

THE NEIGHBOURHOOD PLAN FOR PUCKLECHURCH

REGULATION 15 SUBMISSION



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Prepared with
support from Andrea
Pellegram Ltd



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FOREWORD

From its earliest records as an Anglo-Saxon settlement, Pucklechurch Parish has gone on to thrive as a vibrant, characterful and desirable place to live. There is a great sense of community in the Parish, so evident during Covid-19 and it is this spirit and desire to preserve and enhance all that is best about Pucklechurch Parish that has encouraged our residents to contribute to and develop this Neighbourhood Plan. This plan gives communities such as Pucklechurch Parish the opportunity to help shape the development and growth of the area.

Since confirming our committee to develop the plan in 2017, a determined group of residents has been engaged in ensuring we tap into the views of the population of Pucklechurch so we can understand and articulate those views in our plan. We have held public meetings and staffed stalls at community events, written articles, undertaken door drops, used social media and popped posters up around the Parish and produced surveys for local residents to complete. We believe we have established a clear understanding of the views of our community through these events and evidence gathering and have translated these views into policies that will help guide positive development of our village.

The group and preparation of the Neighbourhood plan went into a hiatus during Covid-19 lockdown and in the period immediately afterwards. Since reforming the group have moved ahead with the completion of the plan.

Once Made, the Neighbourhood Plan will be used by South Gloucestershire Council to assist in the determination of planning decisions in Pucklechurch Parish, allowing the voices of our community to be heard in the planning system.

Our sincere thanks go to all those in our community who have offered their views about the future of Pucklechurch and to those who have worked hard to bring this Plan to fruition including members of the Neighbourhood Plan Steering Group and Pucklechurch Parish Council.

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This document has been prepared with the invaluable assistance of Lee Searles of Andrea Pellegram Limited.

Rick Dunning
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1. NEIGHBOURHOOD PLAN SCOPE AND CONTEXT

1. Pucklechurch Parish Council first secured designation of the Neighbourhood Area for the Neighbourhood Plan in January 2012 and this was based on the Parish boundary. In May 2023, boundary changes were made to Pucklechurch Parish and so it was necessary to update the designated Neighbourhood Area. This was subject to consultation and was approved by South Gloucestershire Council on 25 October 2023. The Revised Neighbourhood Area is shown in Figure 1 – Pucklechurch Neighbourhood Area with the area removed from the parish shown in orange.

Figure 1 – Pucklechurch Neighbourhood Area Designation Notice, 2023

Neighbourhood Planning Notice



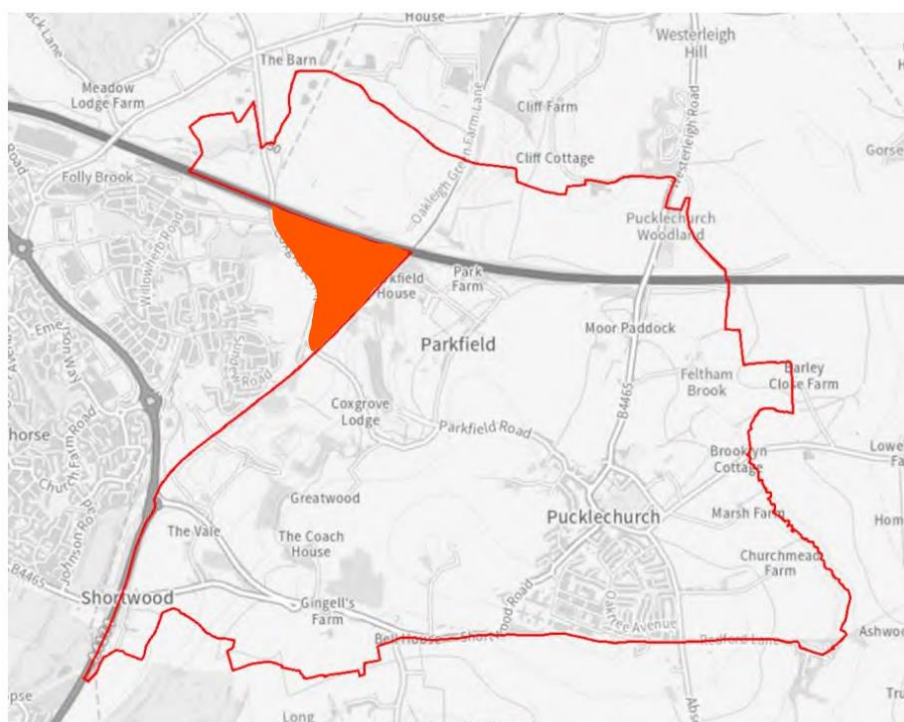
The Neighbourhood Planning (General) Regulations 2012 (as amended)

