of Facilities of importance to the local community (page 26)?



PUCKLE 1

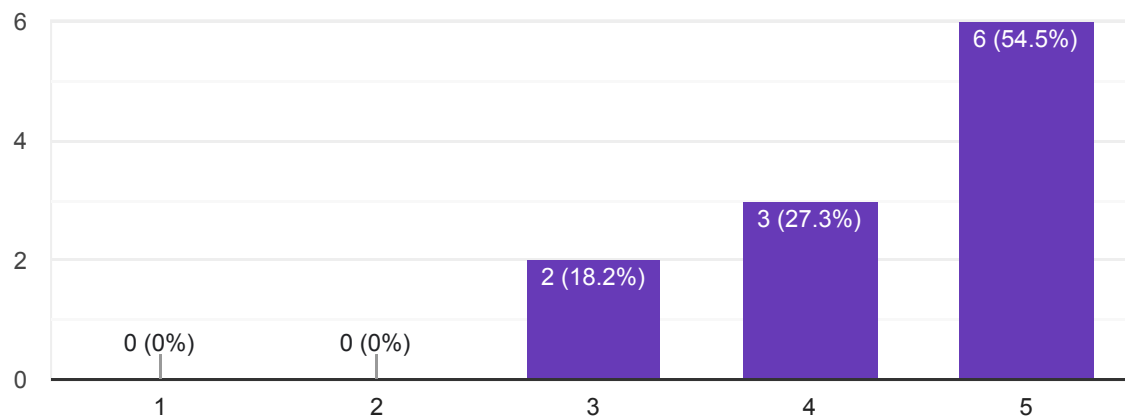
Proposals where planning permission is required which would lead to the loss of community facilities will only be supported where:

A. It can be clearly demonstrated that the land or building and its use is surplus to requirements;

or;

B. The loss resulting from the proposed development would be replaced by equivalent or enhanced provision in terms of quantity and quality in a suitable location accessible by the existing users, and the replacement provision is available for use before the existing provision and its use is lost.

11 responses



Please feel free to provide further comments for PUCKLE 1 or suggest alternative wording.

2 responses

The footpaths and open spaces must be maintained

Agree, whatever if lost should be replaced with better facilities. This of course, might not be in the exact same location if something is being replaced and bigger in scale/size.

Question 4: Do you agree with the wording of policy PUCKLE 2 – requirements for additional Local Community Facilities (page 28)?

 Copy

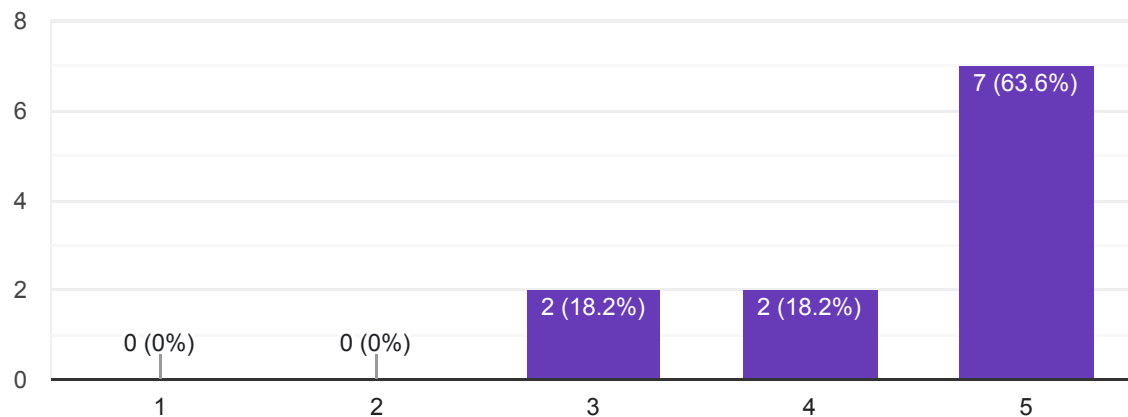
PUCKLE 2

Proposals for major development that would generate demand for local services will be supported where they contribute to the provision of the following local community facilities:

- 1) Community Centre – Redevelopment of the existing community centre to provide a modern community hub comprising to meet community, recreation, sports and other local requirements.
- 2) Allotments - Provision of an additional 12 allotment plots at 250 square metres per plot (not including access roads) to meet existing local demand for standard allotment plots. Thereafter, ensure that new development contributes to delivery of National Society of Allotment and Leisure Gardener recommended standards at the rate of 20 standard allotment plots per 2,200 population within Pucklechurch.
- 3) Cemetery Space Provision of at least 180 burial spaces and 700 cremation ash spaces for Burial and Cremation for parish residents to meet long term requirements of the parish, to be provided in coordination with South Gloucestershire Council.
- 4) Recreation Ground –Improvements to the Recreation Ground sports pitches and support the development of a purpose-built changing room/clubhouse facility (additional to the community centre) for the community's sports clubs.
5. Play Areas – Upgrades to the following play areas to provide equipment and surfaces to meet British and European standards and provide stimulating social, physical, creative, emotional and intellectual play to improve children's well-being and themed to reflect the areas historical context.
 - a) Parkfield – A complete replacement of the play area is required. Use coalmining themed trains for younger children to provide an improved play experience.
 - b) Eagle Crescent - Requires additional (agriculture) themed equipment linked to tractors and farm buildings.
 - c) The Recreation ground - Requires new play equipment across all ages themed (Saxon King Edmund) around castles.
 - d) St Aldams – Requires new facilities including outdoor gym equipment and a boules court.
 - e) Shortwood – Requires a complete replacement of play area.
- 6) Community Centre in Shortwood - Provision of a new community centre for Shortwood with electric bike hire and safe cycle parking and appropriate sporting and play facilities attached.
- 7) Charging points throughout parish - Installation of car charging

points in Shortwood, Pucklechurch and Parkfield to contribute to meeting net zero carbon emissions objectives.

11 responses



Please feel free to provide further comments for PUCKLE 2 or suggest alternative wording.

1 response

Any significant large development will have to support local services, its part of the process whereby SGC will get paid an infrastructure levy. So yes, all the above should be considered on a needs basis and money not wasted for the sake of spending it. I think Pucklechurch is not thinking large enough, certainly when the next SGC plans are issued in 10 years time I suspect Pucklechurch will increase 1/3 in size.

Question 5: Do you agree with the wording of policy PUCKLE 3 - Affordable Housing Tenure (page 37)?

 Copy

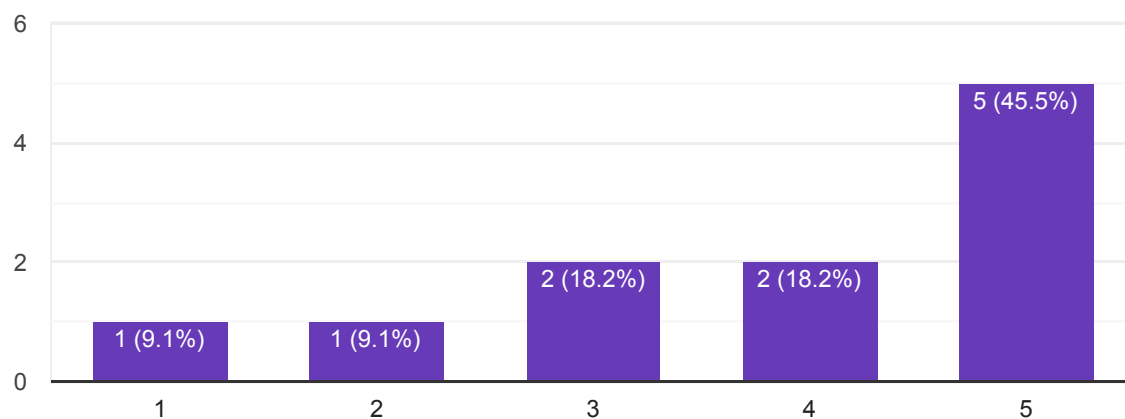
PUCKLE 3

Developments which provide affordable housing in Pucklechurch Parish should have regard to the Pucklechurch Housing Needs Assessment which indicates the following recommended split to best meet affordable local housing needs:

- a) Starter Homes should be provided as the first 35% of affordable housing within eligible schemes and where these include First Homes, they should be made available with a minimum 40% discount.
- b) Shared ownership homes should comprise 15% of affordable housing with minimum equity stakes at 25%.
- c) Affordable housing for Rent should form 50% of affordable homes provision through new development in Pucklechurch. Social Rented homes should be provided in larger schemes to ensure that provision is made for lower quartile income households.

In the first instance (limited to a six months' period), new affordable homes should be offered to local people who meet the local connections requirements set out in Figure 10.

11 responses



Please feel free to provide further comments for PUCKLE 3 or suggest alternative wording.

2 responses

We really want to support our local families

Pucklechurch is now part of Bristol, a line drawn on a map doesn't change that fact. Its less than a 5 mins drive from Lyde Green with Shortwood due to be massively developed, trying to protect the area for "locals" has NIMBY written all over it and is blatantly bias. People will want to move into the area as others will want to move out.

Question 6: Do you agree with the wording of policy PUCKLE 4 - Housing Type and Size (page 39)?

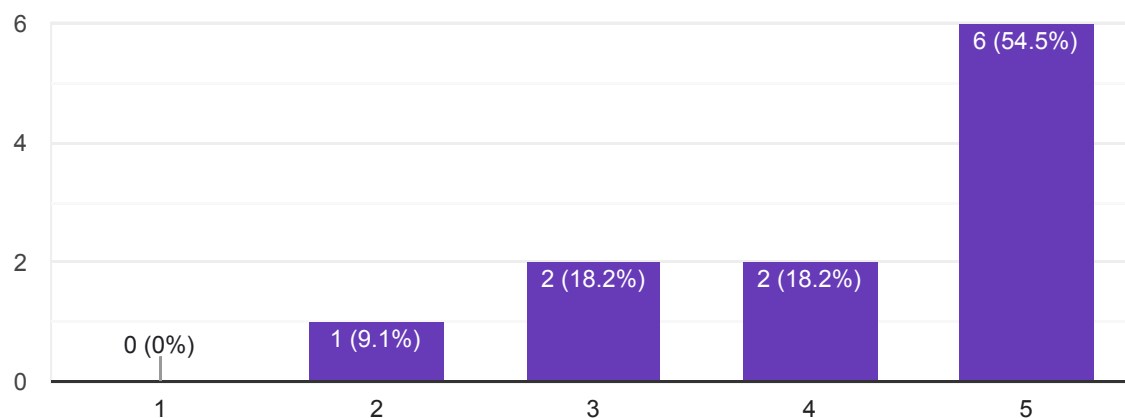
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PUCKLE 4

Proposals for development of new housing in Pucklechurch Parish will be supported where they would meet the following local housing requirements:

- a) Homes which meet the needs of young adult households in sole-occupancy flats or shared living.
- b) High quality, adaptable homes which are suitable for older households, many of whom will be downsizing.
- c) Flexible and adaptable homes to meet the evolving requirements of family-aged households.

11 responses



Please feel free to provide further comments for PUCKLE 4 or suggest alternative wording.

1 response

There should be a mixture of all types of housing to accommodate everyone in the various stages of their lives. The demographic population of Pucklechurch will not stay the same forever. Typically those houses further from the city will be cheaper and attract younger people.

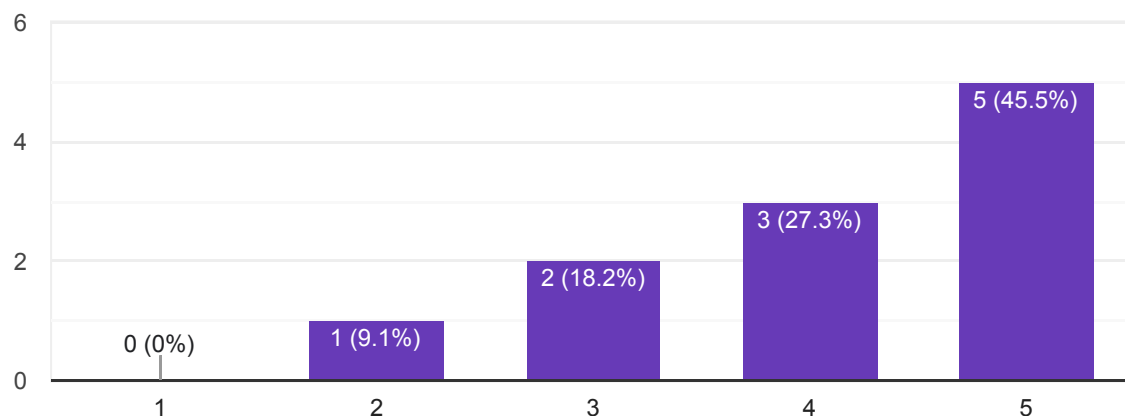
Question 7: Do you agree with the wording of policy PUCKLE 5 – Accommodation for the elderly (page 39)?