South Gloucestershire Council has APPROVED, under Article 5A of the above Regulations, the following neighbourhood area:

Neighbourhood Plan Area Name:
Pucklechurch Neighbourhood Plan Area

Relevant body is:
Pucklechurch Parish Council

The approved Neighbourhood Plan Area is identified on the map below.



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Brian Glasson
Service Director – Planning
South Gloucestershire Council
25 October 2023

You can view this document and the map online and find out more about neighbourhood planning at www.southglos.gov.uk/neighbourhoodplanning. If you would like further details please contact South Gloucestershire Council Strategic Planning Policy and Specialist Advice Team on 01454 863464.

Source: South Gloucestershire Council

Planning Policy Framework for Neighbourhood Plans

2. Neighbourhood plans must operate in accordance with guidance set out in the National Planning Policy Framework (December 2024) (NPPF) which says that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings. This applies to plans at all levels and so neighbourhood plans should play their part in the planning system in the same way.
3. A key reference to the role of neighbourhood planning is set out in Paragraph 30 of the NPPF. Here, it says neighbourhood plans give communities the power to develop a shared vision for their areas and through them shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.
4. Neighbourhood plans are required to meet Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004. A Basic Conditions Statement will be published alongside the neighbourhood plan to demonstrate how the plan meets basic conditions.
5. Importantly, neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. A key requirement is that neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.
6. Once the neighbourhood plan has been brought into force, its policies will be considered alongside Local Plan policies under section 38(6) of the 1990 Act when determining planning applications. Where they are in conflict, neighbourhood plan policies will take precedence over existing non-strategic policies in the local plan covering the Neighbourhood Area, until they are superseded by strategic or non-strategic policies that are adopted subsequently.

National Planning Policies

7. The current version of the National Planning Policy Framework (NPPF) was published in December 2024. The NPPF sets out national planning policies in a single document and in so doing sets the framework for plan-making and decision-making on development proposals. The Framework explains the relationship between the NPPF, local plans and neighbourhood plans. This influences how local planning authorities approach the development of local plan policies and how they regard policies as strategic or non-strategic in nature. The NPPF identifies matters on which the government thinks local communities through neighbourhood plans can contribute to the achievement of national policy goals and also express their own ambitions and objectives.

Local Plans Context

8. The adopted local plan for the area is made up of the following development plan documents:
 - South Gloucestershire Local Plan – Core Strategy 2006 – 2027 – Adopted 2013
 - South Gloucestershire Local Plan – Policies, Sites and Places Plan – Adopted 2017
 - West Of England Joint Waste Core Strategy – Adopted 2011

Emerging Local Plan Review

9. South Gloucestershire Council published a Regulation 19 Draft Local Plan for Consultation in April 2025. This set out a preferred strategy to allocate land housing, employment and services along the eastern flank of the Bristol conurbation to the east of the A4174 Ring Road. Significant

areas of land in Pucklechurch and adjacent parishes are identified as strategic development locations. .

Setting a Time Period for the Neighbourhood Plan

10. The intention of this Neighbourhood Plan is to ensure that it is in conformity with adopted plans whilst ensuring conformity with updated requirements in the NPPF and with emerging local plans in preparation. A plan period which aligns with adopted plans would run out in four years. A longer time-period is recommended, with acknowledgement that some elements might need to be reviewed once the new South Gloucestershire Local Plan is adopted.

The proposed time-period for the Neighbourhood Plan is up to 2042, covering the end period of adopted and emerging local plans.

Achieving Sustainable Development

11. The National Planning Policy Framework (NPPF) requires that plans seek to contribute to the achievement of sustainable development through meeting economic, social and environmental objectives (set out in paragraph 8 of the NPPF). Pucklechurch Neighbourhood Plan has been prepared with these requirements in mind. Table 1 below demonstrates how each of the policies within the plan contribute to the achievement of one or more of the overarching objectives which mutually support the achievement of sustainable development.