 [Copy](#)

PUCKLE 5

Development proposals which would contribute to meeting the identified need for around 58 sheltered living homes and around 12 residential care home bedrooms in Pucklechurch Parish will be supported in principle. Proposals should include provision of affordable accommodation for local residents of Pucklechurch.

11 responses



Please feel free to provide further comments for PUCKLE 5 or suggest alternative wording.

2 responses

I have not seen the demographic detail but accept that the council have had

There should be a mixture of all types of housing to accommodate everyone in the various stages of their lives. The demographic population of Pucklechurch will not stay the same forever.

Question 8: Do you agree with the wording of policy PUCKLE 6 – Good Design and Development Form in Pucklechurch Parish (page 48)?



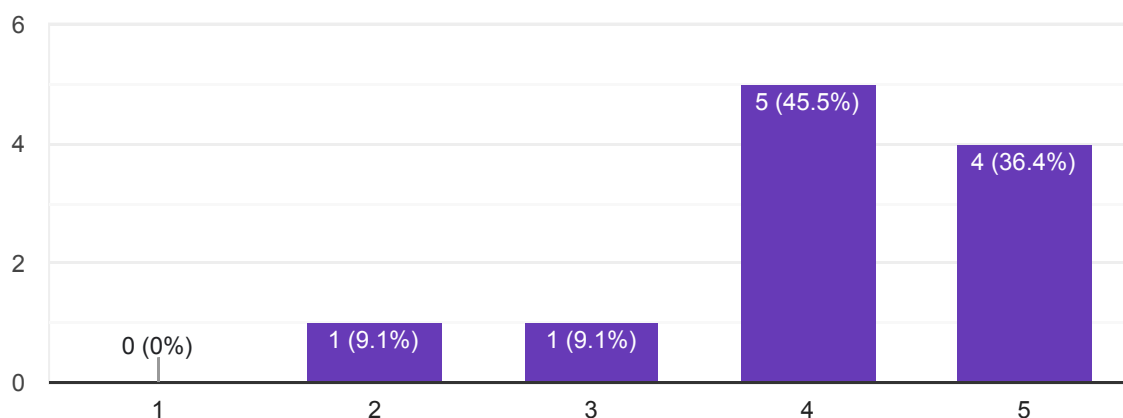
PUCKLE 6

Design and Access Statements submitted in support of planning applications in Pucklechurch Parish should, where relevant, demonstrate how development will be undertaken in accordance the Design Codes set out in Table 5 and in the supporting Design Guidance and Codes Report (August 2023). It is important to maintain and enhance positive design characteristics within the Parish and applications should demonstrate clearly how they will do this.

Applications for new housing at increased density over existing adjacent residential development densities (as set out in Table 6), should set out specific design measures to avoid overbearing development on neighbouring development and plans which demonstrate a graduated approach to density, appropriate development buffers from existing development and landscape screening, also having regard to design codes as set out in Table 5.

Based on design and density considerations, proposals for infill development or sub-division of existing properties to create small flats in the Oaktree Avenue, Hill View Road/ Castle Road/Lansdown Road, and Conservation Area (core only) Character Areas will be supported in principle.

11 responses



Please feel free to provide further comments for PUCKLE 6 or suggest alternative wording.

3 responses

Maintaining the character of the village is so Important and this is a difficult balance

Good design is part of any planning policy. However, one persons idea of good design is not the same as another. Houses will be built to make the most of the plot they sit on. I've seen SGC reject planning applications in the past whereby they have stated more houses could be built on a site of an old pub. The developer then revised their plans, increased the number of houses, submitted new plans and planning was granted. PPS will get what SGC deem appropriate, or more green belt will be lost.

Not sure all planning terms fully grasped. Possibly too high level for a layperson .

Question 9: Do you agree with the wording of policy PUCKLE 7 – Environmental Performance of Buildings (page 50)?

 Copy

PUCKLE 7

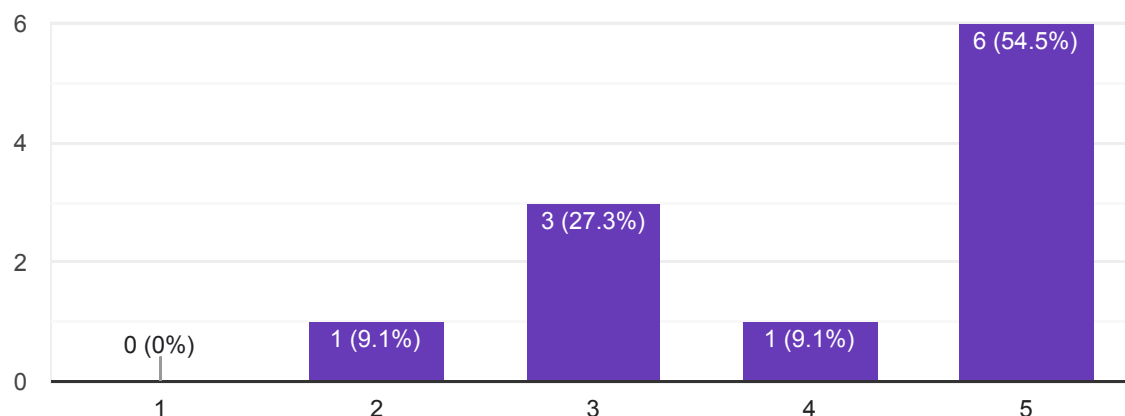
New Buildings and alterations/extensions to existing buildings are expected to achieve high standards of environmental performance. This includes where possible in relation to listed buildings where positive support will be given to proposals within the existing framework of protection of heritage assets.

New development design in Pucklechurch should be future-proofed to support the achievement of lower carbon emissions, improved energy efficiency, better heat management and lower operating costs with new heating and energy generation technologies.

Proposals for development which include one or more of the following measures will be supported:

- a) Provide space within plots for heat pumps which should be positioned to ensure the amenity of occupants and neighbours is maintained.
- b) Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces.
- c) Provide internal electrical and plumbing to specifications required for use with sustainable heating and energy generation technologies.
- d) Incorporate roof top solar on new homes.
- e) Consider the potential for community energy schemes to provide heat and power to new developments.
- f) Provide Electric Vehicle Charge-points to serve the occupants of every new home and to serve the users of all non-domestic buildings.
- g) Allow for energy efficient summer cooling of housing through design rather than technology.

11 responses



Please feel free to provide further comments for PUCKLE 7 or suggest alternative wording.

1 response

Nothing new here, this is all part of any national planning framework, can't build a house without these considerations these days.

Question 10: Do you agree with the wording of policy PUCKLE 8 – Reusing Employment Premises and Sites (page 53)?

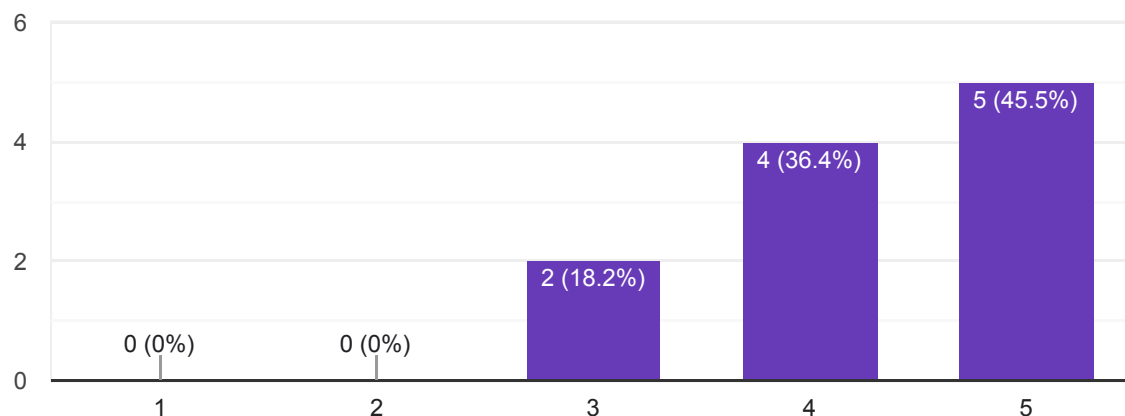
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PUCKLE 8

In order to promote Pucklechurch Village as a self-sufficient community, proposals for the redevelopment of employment land for local retail or alternative employment uses will be supported.

Proposals for small scale business incubator units which make provision for micro and growing firms to reduce the need for travel and support the growth of new local businesses will be supported.

11 responses



Please feel free to provide further comments for PUCKLE 8 or suggest alternative wording.

1 response

Pucklechurch has never been self-sufficient, I have to go out of the village to Emersons Green or Longwell Green to get anything. Don't live close enough to the spar to walk and pick up a pint of milk or anything like that so have to drive; Sainsburys is easier and more convenient to get too. Pucklechurch needs its own Tesco's or Sainsbury Local.

Question 11: Do you agree with the wording of policy PUCKLE 9 - Promotion of Live/Work Units (page 53)?



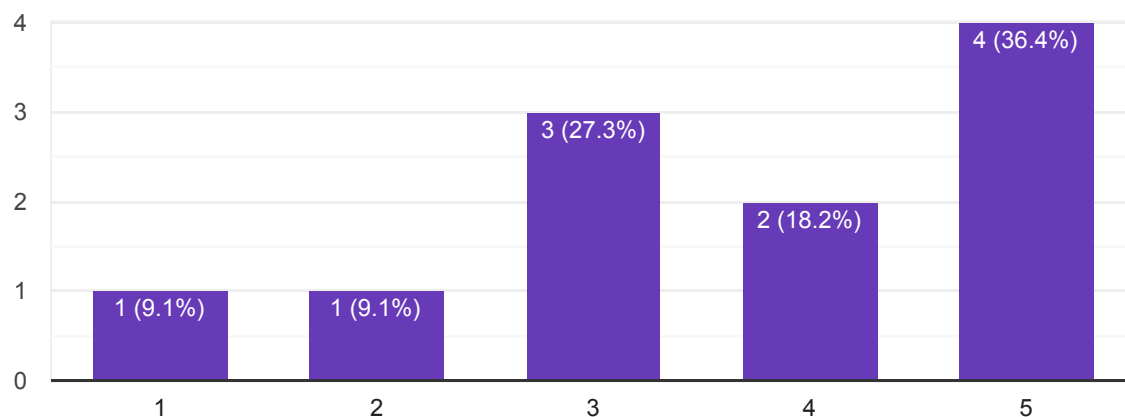
PUCKLE 9

The development of Work/Live Units (Sui Generis Use Class) incorporating Class C3 and Class E (g) ii) and iii) uses can provide sustainable growth and will be supported. This includes the extension of existing residential properties where proposals are in accordance with the Adopted Local Plan.

Purpose-built Live/Work units should remain in Sui Generis use by condition or suitable covenant in order to prevent loss of business space through conversion to residential accommodation.

In order to protect the amenity of residential areas, where proposals for Live/Work Units are located near to existing housing, then these should demonstrate the operation of businesses will be compliant with adopted local plan policies in terms of avoiding impacts arising from operational noise, traffic circulation, road safety, parking, odour, dust, and materials and waste storage.

11 responses



Please feel free to provide further comments for PUCKLE 9 or suggest alternative wording.

2 responses

Does this apply to the residential caravan site on Shortwood Road that has clearly been converted into residential accommodation for commercial profiteering, I couldn't see this in any of the plans?

Not sure all planning terms fully grasped. Possibly too high level for a layperson

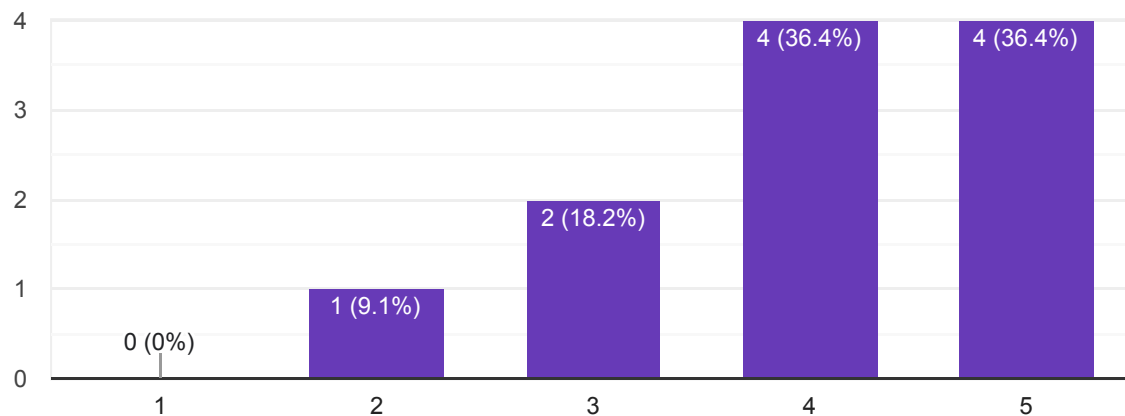
Question 12: Do you agree with the wording of policy PUCKLE 10 – Support for Home Offices and Extensions (page 54)?

 [Copy](#)

PUCKLE 10

Where these are required, planning applications for home extensions and garden buildings which support use of residential accommodation for home-based businesses will be supported in principle.

11 responses



Please feel free to provide further comments for PUCKLE 10 or suggest alternative wording.

0 responses

No responses yet for this question.

Question 13: Do you agree with the wording of policy PUCKLE 11 - Farm Diversification (page 54)?

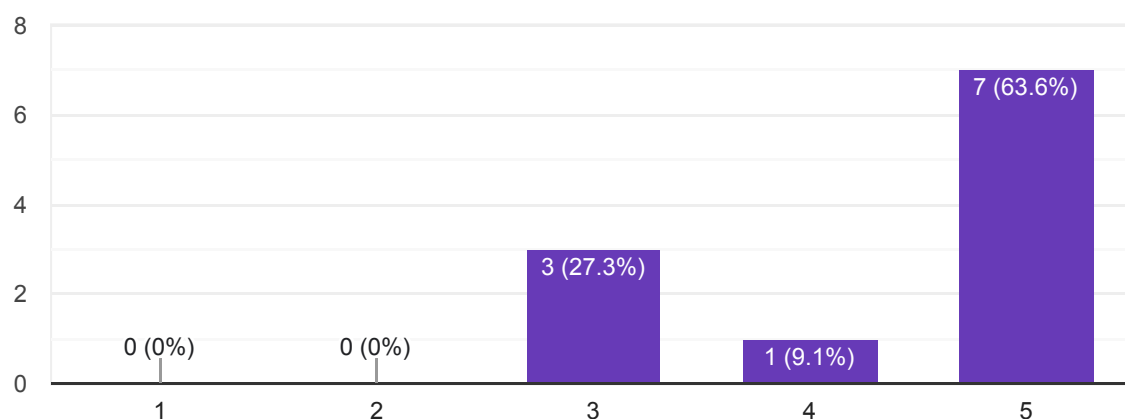


PUCKLE 11

Planning applications for new employment and commercial uses of redundant traditional farm buildings no longer viable or needed for farming will be supported, subject to meeting the test of Very Special Circumstances relating to development in the Green Belt and avoiding significant traffic impacts on residential amenity. Suitable uses could include small-scale farm shops, guest accommodation, cafes and small business/incubator units.

New uses established within redundant farms must demonstrate the availability (or creation) of safe walking routes on pavements or by footpaths to Pucklechurch and/or Shortwood.

11 responses



Please feel free to provide further comments for PUCKLE 11 or suggest alternative wording.

1 response

Ah yes, the Very Special Circumstances.....like the traveller site on Shortwood Road which no doubt has VSC's attached to it and used for financial profiteering and commercial property development.

I do like the idea of farm shops in the area, very good!

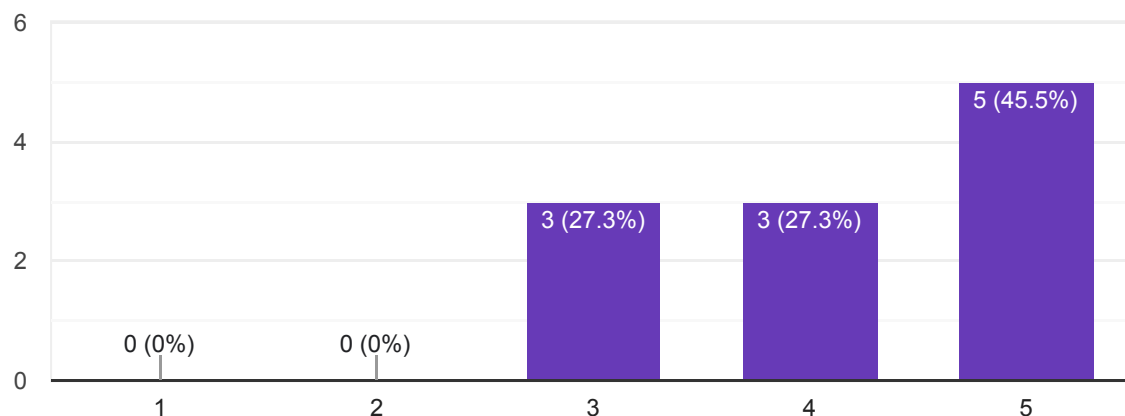
Question 14: Do you agree with the wording of policy PUCKLE 12 – Employment Skills and Recruitment Plans (page 54)?



PUCKLE 12

Planning applications for major residential and commercial development within Pucklechurch Parish should include proposals to provide skills training and access to employment for residents of Pucklechurch Parish in the construction and, where appropriate, operation of new developments.

11 responses



Please feel free to provide further comments for PUCKLE 12 or suggest alternative wording.

0 responses

No responses yet for this question.

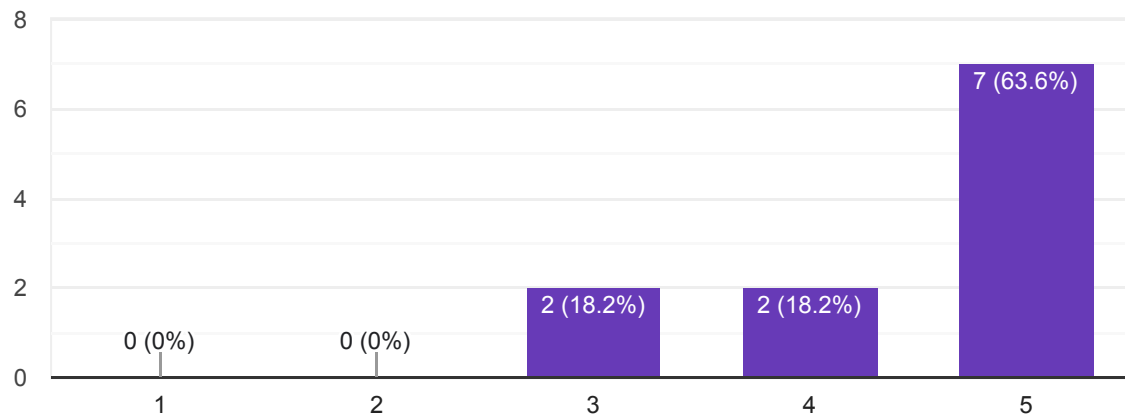
Question 15: Do you agree with the wording of policy PUCKLE 13 – Leisure walking routes (page 58)?



PUCKLE 13

Where appropriate, planning applications for major development should demonstrate how they will protect and improve leisure walking routes within Pucklechurch Parish. A locally important network of leisure walking routes is set out in Figure 13.

11 responses



Please feel free to provide further comments for PUCKLE 13 or suggest alternative wording.

2 responses

This clause is really important the amenity of the access to footpaths and permissive paths and cycleway

I envisage are large scale development will be done without any impact to walking routes and public footpaths. You can still walk the routes, it'll just be walking through a new estate.

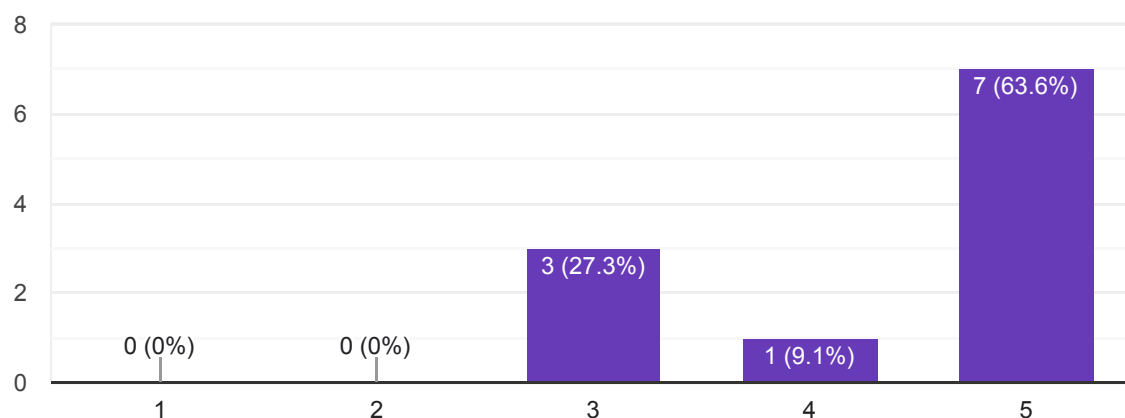
Question 16: Do you agree with the wording of policy PUCKLE 14 - Local Green Space (page 61)?

 Copy

PUCKLE 14

Millennium Green, as defined and described in Table 7 and shown on the policies map, is designated as Local Green Space in accordance with Policies, Sites and Places Policy PSP4. Other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character and reason for designation.

11 responses



Please feel free to provide further comments for PUCKLE 14 or suggest alternative wording.

0 responses

No responses yet for this question.

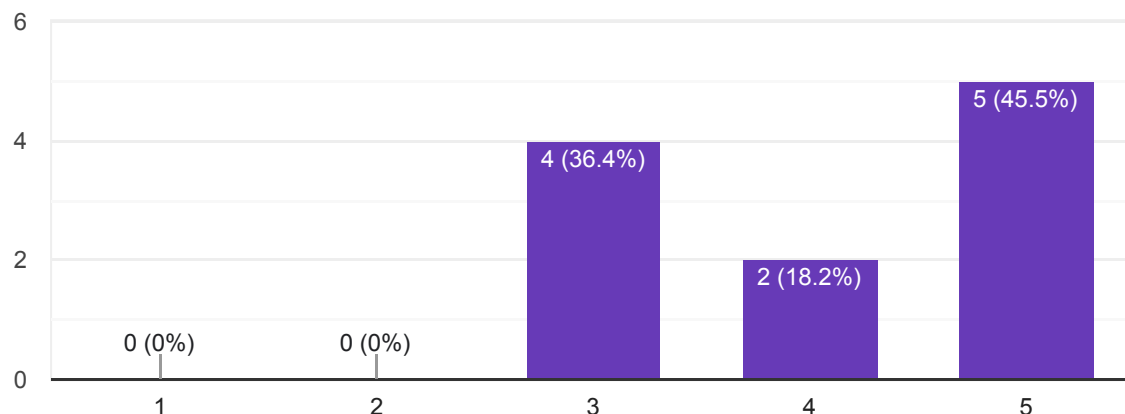
Question 17: Do you agree with the wording of policy PUCKLE 15 – Active Travel Routes (page 67)?



PUCKLE 15

Proposals for major development which include either direct provision or a financial contribution to provision of priority improvements to active travel routes identified in Figure 15 and Table 8 will be supported in principle.

11 responses



Please feel free to provide further comments for PUCKLE 15 or suggest alternative wording.

2 responses

I think that the major development must improve this access, not just reprovide, we have been let down badly by developers at the site of the fleur whereby local amenities have not been reprovided

More frequent bus services should be encouraged. I utterly dislike the 2 bus journey I need to take to get to work and the 2 hours of my life I waste commuting [that's each way!], rather drive.

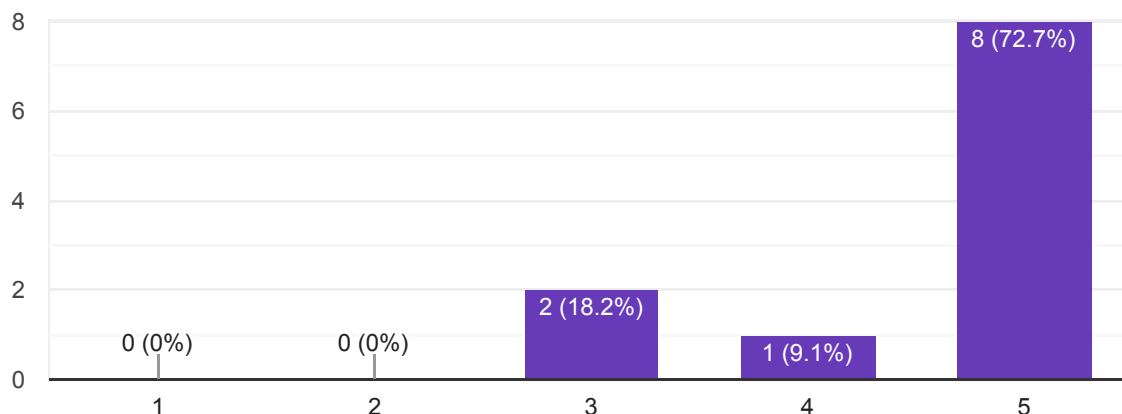
Question 18: Do you agree with the wording of policy PUCKLE 16 – Better Bus Services for Pucklechurch Parish(page 68)?

 Copy

PUCKLE 16

Proposals for major development which include a financial contribution to provision of a 30-minute bus service and extended bus service hours to 22:00 serving Yate and Emerson's Green will be supported in principle.

11 responses



Please feel free to provide further comments for PUCKLE 16 or suggest alternative wording.