Table 1 – Achievement of Sustainable Development objectives

Neighbourhood Plan Policy	Economic objective	Social Objective	Environmental Objective
PUCKLE 1 – Protection of Facilities of importance to the local community PUCKLE 2 – Requirements for additional Local Community Facilities	Ensuring a good network of community facilities and assets supports a well-balanced community which is an economic advantage. Would support the retention of services in Pucklechurch Parish.	It is an important aspect of sustainable development that community facilities are present and available locally. Would meet an important community objective to retain existing local facilities used by schools and residents.	Local community facilities allow people to use their cars less in accessing key local services. Would support local availability of facilities reducing the need to travel to other places for services used by the local community.
PUCKLE 3 – Affordable Housing Tenure	Supports the availability of homes affordable to the local working population on average incomes.	Supports the retention of a balanced community and over-concentration of the elderly, based on affordable housing provision.	A supply of homes affordable to people who work in the area should contribute to objectives which seek to reduce the need to travel by car.
PUCKLE 4 – Housing Type and Size	Local policies which support a range of housing to meet identified local needs will help the economy of the area to function better.	The policy targets specific requirements where lack of provision may be preventing life stage-related access to the right kind of housing, which supports a balanced community.	Ensuring a more effective local housing market will support reductions in the need to travel to work.
PUCKLE 5 – Accommodation for the elderly	Providing suitable accommodation for elderly people promotes the efficient use of the available housing stock, releasing under-occupied properties for new occupants	There is a social benefit derived from efficient release of under-occupied larger properties to allow families to meet their housing needs.	Smaller household occupation of larger properties promoted higher energy use than would be needed and good quality accommodation targeted to the needs of the elderly would be environmentally positive.

PUCKLE 6 – Good Design and Development Form in Pucklechurch Parish			Will ensure that development proposals have regard to the character of existing settlements within the Parish.
PUCKLE 7 – Environmental Performance of Buildings			Will make a contribution to net zero carbon objectives
PUCKLE 8 – Reusing Employment Premises and Sites PUCKLE 9 – Promotion of Live/Work Units PUCKLE 10 – Support for Home Offices and Extensions	More people working locally will create spin off benefits for local services.	A working community rather than a dormitory or retired community is more socially vibrant, vital and socially sustainable.	Greater employment opportunities within the Parish will reduce the need for residents to travel to work by car given the lack of public transport serving the area.
PUCKLE 11 – Farm Diversification	Despite proximity to Bristol, the Parish has an agricultural character and it is important to support the farms which remain to secure their economic future.	Farm diversification often results in socially-valuable local facilities such as shops and cafes.	Farm shops promote local food sourcing and supply, and is often partnered with sustainable farming practices to promote high quality food, which is good for the environment.
PUCKLE 12 – Employment and Skills Plans	Where local employment opportunities arise through new development it is important to ensure local people have an opportunity to access this employment and learn the skills needed for the jobs available.		
PUCKLE 13 – Leisure walking routes	High quality leisure walking routes especially if connecting to important green infrastructure can bring in visitors to support local businesses.	The settlements in the Parish have relatively little green infrastructure within them and so people rely on the countryside.	Promoting access routes to the countryside can be combined with efforts to connect habitats to strengthen nature.
PUCKLE 14 – Local Green Space	A key part of providing a high-quality local environment which is attractive.	Supports health and well-being for local residents.	Supports linked-up and improved green spaces and habitats and supports local alternatives in the Parish to reduce pressure on sensitive habitats.
PUCKLE 15 – Active Travel Routes		It is important that the walking routes that connect important facilities within the settlements of the Parish are safe and do not discourage walking.	Active travel means leaving the car at home and measures to promote it result in significant environmental benefits.
PUCKLE 16 – Better Bus Services for Pucklechurch Parish	A good bus service into Bristol and to nearby centres will improve employment opportunities for local people.	For people who do not own or drive cars, a good bus service is a social lifeline.	Use of public transport over the private car has clear environmental benefits in terms of reductions in carbon emission and in terms of air quality.

Meeting Basic Conditions

12. Neighbourhood plans are required to meet Basic Conditions one of which is that policies in the Neighbourhood Plan must be in broad conformity and must not conflict with the NPPF, guidance from the Secretary of State and with adopted local plans. Table 2 below provides references to the NPPF and adopted local plans which are relevant to and support the inclusion of policies within the Pucklechurch Neighbourhood Plan.