2 responses

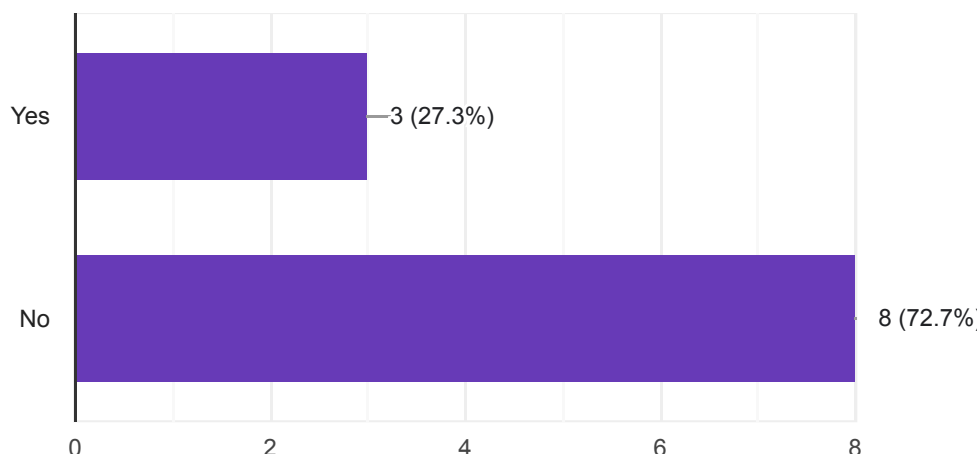
What is the definition of major development? Acknowledging that the loss of bus services since 2020 has been very difficult for the residents of the village

Should also encourage a bus service that goes directly into Bristol City Centre.

Question 19: Are there any land use planning matters that were not covered in the plan but that you think should have been?



11 responses



If yes, can you please describe what you believe was missing or in need of correction?

3 responses

I believe we should be clear that we oppose all the versions of j18a that were presented to us. Options that use the Henfield bridge or other ideas could be considered at a later time

No mention anywhere in the documents of the residential caravan encampment on Shortwood Road. This seems to have been developed unrestricted and right under the noses of PCC. It now sets a precedent for any further development in Pucklechurch that Green belt land can and will be developed. This in turn opens the flood gates to huge development potential surrounding the reservoir.

Nowhere in this consultation has the amount of 3 bedroom housing provided by static or mobile caravans been taken into account. This rural agricultural community is now surrounded by residential caravan sites, housing gypsy/ traveller/ ethnic and other families. These sites are openly being advertised for rental to all. The site on Shortwood Road has increased by approximately 30 new homes in recent weeks, making an absolute mockery of what was green belt. The parish council has allowed this to happen and done nothing to stop it. New mobile homes are still arriving.

Do you have any other comments about this plan?

2 responses

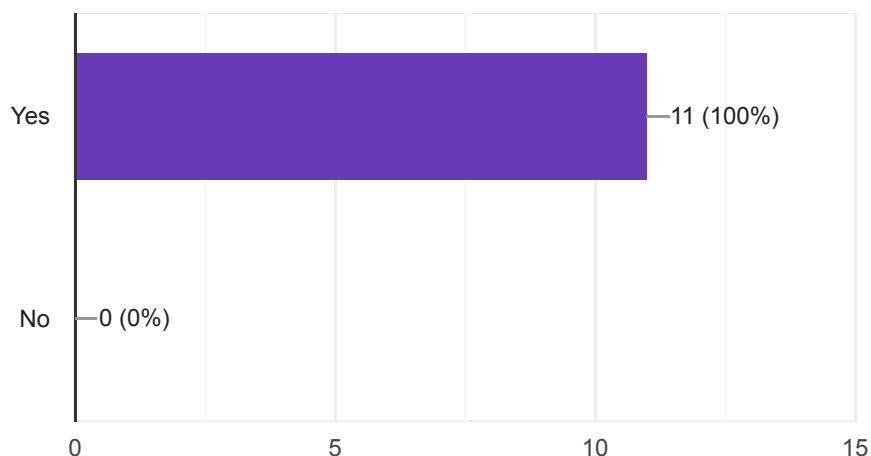
Thorough and I hope that the government does listen to local views

This neighbourhood plan is seriously flawed and misleading to all villagers.

Are you a resident of Pucklechurch Parish?

 Copy

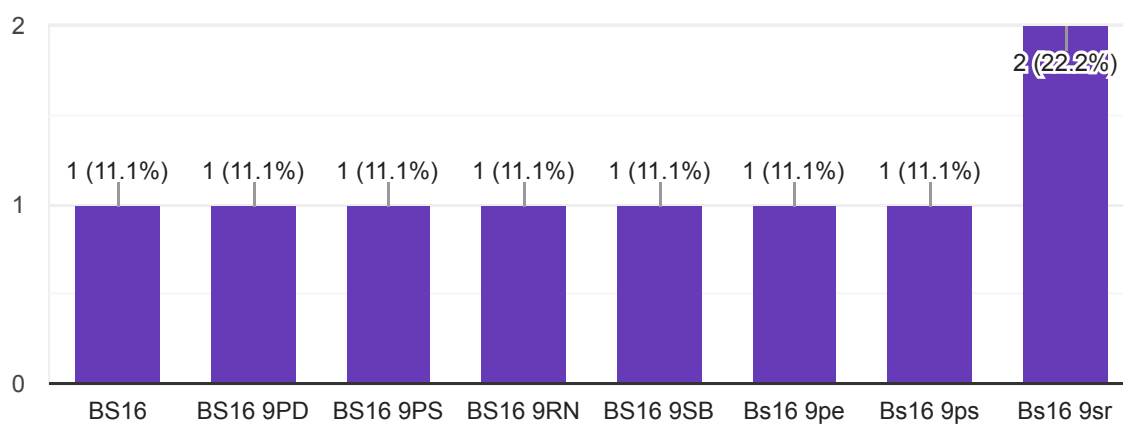
11 responses



What is your postcode?

 Copy

9 responses



If you are responding on behalf of a business in the parish, please provide the name and address of the organisation.

1 response

No

Your name and address (optional)

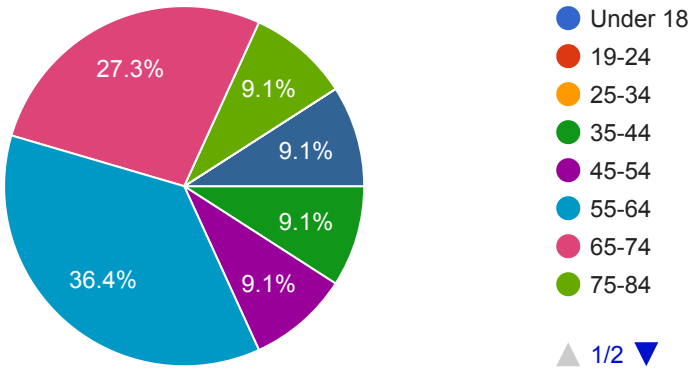
1 response

Sian Lewis 40 Parkfield Road

To better understand who is responding to the questionnaire please provide your age

 Copy

11 responses



Thank you for completing the questionnaire

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Appendix E – List of Statutory and Other Consultees

The following organisations were consulted by email/letter.

Statutory Consultee and other recommended organisations informed by email

Statutory Consultee	Response?
South Gloucestershire Council	Yes
Emerson Green Town Council	Yes
Westerleigh and Coalpit Heath Parish Council	
Dyrham and Hinton Parish Council	
Doynton Parish Council	
Wick and Abson Parish Council	Yes
Siston Parish Council	Yes
Mining Remediation Authority (previously The Coal Authority)	Yes
Homes and Communities Agency	
Homes England	
Natural England	Yes
Environment Agency	Yes
Historic England	Yes
Network Rail Infrastructure Limited	Yes
Highways Agency	Yes
Marine Management Organisation	
HMP Ashfield	
WERN	
Pucklechurch News	

Local businesses and other organisations consulted by letter

Company	Response?
Avonside	
Just one call ltd	
Aircare Medical Limited	
Dallmeier Electronic Uk Limited	
Dawson group Plc	
NMC Holdings Limited	
Galaxy Insulation and Dry Lining - South West	
Clip Limited	
AG Bracey Ltd	
D.A.W.S Transport Services Limited	
Hennessey Litigation Support & Research Ltd	
Domin Technology Centre	
Space Engineering Services	
Forksake	
Aircare Systems	
Diamond Logistics Bristol	
Pickford	

Fairway Engineering	
Fridge Trader	
DX Freight	
DPD Ltd	
Pucklechurch Post Office	
Anstees Bakery	
The Old Dairy	
Star Inn	
The Rose & Crown	
Pucklechurch Community Association	
Hairwaves Hair & Aesthetics	
St Aldams Nursery	
Marsh Farm	
Cranford Farm	
Churchmead Farm	
Rock House Farm	
Bridge Inn	
Management committee The Poplars	
Pucklechurch CE VC Primary School	
Court View	
Glam Squad	
Park Farm House	
Shortwood Methodist chapel	
Customer Services Team Bristol, North Somerset and South Gloucestershire ICB	
Wessex Water Operations centre	
Bristol Water	
Green Community Travel	
Citizens Advice South Gloucestershire	
Rev'd. Elaine Jones	
National Grid	
British Gas	
Three Shires Medical Practice	
Vodafone	
Companions Haven Ltd.	

Appendix F – Regulation 14 Consultation Responses



PUCKLECHURCH PARISH COUNCIL

Clerk & Clerk to the
Burial Board:
MRS D DUNNING

**25 Parkfield Rank, Pucklechurch
Bristol BS16 9NR**
Telephone: 07525 842 095
clerk@pucklechurchparishcouncil.gov.uk

Natural England
By email

29th January 2025

Dear Sirs

Pucklechurch Neighbourhood Development Plan

Pucklechurch Parish Council has completed their proposed draft of the Pucklechurch Neighbourhood Development Plan and would welcome your feedback on the policies and proposals.

Neighbourhood planning gives communities the power to prepare a shared development vision for their area. This neighbourhood plan seeks to shape, direct and help to deliver sustainable development by influencing the planning policies and decisions made by South Gloucestershire Council. Neighbourhood plans must conform with local plan policies and can amplify the planning decision-making framework.

This neighbourhood plan will help ensure that planning proposals take account of Pucklechurch Parish' circumstances and needs. Decisions about planning applications must comply with policies in the Development Plan. In Pucklechurch, this means that planning decisions must pay heed to the policies in this neighbourhood plan when adopted ("made") and in the South Gloucester Local Plan.

The plan has been prepared by a Steering group of Parish Councillors and Pucklechurch Parish residents and has had input from members of the public and local businesses. We want your views on the draft policies in the plan so that we know that we are submitting our final proposal to South Gloucestershire council in line with our community's expectations.

Please look at a copy of the plan which is available on the Pucklechurch parish council website <https://www.pucklechurchparishcouncil.gov.uk/default.aspx> or use the direct link to the plan [Draft plan](#). Any comments can be submitted using the online questionnaire also available on the website or use the direct link [Online questionnaire](#). The consultation runs from 1st February to 18th March 2025.

Thank you on behalf of the Neighbourhood Plan steering group.

Yours faithfully

Daphne Dunning
Clerk to Pucklechurch Parish Council
Please note my normal working hours are Monday to Thursday 9:00am – 3:00pm



Date: 17 March 2025
Our ref: 502035
Your ref: Pucklechurch Neighbourhood Plan



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T 0300 060 3900

Ms Daphne Dunning
Pucklechurch Parish Council

BY EMAIL ONLY

clerk@pucklechurchparishcouncil.gov.uk

Dear Ms Dunning

Pucklechurch Neighbourhood Plan - Pre-submission Regulation 14 Consultation

Thank you for your consultation on the above dated 29 January 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely
Sally Wintle
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, [National Parks \(England\)](https://www.gov.uk/government/publications/national-parks-in-england), **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](http://www.local-environmental-records-centres.org/).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁴ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.



Environment
Agency

South Gloucestershire Council
Planning Policy
PO Box 299 Hanham Road
BRISTOL
BS15 0DR

Our ref: WX/2015/128246/OR-
06/IS1-L01
Your ref:

Date: 19 March 2025

Dear Sir/Madam

**PUCKLECHURCH PARISH COUNCIL - DRAFT NEIGHBOURHOOD PLAN
REGULATION 14 CONSULTATION**

Thank you for consulting the Environment Agency on the draft Neighbourhood Plan Regulation 14.

Based on the environmental constraints within the area, we have no detailed comments to make in relation to your plan at this stage.

We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, English Heritage and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

<https://neighbourhoodplanning.org/toolkits-and-guidance/consider-environment-neighbourhood-plans/>

Yours faithfully

Mr Harry Hembery
Sustainable Places - Planning Advisor

Direct dial 02030 252016
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**For the attention of: Ms Daphne Dunning – Clerk
Pucklechurch Parish Council**

[By email: clerk@pucklechurchparishcouncil.gov.uk]

14th March 2025

Dear Ms Dunning

Re: Pucklechurch Parish Draft Neighbourhood Plan

Thank you for your notification of the 29th January 2025 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Pucklechurch Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

Following a review of the Neighbourhood Plan it appears that no new site allocations are being proposed for residential or employment/commercial development in the area. On this basis I can confirm that the Planning team at the Coal Authority have no specific comments to make.

If new development is proposed in areas where our records indicate that coal mining features are present then consideration would need to be given to how these may impact

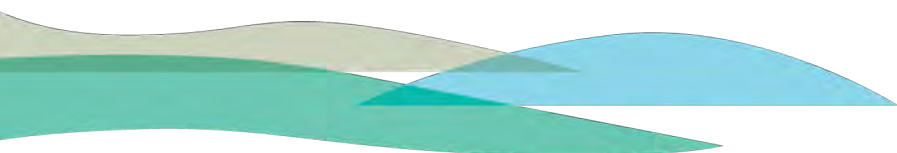
on the quantum of development that can be accommodated and how any risks will be addressed.

Yours sincerely

Melanie Lindsley

Melanie Lindsley *BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI*

Principal Planning & Development Manager



Making a **better future** for people
and the environment **in mining areas**



Pucklechurch Neighbourhood Plan Regulation 14 Representations

Land at Marsh Farm, East Pucklechurch

March 2025

Prepared for:
IM Land

Prepared by:
Stantec Planning

Project Number:
333100866

Pucklechurch Neighbourhood Plan Regulation 14 Representations

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
1	Draft	SL	March 2025	CF	March 2025	KV	March 2025



Pucklechurch Neighbourhood Plan Regulation 14 Representations

The conclusions in the Report titled **Neighbourhood Plan Representations** are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Prepared by: _____
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Scarlett Lambeth

Reviewed by: _____
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Caroline Featherston

Approved by: _____
KV

Kathryn Ventham



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1 Introduction

1.1 Introduction

- 1.1.1 Stantec is instructed on behalf of our Client, IM Land, to prepare and submit representations to the Pucklechurch Neighbourhood Plan (Regulation 14) Consultation. These representations have specific regard to the draft policies and associated evidence base relating to the draft Pucklechurch Neighbourhood Plan ('DPNP').
- 1.1.2 IM Land are working with the landowners to promote and bring forward a residential led development at Land at Marsh Farm, East Pucklechurch (the 'Site'). Stantec, on behalf of IM Land, have previously prepared representations to the South Gloucestershire Local Plan process, including:
- New Local Plan Phase 1 Consultation (27th November 2020 to 1st March 2021);
 - New Local Plan Phase 2 Consultation (7th February 2022 to 4th April 2022);
 - New Local Plan Phase 3 Consultation (6th December 2023 to 16th February 2024);
 - South Gloucestershire Call for Sites (February 2024); and
 - New Local Plan Phase 3 Additional Consultation (19th July 2024 to 13th September 2024).
- 1.1.3 We note that South Gloucestershire Council have recently commenced consultation on their Regulation 19 Local Plan, which is taking place from 28th February to 11th April 2025. IM Land will also be preparing and submitting representations to this consultation to promote the Site in the South Gloucestershire New Local Plan. The Site is considered to lend itself for residential development in a sustainable location to help meet the housing need requirements arising from South Gloucestershire.
- 1.1.4 For reference, the Site is referred to as 'L2-BV1' in the New Local Plan Consultation Document (December 2024) and 'SG002' in the South Gloucestershire Call for Sites. These demonstrate that there are no known planning constraints preventing the development of the Site, other than its location in the Green Belt.

1.2 Basic Conditions

- 1.2.1 The draft Pucklechurch Parish Neighbourhood Plan will need to demonstrate that it has met the 'Basic Conditions' as set out in Paragraph 8(2) of Schedule 4B of the *Town and Country Planning Act 1990* (alongside procedural compliance matters). In order to meet the Basic Conditions, the Neighbourhood Plan must:
- a) have regard to national policies and advice contained in guidance issued by the Secretary of State (i.e. the NPPF and the PPG, particularly Chapter 41 on Neighbourhood Planning);
 - b) have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses;
 - c) have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;
 - d) contribute to the achievement of sustainable development;



- e) be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- f) not breach, and is otherwise compatible with, retained EU law obligations; and
- g) meet prescribed conditions and comply with prescribed matters (namely the plan not breaching the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017).

1.2.2 Our representations identify a number of parts of the DPNP which do not meet the Basic Conditions, as presently drafted. These sections will need to be deleted or amended prior to submission.

1.3 The Site

- 1.3.1 For context, the Site is comprised of approximately 23.3ha of mainly agricultural and pasture land to the east of Pucklechurch. The Site lies within close proximity to local services and facilities, including local employment opportunities. The Site is bordered by Feltham Road to the north and some existing residential development. Abson Road borders the western part of the Site and the wider residential area of Pucklechurch lies beyond this. To the east and south of the Site lies agricultural fields. There are two existing Public Rights of Way (PRoWs) located onsite (LPU 61/10 and LPU 60/10) which provide connections to the wider local area. As part of the development proposals, it is intended that these PRoWs will be retained and enhanced.
- 1.3.2 As previously raised in our representations to South Gloucestershire Council, the Site has the potential to deliver a residential led development, community infrastructure, and public open space. It is considered that the Site lends itself as a logical and sustainable extension to the settlement of Pucklechurch. Further to this, the Site has been subject to a Design Review Panel with South Gloucestershire Council and the emerging proposals have been developed on this basis.
- 1.3.3 A range of options for the proposed development at Marsh Farm have been previously presented, ranging from 60 dwellings to 350 dwellings and associated works. The Site is able to come forward over a series of phases to respond to local and national needs and circumstances. IM Land are committed to delivering developments that respond to locally identified infrastructure requirements and would be happy to explore options of what could be delivered at Marsh Farm with the Parish Council, such as a Multi-Use Games Area ('MUGA'). IM Land are also committed to delivering policy compliant levels of affordable housing on the Site, to meet local needs.
- 1.3.4 Further to the above, a smaller portion of the wider development Site has also been submitted to South Gloucestershire Council for consideration. This proposal consists of 60 dwellings, land for a community building close to the corner of Abson Road and Feltham Road, and public open space. This reflects the quantum of development proposed in the emerging Local Plan at Land East of Abson Road (EPS-BV15) to the south of this parcel.
- 1.3.5 IM Land welcome the opportunity to engage with the Parish Council further in respect of the Site and would like to meet with Pucklechurch Parish Council at the earliest opportunity to discuss the proposals and future aspirations for Pucklechurch.



2 Planning Policy Context

2.1 National Planning Policy Framework ('NPPF') 2024

- 2.1.1 The most recent version of the NPPF was published in December 2024, replacing the December 2023 version. A further update was published in February 2025 to correct paragraph numbers.
- 2.1.2 Paragraph 239 of the NPPF 2024 states: ***“For neighbourhood plans, the policies in this Framework will apply for the purpose of preparing neighbourhood plans from 12 March 2025 unless a neighbourhood plan proposal has been submitted to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on or before the 12 March 2025”.***
- 2.1.3 The DPNP has been prepared under the December 2023 NPPF. As the DPNP had not reached Regulation 15 stage by 12 March 2025, it fails to adhere to Policy 239 of the NPPF and fundamentally does not comply with Basic Condition (a). Amendments are therefore required throughout the DPNP to bring it in line with the current and correct NPPF, notably Paragraph 7 which specifically refers to the December 2023 NPPF.
- 2.1.4 Paragraph 145 of the NPPF states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans and strategic policies. Exceptional circumstances in this context include instances where an authority cannot meet its identified need for homes.

2.2 Green Belt and Grey Belt

- 2.2.1 An important concept that was introduced through the December 2024 NPPF is Grey Belt. This is a particularly important consideration given the extent of Pucklechurch Parish and the wider area of South Gloucestershire that is designated as Green Belt.
- 2.2.2 Annex 2 of the NPPF defines Grey Belt as *“land in the Green Belt comprising previously developed land and / or other land that, in either case, does not strongly contribute to any of purposes a, b or d in paragraph 143”.*
- 2.2.3 In terms of Plan Making, Paragraph 148 of the NPPF explains that *“Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations.”*
- 2.2.4 In terms of Decision Making, Paragraph 155 informs that the development of homes in the Green Belt should also not be regarded as in appropriate where:
- a) The development would utilise Grey Belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the Plan.
 - b) There is a demonstrable unmet need for the type of development proposed.
 - c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
 - d) Where applicable, the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156 – 157 below.
- 2.2.5 Paragraph 156 then goes on to list the ‘Golden Rules’ in the context of housing provision on Green Belt land that is subject to a planning application. The following contributions should therefore be made:



Pucklechurch Neighbourhood Plan Regulation 14 Representations

- a. Affordable housing which reflects either Development Plan policies produced in accordance with paragraphs 67 – 68 of the Framework or 50% as set out in paragraph 157;
- b. Necessary improvements to local or national infrastructure; and
- c. The provision of new, or improvements to existing green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

2.2.6 The DPNP as drafted makes no reference to the concept of Grey Belt.



3 Vision and Development Objectives

3.1 Pucklechurch Neighbourhood Plan Vision

- 3.1.1 Pucklechurch Parish Council began work on the Neighbourhood Plan prior to the Covid-19 Pandemic. The Parish Council acknowledge that the engagement and surveys undertaken with local people in Pucklechurch to inform the development of the Neighbourhood Plan is now in sorts out of date and will need to be updated. The proposed vision for the Neighbourhood Plan, is as follows:

“The promotion of sustainable housing development, employment opportunities and transport options, while maintaining the heritage assets and character of the parish, its rural and agricultural surroundings and views of the Cotswold Edge escarpment will have resulted in a thriving local economy, with a supportive community at its heart”

- 3.1.2 It is welcomed that the Parish Council recognise within their vision the need to promote sustainable housing developments, employment opportunities, and transport options, whilst having regard to the local character and context of Pucklechurch. IM Land do not have any comments to make on the Vision itself, however note the following.

- 3.1.3 Paragraph 45 of the Neighbourhood Plan states

“If the emerging Local Plan preferred strategy options are chosen by South Gloucestershire Council as is currently indicated, then no significant new development would be planned for Pucklechurch village, beyond organic growth with around 60 additional homes. The settlement would remain tightly defined by a settlement boundary beyond which would lie Green Belt, separating it from proposed areas of urban expansion in the west and northwest of the Parish”.

- 3.1.4 The South Gloucestershire Regulation 19 Local Plan is being consulted on. Paragraph 45 of the Neighbourhood Plan is written that if the proposed Local Plan strategy is adopted, no significant new development will take place within Pucklechurch. The Regulation 19 Local Plan proposes the allocation of 60 dwellings (Site Ref. L2-BV3) at Abson Road, adjacent to IM Land's Site.

- 3.1.5 PPG¹ states that ‘*Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested*’. The Regulation 19 Local Plan is underpinned by a Housing Trajectory to support the draft Plan and a Small Sites Topic Paper. Draft Policy LPS2 proposes the allocation of 60 units in Pucklechurch, however also includes 3,450 small site windfalls within the Plan Period (230dpa). Whilst the exact size and location of these windfall homes is not specified, some of these homes may come forward in Pucklechurch.

- 3.1.6 The Neighbourhood Plan should therefore be amended to ensure that it complies with Basic Condition (a) and has regard to potential windfall development occurring in Pucklechurch.

3.2 Pucklechurch Neighbourhood Plan Development Objectives

- 3.2.1 To help turn the vision for the Neighbourhood Plan into a reality, a set of objectives have also been developed.

¹ Paragraph: 009 Reference ID: 41-009-20190509



- 3.2.2 The final objective at Paragraph 46 of the DPNP states that Pucklechurch will “***Protect locally important green and other spaces from inappropriate development to ensure no damage to the rural nature of the parish and its historical environment***”.
- 3.2.3 Policy PUCKLE 14 sets out the 6 Local Green Spaces within Pucklechurch which are designated through the Policies, Sites and Places Plan (‘PSPP’) (2017). It also then proposes an additional Local Green Space at Millennium Green through this Neighbourhood Plan.
- 3.2.4 The PPG² requires policies in neighbourhood plans to be clear and unambiguous. The final objective set out within Paragraph 46 of the DPNP is not satisfactorily clear and unambiguous that the areas sought to be protected are those within the PSPP and the additional site proposed for designation through the PUCKLE 14. It is therefore contrary to Basic Condition (a) and should be amended to ensure that it is appropriately worded, for example, such as follows:

Protect Local Green Spaces locally important green and other spaces from inappropriate development to ensure no damage to the rural nature of the parish and its historical environment

² Paragraph: 041 Reference ID: 41-041-20140306



4 Policy PUCKLE 3 (Affordable Housing Tenure)

4.1 Policy PUCKLE 3

- 4.1.1 Policy PUCKLE 3 seeks to secure the affordable housing tenure mix to meet the needs of the Parish. PUCKLE 3 states that:

“Developments which provide affordable housing in Pucklechurch Parish should have regard to the Pucklechurch Housing Needs Assessment which indicates the following recommended split to best meet affordable local housing needs:

- a) Starter homes should be provided as the first 35% of affordable housing within eligible schemes and where these include First Homes, they should be made available with a minimum of 40% discount.***
- b) Shared ownership homes should comprise 15% of affordable housing with minimum equity stakes at 25%.***
- c) Affordable housing for rent should form 50% of affordable homes provision through new development in Pucklechurch. Social Rented homes should be provided in larger schemes to ensure that provision is made for lower quartile income households.***

In the first instance (limited to a six months’ period), new affordable homes should be offered to local people who meet the local connections requirements set out in Figure 10”.