Table 2 – National Policy and Development Plan Support for Neighbourhood Plan Policies

Neighbourhood Plan Policy	NPPF December 2024 References	Adopted South Gloucestershire Development Plan Policy Support
PUCKLE 1 – Protection of Facilities of importance to the local community	NPPF Para 98, 100, 101 109, 110, 111, 128	Policy CS6, Policy CS14, Policy CS23, Policy CS24, Policy CS29,
PUCKLE 2 – Requirements for additional Local Community Facilities	NPPF Para 98, 100, 101 109, 110, 111, 128	Policy CS5, Policy CS6, Policy CS29
PUCKLE 3 – Affordable Housing Tenure	NPPF Paras 64-66	Policy CS18, Policy PSP39,
PUCKLE 4 – Housing Type and Size	NPPF Paras 64-66 and 71	Policy CS18, Policy PSP43
PUCKLE 5 – Accommodation for the elderly	NPPF Paras 64-66 and 71	Policy CS20
PUCKLE 6 – Good Design and Development Form in Pucklechurch Parish	NPPF Para 29, 115(c) 125(e), 129-130, 133-135	Policy CS1
PUCKLE 7 – Environmental Performance of Buildings	NPPF Paras 164-165	Policy CS3, Policy PSP6
PUCKLE 8 – Reusing Employment Premises and Sites	NPPF Paras 85-89 127	Policy CS5, Policy CS29, Policy PSP27
PUCKLE 9 – Promotion of Live/Work Units	NPPF Paras 86 (d) & (e), 88, 89	Policy PSP28, Policy PSP42
PUCKLE 10 – Support for Home Offices and Extensions	NPPF Paras 124-125, 127-128	Policy CS5, Policy PSP28, Policy PSP38
PUCKLE 11 – Farm Diversification	NPPF Paras 88, 89	Policy CS5, Policy 34, Policy PSP28, Policy PSP29, Policy PSP30
PUCKLE 12 – Employment and Skills Plans	NPPF Para 8	Policy CS12, Policy CS29
PUCKLE 13 – Leisure walking routes	NPPF Paras 109, 111 (d)	Policy CS8, Policy CS29, PSP10
PUCKLE 14 – Local Green Space	NPPF Paras 106-108	Policy CS2, Policy CS29, Policy PSP4
PUCKLE 15 – Active Travel Routes	NPPF Paras 106-108, 111 (d)	Policy PSP10, Policy CS29
PUCKLE 16 – Better Bus Services for Pucklechurch Parish	NPPF Paras 109-110	Policy CS6, Policy CS8, Policy CS29

Consultation with the Community

13. Engagement of the local community is regarded as essential in developing a vision and objectives for the future development of neighbourhoods and to provide the detailed information to support non-strategic policies that can make a difference to localities.
14. The Pucklechurch Neighbourhood Plan has been supported by engagement and consultation in a variety of forms. These included regular parish events and communications to keep the public informed and encourage people to bring forward their ideas, and a largescale community survey which attracted 641 responses. A full account of consultation and engagement on the Neighbourhood Plan is set out in the accompanying Consultation Report.

2. PROFILE OF PUCKLECHURCH PARISH

15. This section of the Neighbourhood Plan provides an overview of Pucklechurch Parish and sets the context for the challenges and opportunities facing the Parish.
16. Pucklechurch Parish is a civil parish in South Gloucestershire, the main settlement of which is the large village of Pucklechurch, 7.4 miles (11.9 km) east of the city centre of Bristol and 8.9 miles (14.3 km) northwest of the city of Bath. The hamlet of Shortwood is located to the west of Pucklechurch, close to the boundary with Bristol, whilst Parkfield is located to the north-west of Pucklechurch village. There is a line of smallholdings at the top of Coxgrove Hill.