- 4.1.2 The South Gloucestershire Local Plan Core Strategy at Policy CS18 (Affordable Housing) states that *“the different types of defined affordable housing are used effectively to maximise appropriate provision in line with the West of England Strategic Housing Market Assessment 2009 or as updated by future housing market assessments”.*
- 4.1.3 The South Gloucestershire Regulation 19 Local Plan at draft Policy LPS4 proposes to replace CS18. Criterion 5 of LPS4 states that *“Affordable Housing will be maximised, and as well as meeting the overall quantum, it is expected that specific Affordable Housing tenure and unit types are provided to meet the housing need demonstrated in the latest version of the South Gloucestershire Local Housing Needs Assessment, and in rural areas, where appropriate, local housing needs surveys. The need is primarily for social rented homes, and shared ownership at lower equity shares that are affordable to people on local incomes”.*
- 4.1.4 PUCKLE 3 is underpinned by the Pucklechurch Housing Needs Assessment (HNA), prepared by AECOM in April 2023 to support the DPNP. This report shows the situation at a point in time and is primarily based on Census data from 2021, but also some data from 2011. It is therefore likely that its conclusions could be superseded by the release of updated data which would undermine proposed policy PUCKLE 3 as currently written.
- 4.1.5 The Development Plan and emerging policy both refer to the need for affordable housing tenure provision to be in accordance with a Housing Market or Needs Assessment. However unlike PUCKLE 3, they allow for flexibility and for these documents to be updated, with the inclusion of *‘or as updated’* and *‘the latest version of’* and do not contain specific tenure splits within the policy itself. This allows the policy to be flexible and adaptable to changes in market conditions and housing needs during the plan period.
- 4.1.6 PUCKLE 3 is therefore not in accordance with Basic Conditions (a) and (e). The NPPF³ and PPG⁴ are clear that neighbourhood plans should support the delivery of strategic policies

³ Paragraph 13

⁴ Paragraph: 070 Reference ID: 41-070-20190509



Pucklechurch Neighbourhood Plan Regulation 14 Representations

contained in local plans, and as worded, PUCKLE 3 is too prescriptive and not in accordance with the Development Plan policy. As such, PUCKLE 3 should either be deleted, and for the requirement to default to the Development Plan policy, or be amended to avoid including specific tenure splits.



5 Policy PUCKLE 4 (Housing Type and Size) and PUCKLE 5 (Accommodation for the Elderly)

5.1 Policies PUCKLE 4 and PUCKLE 5

5.1.1 Policies PUCKLE 4 and PUCKLE 5 seek to secure housing in Pucklechurch that meets the needs of the population.

5.1.2 Policy PUCKLE 4 reads:

“Proposals for development of new housing in Pucklechurch Parish will be supported where they would meet the following local housing requirements:

- a) Homes which meet the needs of young adult households in sole-occupancy flats or shared living.***
- b) High quality, adaptable homes which are suitable for older households, many of whom will be downsizing.***
- c) Flexible and adaptable homes to meet the evolving requirements of family-aged households.”***

5.1.3 Paragraph 61 of the NPPF states that in delivering homes, the overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community. Paragraph 63 goes on to state that within the context of establishing need, the size, type and tenure of housing needed should be assessed and reflected in planning policies. This is important in the context of Pucklechurch as it will enable a mix of housing types and tenures to be delivered which meets the identified needs of the Parish, including the wider area of South Gloucestershire.

5.1.4 Policy CS17 of the Core Strategy (Housing Diversity) seeks to support mixed and balanced communities. This is a ‘saved policy’ and is proposed to be carried forward through to the New Local Plan.

5.1.5 The wording of PUCKLE 4 is restrictive as it would limit the types of developments within Pucklechurch to just those specified and by means of seeking to secure highly specific housing types for specific groups. This is contrary to Basic Condition (e) as it is not in accordance with Policy CS17 of the Core Strategy. The wording of the policy should be prepared more flexibly to ensure that sites can be considered on an individual basis and informed by the latest need requirements at that time. This is particularly relevant given the limitations of the HNA outlined in Section 4 of these representations.

5.1.6 PUCKLE 5 reads:

“Development proposals which would contribute to meeting the identified need for around 58 sheltered living homes and around 12 residential care home bedrooms in Pucklechurch Parish will be supported in principle. Proposals should include provision of affordable accommodation for local residents of Pucklechurch”.

5.1.7 Policy CS20 (Extra Care Housing) of the Core Strategy is proposed to be replaced by Policy LP16 (Age-Friendly Housing and Care Homes) as part of the New Local Plan. These policies seek to meet the housing need for the ageing population. Policy LP16 links to Policy LP18 to secure internal space and accessibility standards and to ensure good design practice.

5.1.8 Policy PUCKLE 5 is again very prescriptive and includes a specific number of sheltered living homes and residential care bedrooms based on the Pucklechurch HNA prepared by AECOM in April 2023 to support the DPNP. As set out in Section 4, this report shows the situation at a

point in time, based on Census data from 2021 and 2011. It is therefore likely that its conclusions could be superseded by the release of updated data which would undermine proposed policy PUCKLE 5 as currently written.

- 5.1.9 PUCKLE 5 is therefore not in accordance with Basic Conditions (a) and (e). As worded, PUCKLE 5 is too prescriptive and not in accordance with the Development Plan policy and could easily be out of date with the release of updated housing need data. As such, PUCKLE 5 should either be deleted, and for the requirement to default to the Development Plan policy, or be amended to avoid including specific tenure splits.

6 Policy PUCKLE 6 (Good Design and Development Form in Pucklechurch Parish)

6.1 Policy PUCKLE 6

6.1.1 A Design Guidance and Codes Report (August 2023) has been prepared by AECOM on behalf of the Parish Council. The aim of the Design Guidance and Code Report is to provide clear guidance for new development within and adjacent to current built development in the Parish. The Design Guidance and Code Report has identified a number of area-wide design codes and a series of character area design codes for seven character areas identified within the Parish.

6.1.2 The PPG states that:

“Local design guides are prepared by local planning authorities and neighbourhood planning groups to set out the general design principles and standards that development proposals should follow in the area, building on policies in the development plan. They are an important way of communicating local design expectations and requirements, and are one of the visual tools that the National Planning Policy Framework expects authorities or neighbourhood planning groups to prepare and use⁵”.

6.1.3 It also states that:

“Design codes can be commissioned or prepared by either the local planning authority or developer, but are best prepared in partnership to secure agreed design outcomes and maintain viability, particularly across complex sites and phased and multi-developer schemes⁶”.

6.1.4 Policy PUCKLE 6 states:

“Design and Access Statements submitted in support of planning applications in Pucklechurch Parish should, where relevant, demonstrate how development will be undertaken in accordance the Design Codes set out in Table 5 and in the supporting Design Guidance and Codes Report (August 2023). It is important to maintain and enhance positive design characteristics within the Parish and applications should demonstrate clearly how they will do this.

Applications for new housing at increased density over existing adjacent residential development densities (as set out in Table 6), should set out specific design measures to avoid overbearing development on neighbouring development and plans which demonstrate a graduated approach to density, appropriate development buffers from existing development and landscape screening, also having regard to design codes as set out in Table 5.

Based on design and density considerations, proposals for infill development or sub-division of existing properties to create small flats in the Oaktree Avenue, Hill View Road/ Castle Road/Lansdown Road, and Conservation Area (core only) Character Areas will be supported in principle”.

6.1.5 Table 5 of the DPNP is a series of Design Codes for New Development in Pucklechurch Parish which includes some highly prescriptive requirements such as restrictions on number of storeys and densities. Table 6 sets out the average densities in the different character areas within the Parish.

⁵ Paragraph: 005 Reference ID: 26-005-20191001

⁶ Paragraph: 008 Reference ID: 26-008-20191001



Pucklechurch Neighbourhood Plan Regulation 14 Representations

- 6.1.6 Policy CS1 of the Core Strategy (High Quality Design) seeks to secure the highest possible standards of design, including demonstrating how the 'Building for Life' criteria (or as updated) will be achieved. This includes requirements relating to general principles of development including scale, character, density and layout. Similarly, Policy PSP1 of the PSPP promotes local distinctiveness. These policies are proposed to be updated through Policy LPS12 (Creating Well-Designed Places) in the New Local Plan. These policies do not explicitly restrict developments by virtue of their height or density, or any other specific parameters.
- 6.1.7 Policies 129 and 130 of the NPPF focus on achieving appropriate densities and support the notion of making efficient use of land. Paragraph 130 specifically refers to area-based character assessments, design guides and codes, which can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.
- 6.1.8 Paragraph 131 of the NPPF advises that the creation of high quality, beautiful and sustainable places is fundamental to what the planning and development process should achieve. Good design is considered to form a key aspect of sustainable development. Paragraph 134 goes on to inform that design guides and codes can be prepared at an area wide, neighbourhood or site-specific scale and to carry weight in decision making should be produced either as part of a plan or as a supplementary planning document.
- 6.1.9 The requirements of Policy PUCKLE 6 are onerous and in excess of the requirements of the Development Plan, requiring justification for higher densities. It presents restrictions on some development beyond local policies with little flexibility. It therefore breaches Basic Conditions (a) and (e) and should be amended to ensure it is written in accordance with the Development Plan, to allow for flexibility in the application of its requirements, ensuring development can come forward in line with the NPPF. Similarly to the AECOM HNA, the Design Guidance and Codes Report was prepared in 2023 and therefore based on now superseded National Policy.
- 6.1.10 Further to the above, it is also worth noting that the development proposals at Marsh Farm have been subject to a design review panel with South Gloucestershire Council and local stakeholders. The design review panel consisted of a site visit, presentation and open discussions. Following this, a series of comments were then provided by the panel which led to a sequence of evolutions within the emerging proposals. It should be ensured that PUCKLE 6 does not conflict with the design aspirations of South Gloucestershire Council.



7 Policy PUCKLE 16 (Better Bus Services for Pucklechurch Parish)

7.1 Policy PUCKLE 16

7.1.1 Policy PUCKLE 16 relates to the provision of bus services in Pucklechurch Parish and reads:

“Proposals for major development which include a financial contribution to the provision of a 30 minute bus service and extended bus service hours to 22:00pm serving Yate and Emerson’s Green will be supported in principle”

7.1.2 The PPG states⁷ that ***“Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:***

- ***necessary to make the development acceptable in planning terms;***
- ***directly related to the development; and***
- ***fairly and reasonably related in scale and kind to the development.”***

7.1.3 Whilst IM Land would be supportive of providing financial contributions towards bus service improvements in principle, the need for these bus service improvements would have to be supported by sound evidence and be relevant to the proposals. Policies CS6 (Infrastructure and Developer Contributions), CS7 (Strategic Transport Infrastructure) and CS8 (Improving Accessibility) of the Core Strategy, Policies PSP10-16 of the PSPP seek to improve transportation infrastructure however the proposed policy in PUCKLE 16 is highly specific and it has not been demonstrated that this provision would be viable.

7.1.4 IM Land therefore recommend that the policy is amended to: ***“Proposals for major development which include a financial contribution to the provision of public transport improvements ~~a 30 minute bus service and extended bus service hours to 22:00pm serving Yate and Emerson’s Green~~ will be supported in principle.”*** This is to ensure the policy complies with the Basic Conditions.

⁷ Paragraph: 002 Reference ID: 23b-002-20190901



8 Conclusion

8.1 Evidence Base: Housing Needs Assessment and Design Code

- 8.1.1 As previously raised, the Pucklechurch Housing Needs Assessment (HNA) was prepared in April 2023 to support the DPNP, prior to the December 2024 NPPF and based on Census data from 2021 and 2011. Surveys were also carried out by the Parish Council prior to the Covid-19 pandemic, which are likely to yield different results compared to if they were undertaken in 2025. As stated within these representations, this report shows the situation at a point in time and it is likely that its conclusions could be superseded. Similarly, the Pucklechurch Design Guidance and Codes was prepared by AECOM in August 2023, which is again prior to the publication of the December 2023 NPPF and refers to the 2021 NPPF.
- 8.1.2 IM Land reserve the right to provide further comments on the supporting evidence as it is updated.

8.2 Summary and Conclusion

- 8.2.1 These representations demonstrate that, as currently drafted, the DPNP breaches the Basic Conditions. The DPNP has been prepared based on the now superseded 2023 NPPF, contrary to Paragraph 239 of the 2024 NPPF, which requires the policies in the updated Framework to apply.
- 8.2.2 IM Land reserve the right to comment further on the Neighbourhood Plan as it progresses and welcomes the opportunity to meet with the Parish Council to discuss the proposals at Marsh Farm, what the Site can deliver for the community, and the progression of the Neighbourhood Plan more widely.



Pucklechurch Neighbourhood Plan Regulation 14 Representations



Project Number: 333100866

Regulation 14 Consultation Email Responses

Emersons Green Town Council

RE: Regulation 14 consultation - Pucklechurch parish draft Neighbourhood Plan



Clerk <clerk@emersonsgreen-tc.gov.uk>
To: Daphne Dunning
Cc: Clerk

Reply Reply All Forward ...
Mon 03/03/2025 12:39

Good morning Daphne,

Thank you for consulting with us as a neighbouring parish.

After 2 meetings reviewing and discussing your Regulation 14 consultation - Pucklechurch parish draft Neighbourhood Plan Emersons Green Town Council made the following resolution:

We thank Pucklechurch Parish Council for recognising us as a neighbouring parish and consulting with us according on their Neighbourhood Plan draft. Having reviewed this thoroughly we determined that we have no objection to the draft plan.

We wish Pucklechurch Parish Council well with the remainder of this process and in its implementation. I have a full printed copy of your plan which we used during council discussions. I believe PVSSC's document has been highly used and wondered if you would like me to take this copy there, so they have 2 rather than shred it?

In addition, we would be open to a joint meeting of members of Pucklechurch Parish Council and members of Emersons Green Town Council Planning Committee, as a working group, to discuss joint implications of the South Gloucestershire Local Plan Reg 19 Consultation if your members feel this would be beneficial.

Kind regards

Jo Bryant PSLCC CILCA
Town Clerk

Emersons Green Town Council, 198 Westerleigh Road, Emersons Green BRISTOL BS16 7AN
Tel: 0117 302 6989.
Mob: 07301 025 608.
<https://www.emersonsgreen-tc.gov.uk/>

Historic England

Regulation 14 consultation - Pucklechurch parish draft Neighbourhood Plan



Stuart, David <David.Stuart@HistoricEngland.org.uk>
To: clerk@pucklechurchparishcouncil.gov.uk

Reply Reply All Forward ...
Tue 18/03/2025 15:37

Dear Daphne

Thank you for your Regulation 14 consultation on the pre-submission version of the Pucklechurch Neighbourhood Development Plan.

There are no specific issues associated with the Plan upon which we wish to comment other than to welcome the provision of Character Areas and Design Codes which can help ensure the protection and enhancement of the parish's historic character.

We congratulate your community on the preparation of its Plan and wish it well in getting it made.

Kind regards

David

David Stuart | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

Historic England | South West
1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316
<https://historicengland.org.uk/southwest>



Ensuring our heritage lives on and is loved for longer.
historicengland.org.uk

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From: Daphne Dunning <clerk@pucklechurchparishcouncil.gov.uk>
Sent: 29 January 2025 15:12
To: Historic England South West <southwest@historicengland.org.uk>
Cc: South West Casework <SouthWestCasework@HistoricEngland.org.uk>
Subject: Regulation 14 consultation - Pucklechurch parish draft Neighbourhood Plan

Cllr Marilyn Palmer

RE: Regulation 14 consultation – Pucklechurch Draft Neighbourhood Plan



Marilyn Palmer <Marilyn.Palmer@southglos.gov.uk>
To: Pucklechurch Parish Council

Reply Reply All Forward

Fri 27/02/2025 10:01

Hello Daphne,

I've spent the afternoon reading through the Draft Neighbourhood Plan. I enjoyed reading it and I think it's very good and well researched. With so much work going on with the Local Plan it is inevitable that there are some sections in the Neighbourhood Plan document dated December 2024, where the answers are already known, but I appreciate that a line has to be drawn somewhere.

I have a few comments/observations:

p.17 paragraph 47 "...directly challenged by the potential spatial strategy option to undertake urban expansion from Bristol within Pucklechurch and adjacent parishes." This is not accurate as none of the proposed housing allocation sites are urban expansion from Bristol. SGC has made it clear to Bristol CC that we are not able to cooperate in this regard.

p.22 I think the Roman numerals are incorrect here. IV is four. XI would be 11 and I think that is what is meant here.

p.23 Shortwood play area – "this site is identified for potential development in the preferred Local Plan". This is an example of the point I make about the timing of the document (December 2024) and the great deal of work that was carried out on the Local Plan. Policy Title: Carsons Green and Rockhouse Farm new neighbourhoods Site B para 5 states: "extends the woodland SNCI east of Cattybrook Road, enhances the play area on Cattybrook Road ..."

p.36 Figure 10 Why are there references to Oldbury? Looks like a cut and paste error?

p.68 202 re 525 bus "suitable for work commuters" add and school transport for Brimsham Green?

I hope these comments are helpful.

I am very happy to lend my support to the Pucklechurch Neighbourhood Plan and I plan to attend the consultation event at the Community Centre on 1st March.

Kind regards,

Marilyn

National Highways

FW: DL 18/3/25 - Regulation 14 consultation - Pucklechurch parish draft Neighbourhood Plan NHHC:04530005598



Sian Baker <Sian.Baker@nationalhighways.co.uk>
To: clerk@pucklechurchparishcouncil.gov.uk
Cc: Chrystele Garner; Westley Little

Reply Reply All Forward

Wed 26/02/2025 12:04

Good afternoon Daphne,

Thank you for providing National Highways with the opportunity to comment on the Draft Pucklechurch Neighbourhood Plan – Regulation 14 Consultation. National Highways is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the M4 motorway which runs east-west through the Neighbourhood Plan Area. However, the nearest SRN junctions are located at M32 Junction 1 (approximately 3.5 miles from the Plan area) and M4 Junction 18 (approximately 4 miles from the Plan area).

We have noted your proposed policies and are satisfied that they are unlikely to lead to development which will have a significant impact on the SRN. We therefore have no specific comments to offer, although in general terms we welcome those policies which will improve pedestrian, cycle and public transport links, and those which would safeguard and improve local facilities and services, leading to greater self-containment, which we see are proposed in this consultation.

Please note however that these comments do not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.

Kind regards,
Sian

Sian Baker (She/Her)
Assistant Spatial Planner, Highways Development Management | South West Operations
National Highways | Brunel House | 930 Hempton Court, Aztec West | Bristol | BS32 4SR
Web: <http://www.nationalhighways.co.uk>

OFFICIAL



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

Date: 11 February 2025

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
PROPOSAL: Pucklechurch Neighbourhood Development Plan

Dear Sir/Madam,

Thank you for consulting us on the Pucklechurch Neighbourhood Development Plan. This email forms the basis of our response.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.

PUCKLE 13 – Leisure walking routes

Under this policy planning applications for major development should demonstrate how they will protect and improve leisure walking routes within Pucklechurch Parish.

The Dramway runs along the western edge of the parish and can be accessed to the north by Westerleigh Footpath level crossing.

Any development of land within the parish which would result in a material increase or significant change in the character of traffic using rail crossings in the area should be refused unless, in consultation with Network Rail, it can either be demonstrated that they safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.

Level crossings can be impacted in a variety of ways by planning proposals:

- By a proposal being directly next to a level crossing
- By the cumulative effect of development added over time
- By the type of crossing involved
- By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing
- By developments that might impede pedestrians ability to hear approaching trains
- By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs
- By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing
- By any development or enhancement of the public rights of way

Network Rail has a strong policy to guide and improve its management of level crossings, which aims to; reduce risk at level crossings, reduce the number and types of level crossings, ensure level crossings are fit for purpose and ensure Network Rail works with users / stakeholders and supports enforcement initiatives. Without significant consultation with Network Rail and if proved as required, approved mitigation measures, Network Rail would be extremely concerned if any future development impacts on the safety and operation of level crossings.

As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway:-

- (Schedule 4 (j) of the Town & Country Planning (Development Management Procedure) Order, 2015) requires that "...development which is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway" (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both the Secretary of State for Transport and Network Rail for separate approval.

We trust these comments will be useful in the preparation of the forthcoming plan documents.

Yours Sincerely,

Grace Lewis
Town Planning Technician Wales and Western
Network Rail
Temple Point, Redcliffe Way, Bristol, BS1 6NL
www.networkrail.co.uk/property

Bob Symons

From: Bob Symons <bobsymons67@gmail.com>
Subject: Neighbourhood plan
Date: 30 January 2025 at 19:37:42 GMT
To: "rickdunning@pucklechurchparishcouncil.gov.uk" <rickdunning@pucklechurchparishcouncil.gov.uk>

Hi Rick

Hope you are ok

Just wanted to say well done on the plan

It's quite impressive

Great job

Cheers

Bob

Siston Parish Council

Good Morning Daphne

I hope you are well.

Siston Parish Council have reviewed the proposed Pucklechurch Neighbourhood Plan and have responded positively to it, with no objections.

Is this email sufficient and I can confirm I am minuting it on our February minutes - ref 197.

Let me know if you need anything formal.

Kind regards

Sara Thomas
Clerk and RFO
Siston Parish Council
Tel: 07946 858048
Web: www.sistonparishcouncil.org.uk

Wick and Abson PC

Re: Regulation 14 consultation - Pucklechurch parish draft Neighbourhood Plan



Joanne Bray Warner <wickabson_parishcouncil@yahoo.co.uk>
To: Daphne Dunning

Reply Reply All Forward

Thu 13/02/2025 23:06

Hi Daphne

Hope you're well?

W&A PC discussed Pucklechurch's Parish plan this evening and wished to congratulate PPC on undertaking this task and confirm W&A PC have no commentary.
We wish you the best of luck

Kindest regards

Jo

On Sunday 2 February 2025 at 16:38:54 GMT, Joanne Bray Warner <wickabson_parishcouncil@yahoo.co.uk> wrote:

Hi Daphne

Firstly please accept my apologies for the delay in getting back to you.

Thank you also for your honesty with regards to creating the Parish Plan, this cements our understanding of the process/cost and how long it takes from other feedback we have gathered over the last 18-24 months and PC can then consider all the options before embarking into a W&A plan ourselves.

I have added Pucklechurch's plan onto our Feb agenda, it is highly unlikely we will have any commentary but just to close the loop. I'll provide you any update post 13th Feb.

Once again thank you and will be in touch soon.

Kindest regards

Jo

Appendix G – Notes of meeting with SGC 28th April 2025

Pucklechurch Neighbourhood Plan Group and South Gloucestershire Council Meeting

28/04/2024

Attendees:

- Councillor Gail Boyle –Pucklechurch Parish Council Chair
- Councillor Rick Dunning –Neighbourhood Plan Steering Group Chair/ Pucklechurch Parish Council Vice Chair
- Daphne Dunning – Pucklechurch Parish Council Clerk
- Lee Searles – Neighbourhood Planning Consultant – Andrea Pellegram Ltd
- Patrick Conroy – Strategic Planning Policy and Specialist Advice Team Manager
- Danny Dixon – Senior Planning Policy Policy Officer
- Stuart Todd – Stuart Todd Associates

Apologies:

- Councillor Helen Parker – Pucklechurch Parish Council

Meeting Notes:

1. Puckle 2 - Requirements for Additional Local Community Facilities
 - a. SGC concern that the strategic LP allocations cannot deliver the full list of facilities and an expectation to do so may impact viability. However there could be a role to play for CIL receipts to the parish in supporting funding for the additional facilities. CIL will also be collected from development across the NP area and not just the Local Plan allocations giving further flexibility to the delivery of Puckle 2.
 - b. SGC and NPG to look at detailed wording to provide further clarity on the application of Puckle 2 regarding LP allocation and CIL.
2. Puckle 3 - Affordable Housing Tenure incl. Local Connection Criteria
 - a. SGC Policy Officers are awaiting further clarification from Housing Enabling colleagues and will continue to feed back to the group, however initial assumptions are:
 - i. Policy applies to NP area excluding Local Plan allocations
 - ii. SGC to consider point regarding application of local connection – could this be applied on and up to the need set out in the NP then revert to the LP local connection after this? Alternatively, the local connection would apply to windfalls only.

- iii. SGC to consider point raised regarding 50% AH on GB and how this new NPPF may impact NP policy even though the LP is being considered under the transitional arrangements (therefore on the previous NPPF for the examination).

3. Puckle 4 - Housing Type and Size

- a. The group outlined that the purpose of the policy is to soften the transition between existing and new developments particularly around large new developments.
- b. SGC will have another look at the policy and the LP policies to see if any changes may be needed or helpful in achieving this.

4. Puckle 5 - Accommodation for the elderly

- a. SGC officers are awaiting further clarification from Housing Enabling colleagues regarding the policy conflicts with emerging LP policy and will advise in due course.
- b. Further clarification over the terminology from SGC would also be welcome.

5. Table 5 Design Codes

- a. SGC Officers are liaising with colleagues however we currently do not see any issue with the application of these design codes across the NP area.
- b. Can the NP Group confirm if the **Historic Character** and **Natural Environment** section are intended as **Area Wide**.
- c. The group may also want to consider how the density design codes would work alongside the objectives to deliver 1 or 2 bed homes which will be more viable at higher density.

6. Proposed Local Green Space at Millenium Green

- a. SGC has asked that the highways land to the south be removed as this aligns with the approach taken during the adoption of the Policies Sites and Places Plan. Highways land does have permitted development rights making it incompatible with the protections under PSP4 Local Green Space Designation.
- b. SGC officer will confirm the reasoning for the exclusion of the pathways through the park and advise the group.