The Long History of Pucklechurch Parish

17. Pucklechurch village is situated on a prominent landscape ridge that sits above Bristol and below the backdrop of the Cotswold escarpment. The Parish is rich in archaeological and historic assets from a Bronze Age Barrow Cemetery on Shortwood Hill to a World War II barrage balloon depot.
18. The earliest human activity in this area dates to the prehistoric period and evidence suggests it was inhabited during Roman times. It was of national importance in the Anglo-Saxon world being situated on the edge of the Kingswood Forest. By the mid AD 900s it was a substantial Saxon settlement and Royal administrative centre with a minster church. The Anglo-Saxon Chronicle records that King Edmund was murdered here in AD 946.
19. Aside from scheduled monuments, there is an abundance of listed buildings, as well as the remains of industrial activity relating to coal mining and clay works. There are 44 listed buildings across the Parish including the Grade I listed St. Thomas a Becket Church, as well as 3 scheduled monuments including the 19th century Brandy Bottom Colliery site, an important legacy of mining in the area. Nearby are the remains of Parkfield Colliery.
20. Today the Parish, which is predominantly Green Belt, is characterised by undulating fields with mature trees and hedgerows. It contains a mixture of land uses, including those for agricultural, equestrian, residential and industrial purposes. Other significant features include a landfill site, an underground reservoir, an industrial estate and HMP Ashfield. Residents have access to 3 pubs, 2 clubs, a recreation ground, 2 churches, a primary school, Spar post office, cafe and bakery.

Environmental Characteristics of the Parish

21. The main environmental context for Pucklechurch Parish is that of a tightly defined main settlement surrounded by agricultural land against the backdrop of the Cotswold escarpment. However, this is only part of the story, as a major defining influence to the north is the M4 motorway which runs along the boundary of the Parish and then severs an area to the north of the motorway from the rest of the Parish. Strategic development at Emerson's Green has led to boundary changes to remove land from the Parish in the northwest. The western part of the Parish remains in agricultural use and added to by the legacy of mining, landfill operations and a hard edge provided by the A4174 Bristol Ring Road and the urban area beyond. Pucklechurch village itself is located hard up against the southern border of the Parish with neighbouring Siston Parish.
22. Because of the Green Belt and the lack of transport infrastructure within the Parish, the drop off in activity and intensity of development from the urban area into the Parish is steep so that, a mile from the ring road, the character is clearly rural.

23. Views are important within Pucklechurch Parish – of the Cotswold escarpment and of Bristol. There is relatively little recreational space within the built settlements and so use of the countryside for recreational purposes is important.
24. There are no nationally designated habitats within the Parish and no Local Wildlife Sites. Nevertheless, the Parish is an important link in green infrastructure corridors running from north to south around the edge of Bristol and through South Gloucestershire, down to Bath. There may be scope to improve biodiversity within the Parish. There are hay meadows which may be of local importance.
25. The Recreation Ground is the main public open space. This was formerly a central fortified, enclosed area adjoining the former palace area called "The Burrell." The ground is directly between the village hall, the church and The Star inn. Many events are hosted on it throughout the year, including football and cricket matches and the "Pucklechurch Revel" family day and beer festival.
26. Regarding landmarks, two of the central buildings, Moat House and The Grey House are Grade II* listed. 15 monuments by the Grade I listed church are also listed.

Social and Economic context

27. The 2021 Census recorded a rounded population of 3,200 people living in Pucklechurch Parish, which was a 10% increase over the 2,904 people recorded in the 2011 census. Population trends across the period are complicated by the inclusion in the census of the inmates imprisoned within HMP Ashfield. The prison is an all-male establishment with capacity for 400 prisoners. The population gender balance of the Parish is therefore skewed by this with a male population of 55.1% recorded in 2021, and 51.3% in 2011. This reflects the growth of the prison population over the period. The effect of the prison population on Parish population statistics could be significant within an overall small population. If an assumed prison population was the maximum 400 and this was taken out of the 2021 results, the Parish population would be 2,800 and the male proportion would be 49.1%.
28. Pucklechurch village contains a church, a post office/spar, a small bakery, café, two pubs, Hairwaves hairdressers and Glam Squad beauty salon. With the benefit of some parking, these retail outlets are used by residents as well as visitors passing through the village. In addition, there is a pet crematorium, a number of stables and two care homes. Pucklechurch CE VC Primary School provides primary education. Shortwood has a Methodist church, pub, builder and septic tank specialist.
29. Pucklechurch Trading Estate, HMP Ashfield and the Certas/Puma Energy railhead (Westerleigh Terminal) oil terminal are the largest sources of employment in the Parish.

Key Infrastructure Context

30. Pucklechurch village contains some community facilities including a school, post office and medical practice but lacks many, meaning that people need to access essential services elsewhere, predominantly by using their cars. Some facilities which are lacking are difficult to secure if there is no market interest in providing them – shops, dentists, banks, leisure facilities. Pucklechurch has a small population (at present at least) and this means that some services will not be provided there. Providing good quality active travel opportunities and improved bus services is essential if people are expected to not travel everywhere by car.