7. Puckle 12 - Employment Skills and Recruitment

- a. SGC highlighted that as worded the policy may be seen as not a land use policy however the group outlined examples of where this has been a policy in LPs and SGC officer will review these and come back to the group in due course.

8. Next steps - project plan/engagement and process to move forward

- a. SGC recommend that the group work with SGC to resolve these points before the submission of the plan.
- b. With this in mind SGC and the group have agreed to work on a policy by policy basis rather than waiting for a fully revised plan to speed up the process of review.
- c. SGC will ask Stuart Todd to be the first point of contact and will work with Lee Searles on some suggested detailed policy revisions.
- d. SGC and the group can then 'sign off' each policy.
- e. SGC will ask Stuart to engage with the group with an initial list of policies that we believe we can revise base over the next few weeks based on conversations internally and at this meeting where agreement seemed to be easily achieved.
- f. SGC officer will continue to engage colleagues on points raised at the meeting and outstanding feedback on policies, in particular affordable housing and the Local Green Space boundary.

9. AOB/additional points

- a. Officers and the group clarified where the NP sites within the development framework once adopted. The NP has the same weight and status and sites alongside the adopted local plan.
- b. The NPG outlined that a key consideration for them was a NP that did not need immediate revision after being made. Officers advised that aligning with the emerging LP would ensure the policies do not need immediate review, however also highlighted the risks of bring the NP forward ahead of the LP prior to LP adoption.
- c. Emerging Local Plan weight and status need to be carefully considered by the group and may influence when best to proceed to NP examination. South Glos would be happy to continue this conversation and assess risk as both plans progress.
- d. The group expressed a wish to move forward quickly and the likely result will therefore be the NP reaching examination and adoption (being 'made') before the current projected LP timetable.
- e. The NPG accepts the strategic nature of the emerging LP policies and are happy to work with South Glos proactively to resolve current conflicts between LP and NP policy.
- f. South Glos are also happy to support the group to resolve these conflicts and will continue engagement with the group to work on detailed policy wording – Stuart Todd will be the first point of contact on the South Glos side working with Lee Searles and the NPG.

Amended Wording Discussed at meeting with SGC Officers on 26th April 2025

PUCKLE2

Priorities for new community infrastructure

68. It is clear that Pucklechurch Parish has some, but lacks many, facilities and community infrastructure which support a sustainable settlement, and it lacks good public transport and active travel routes to enable local people to access them by sustainable travel means. If you want to go a bank, visit a library, use a leisure centre, play a variety of sports, or check your teeth, you need to get in your car and drive into Emerson's Green, Mangotsfield/Downend and Kingswood.

69. Pucklechurch Parish has a trading estate which provides warehousing operations to national logistics companies with circa 260 jobs, a prison employing 200 staff, a medical practice, primary school, two care homes, a hairdressers and beauty salon as well as an oil storage terminal and a landfill site within the Parish boundaries. Added to this are home-based businesses and a number of agricultural enterprises plus daily visitors to the prison as well as visitors from the crematorium and cemetery (located adjacent to the Parish). The resident population is therefore added to by a significant daytime working population and these people also need services to meet their needs, and which if provided, could encourage economic activity within Pucklechurch.

69. (NEW) Policy Considerations

70. The community have identified a range of priorities to meet the existing needs of the local community, which should be met through existing programmes, new projects and new developments. ~~Should significant planned development be proposed within the Parish, it will be important to ensure these essential requirements are met, as follows:~~

71. Under emerging local plan proposals, strategic development would occur in the Parish and in adjoining parishes outside the eastern side of Bristol. Within these development areas in the Parish, there may be potential (subject to viability considerations) to provide community facilities and infrastructure which also help to meet identified needs in the wider Parish as well as those of the developments taking place, for example allotments, cemetery provision and strategic sports/recreation facilities.

72. The emerging local plan proposes that Pucklechurch village will remain separated from proposed development areas and so will be expected to function as a stand-alone sustainable settlement. The provision of some local community facilities therefore needs to be met within the existing settlements, including Pucklechurch village and Shortwood village. These include the new community centre improvements, improvements to the recreation ground, play area modernisation and charging points to serve local businesses.

73. For local community facilities within existing settlements, it will be necessary to secure financial contributions (subject to viability considerations) or Community Infrastructure Levy (CIL) to ensure local needs are met. However, in relation to CIL, land outside proposed development areas and outside Pucklechurch Village would remain in the Green Belt with little development potential. There is unlikely to be a significant flow of CIL from development in the parish outside strategic development areas.

~~70.~~74. The CIL status of proposed development areas in the Parish is therefore important. CIL would help the Parish Council to deliver local community facilities only if CIL is collected from strategic developments in the parish and this is passed to the Parish Council in the normal way. If proposed strategic developments are not CIL developments, then there will be limited ability to deliver on local priorities given the limited scope for development outside allocation sites in the Green Belt.

PUCKLE 2 – Requirements for additional Local Community Facilities

The following priorities for new community facilities in Pucklechurch Parish should be met through direct provision in new developments, financial contributions secured by agreement where relevant, investment of Community Infrastructure Levy receipts and direct investment through other programmes. Provision within and contributions from new development will be subject to viability considerations and will be sought where these are appropriate in relation to the proposed development
~~Proposals for major development that would generate demand for local services will be supported where they contribute to the provision of the following local community facilities:~~

- 1) **Community Centre** – Redevelopment of the existing community centre to provide a modern community hub comprising to meet community, recreation, sports and other local requirements.
- 2) **Allotments** - Provision of an additional 12 allotment plots at 250 square metres per plot (not including access roads) to meet existing local demand for standard allotment plots. Thereafter, ensure that new development contributes to delivery of National Society of Allotment and Leisure Gardener recommended standards at the rate of 20 standard allotment plots per 2,200 population within Pucklechurch.
- 3) **Cemetery Space** Provision of at least 180 burial spaces and 700 cremation ash spaces for Burial and Cremation for Parish residents to meet long term requirements of the Parish, to be provided in co-ordination with South Gloucestershire Council.
- 4) **Recreation Ground** – Improvements to the Recreation Ground sports pitches and support the development of a purpose-built changing room/clubhouse facility (additional to the community centre) for the community's sports clubs.
- 5) **Play Areas** – Upgrades to the following play areas to provide equipment and surfaces to meet British and European standards and provide stimulating social, physical, creative, emotional and intellectual play to improve children's well-being and themed to reflect the areas historical context.
 - a) **Parkfield** – A complete replacement of the play area is required. Use coalmining themed trains for younger children to provide an improved play experience.
 - b) **Eagle Crescent** - Requires additional (agriculture) themed equipment linked to tractors and farm buildings.
 - c) **The Recreation ground** - Requires new play equipment across all ages themed (Saxon King Edmund) around castles.
 - d) **St Aldams** – Requires new facilities including outdoor gym equipment and a boules court.
 - e) **Shortwood** – Requires a complete replacement of play area.
- 6) **Community Centre in Shortwood** - Provision of a new community centre for Shortwood with electric bike hire and safe cycle parking and appropriate sporting and play facilities attached.
- 7) **Charging points throughout the Parish** - Installation of car charging points in Shortwood, Pucklechurch and Parkfield to contribute to meeting net zero carbon emissions objectives.

PUCKLE3

Policy Considerations

94. South Gloucestershire adopted Policy CS18 requires 35% of all new housing to be affordable but does not specify a target tenure mix. In Pucklechurch village, within the last ten years, two schemes were delivered with 100% affordable rent, creating a 65% affordable housing contribution overall over that period. This housing is fully occupied and so whether it contributes to future affordable rented property needs depends on the turnover of tenancies. There is no affordable or social housing in Shortwood or Parkfield.
95. The Housing Needs Assessment has calculated that the release of new tenancies from existing affordable rented housing stock in Pucklechurch village would, if solely available for local residents of the Parish, meet their requirements and produce a small surplus. In reality, this stock is highly likely to be used to meet needs beyond Pucklechurch Parish and so an on-going requirement will remain for new affordable rented properties in the Parish to meet the needs of the local population.
96. The Housing Needs Assessment recommends a 50% affordable/social rented property element for affordable housing [to meet locally identified needs in the Parish](#). The remaining 50% would be for affordable home ownership [to meet local needs](#). There is a clear objective among local households to achieve home ownership and the Housing Needs Assessment indicates this can be achieved through affordable home ownership products. For qualifying schemes, First Homes could comprise 35% of affordable home provision and 15% could be shared ownership housing. The housing needs assessment indicates the discounts and equity stakes needed to make these schemes work for households in Pucklechurch.
- 96.97. [It is acknowledged that emerging local plan proposals for strategic housing development within the Parish aim to meet broader housing requirements for South Gloucestershire as a whole. As such the housing need assessment profile of housing needs in the parish should not be applied to this broader provision within strategic housing allocations but should apply to other local housing allocations and other developments that come forward in the Parish.](#)

PUCKLE 3- Affordable Housing Tenure

Developments [outside strategic housing allocation sites](#) which provide affordable housing in Pucklechurch Parish should have regard to the Pucklechurch Housing Needs Assessment which indicates the following recommended split to best meet affordable local housing needs:

- a) Starter Homes should be provided as the first 35% of affordable housing within eligible schemes and where these include First Homes, they should be made available with a minimum 40% discount.
- b) Shared ownership homes should comprise 15% of affordable housing with minimum equity stakes at 25%.
- c) Affordable housing for Rent should form 50% of affordable homes provision through new development in Pucklechurch. Social Rented homes should be provided in larger schemes to ensure that provision is made for lower quartile income households.

In the first instance (limited to a six months' period), new affordable homes should be offered to local people who meet the local connections requirements set out in Figure 10.

PUCKLE 4 and PUCKLES

Policy considerations

9. A clear objective of the Neighbourhood Plan is to maintain or move back towards a community with a balance of population to sustain its future. The form in which new housing is provided is a key element in shaping the future population of the Parish. The Housing Needs Assessment makes recommendations to reflect the requirements to meet predicted changes in population and households. The Neighbourhood Plan can seek to alter the trajectory and achieve a different outcome within the limits set by the local plan and the NPPF.
9. [In addition to the provision of new housing, there is an opportunity to facilitate the transition of older households from larger houses into smaller accommodation more suited to their needs. This could have important social benefits as a well as making available existing larger homes for younger households. This requires support for the provision of accommodation to meet identified needs for older households living in the Parish. According to the Housing Needs Assessment, the majority of provision would be sheltered housing with a small amount of care home accommodation.](#)

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PUCKLE 4 – Housing Type and Size

Proposals for development of new housing [outside strategic housing allocation sites](#) in Pucklechurch Parish will be supported where they would meet the following local housing requirements:

- a) Homes which meet the needs of young adult households in sole-occupancy flats or shared living.
- b) High quality, adaptable homes which are suitable for older households, many of whom will be downsizing.
- c) Flexible and adaptable homes to meet the evolving requirements of family-aged households.

PUCKLE 5 – Accommodation for the elderly

Development proposals which would contribute to meeting the identified need for around 58 sheltered living homes (Use Class C3) and around 12 residential care home bedrooms (Use Class C2) in Pucklechurch Parish will be supported in principle. Proposals should include provision of affordable accommodation for local residents of Pucklechurch.

Puckle12

Local Skills and Recruitment

9. It is important for Pucklechurch Parish to develop greater economic self-sufficiency and to support local employment to foster a more sustainable community and to reduce the need for people to travel away from the area. Equally, improvement in the local skills base could help to promote local employment and local business creation. One way to do this is to through match local people with local jobs through skills training, apprenticeships, placements in construction and direct local recruitment into new businesses.

0. Emerging Local Plan spatial strategy options site allocation proposals would lead to a programme of development in the area lasting many years, encompassing a wide range of skills and jobs in different sectors. This could create significant skills and job opportunities for local people in Pucklechurch and other communities in the area, if a decision is taken to expand development from the Bristol urban area into Pucklechurch Parish and other parishes on the Bristol urban fringe.

1. To deliver such benefits at this scale, leadership would be required from A mechanism is required South Gloucestershire Council to encourage developers to commit to provide to ensure that developers, construction companies and incoming businesses consider the use of local labour local skills and employment opportunities, which is beyond the scope of the Neighbourhood Plan.

9.172. However, it may be appropriate for other development schemes in the parish to consider whether they can contribute in the same way on a smaller scale, which the Neighbourhood Plan can encourage. This will not be appropriate in all cases and should be limited to major developments, for developments that are more complex and of a duration that would allow for the implementation of proposals without holding up development.

PUCKLE 12 – Employment Skills and Recruitment Plans

In appropriate situations, planning applications for major developments should identify opportunities to provide skills training and employment for local residents of Pucklechurch Parish in major residential and commercial development the delivery of local developments within Pucklechurch Parish should include proposals to provide skills training and access to employment for residents of Pucklechurch Parish in the construction and, where appropriate, operation of new developments.