31. The preferred strategy in the emerging South Gloucestershire Local Plan proposes significant development in Pucklechurch Parish and adjacent parishes with a general eastward expansion of the urban area of Bristol. The strategy envisages long term plans for 5,150 homes plus two sites providing employment, a primary school, local centre and park and ride across three adjoining Parishes. This would create a significant transformation in and around the western part of the Parish up to the ridge above which Pucklechurch village sits. The proposed development is on green belt and according to South Gloucestershire Council accounts for 66% of all proposed greenfield development. Parishes to the south could face similar situations. In this context, should it occur, then the opportunity to provide more essential services locally is clear.
32. The M4 motorway runs through the far north of the parish. However, the closest junction onto the motorway is junction 18 or 19 which are approximately four miles from the village. In 2017 plans were released to build a new junction just outside the village on the M4 (Junction 18A) with a link road running through the village linking the junction with the nearby A4174 Bristol Ring Road. If it becomes a committed scheme, this could bring transformational change to the Parish.
33. Only in the east, with views of the Cotswold escarpment and the Area of Outstanding Natural Beauty, are there significant environmental constraints on development.

3. OUR VISION AND DEVELOPMENT OBJECTIVES

Pucklechurch Parish Within a Wider Development Context

34. Pucklechurch Parish is characterised as a rural area on the edge of Bristol, set within Green Belt which washes over the Parish. The top edge of the Cotswold escarpment lies less than 4km by Public Right of Way from Pucklechurch Village and this forms a dominant landscape influence and setting for eastern half of the Parish.
35. The main historic settlement of Pucklechurch village sits above a lower ridge, at higher elevation than land in the west of the Parish. It is home to most of the population, with smaller settlements at Shortwood on the western boundary of the Parish and other hamlets scattered through the area. Development has been limited to areas within the established settlement boundary of Pucklechurch village, with development in other locations subject to Green Belt restrictions.
36. As already noted, the preferred strategy of the emerging South Gloucestershire Local Plan would bring transformational change to the Parish and adjacent parishes. Proposals to locate strategic development to the east of the A4174 in Pucklechurch Parish will effectively incorporate Shortwood into an expanded urban area. The plan proposes around 330 homes in Shortwood (2,760 homes, associated local facilities and employment site are planned outside the parish, but immediately adjacent to Shortwood). A further 2,000 homes plus employment sites and local services are proposed on land east of Lyde Green adjacent to the M4 (partially in Pucklechurch Parish).
37. Notwithstanding this, Pucklechurch Parish is already home to some significant employment provided through businesses located within the Pucklechurch Trading Estate, HMP Ashfield Prison, the Westerleigh Crematorium (just outside the Parish but close to Pucklechurch Village) and Oil Storage and Transfer facility.
38. There is a strong agricultural tradition in the Parish, which at present contains six farms. However, some of these have promoted their land for strategic development and several farms are partially included in the preferred emerging strategy. If these developments occur, it would change the character of the Parish significantly. It is not clear what function the remaining land which would separate allocation sites from Pucklechurch village would have and whether it would be viable for farming.
39. Previous engagement on the Neighbourhood Plan, undertaken before the Covid-19 Pandemic, reflected a context with apparent Green Belt permanence and only local needs to address. In this context of tight settlement boundaries and Green Belt beyond, issues raised by local people focused on providing sufficient local housing to allow population balance to remain and to dampen a general trend towards a predominantly elderly population. Alongside local housing that younger people can access, more local jobs and accommodation for home-grown businesses were considered to be important. It was considered important to encourage walking and cycling, and to retain essential community facilities. Pucklechurch village has two pubs, a couple of shops, a café, a church, a school, a recreation ground and two community facilities/clubs. Shortwood has a pub and church.

Challenges and Opportunities

40. Preparing the Pucklechurch Neighbourhood Plan in a potentially fast-evolving local plan context is a clear challenge. Given the Local Plan's preferred strategy to develop in Pucklechurch and adjoining parishes, it is important that the Neighbourhood Plan sets out clear local planning

objectives and provides robust information on community priorities and infrastructure needs, so that the best chance occurs of meeting them through future development.

What Matters Most to the Community

41. The Parish Council is a consultee on the local plan and makes responses to consultation documents as they arise. These can refer to the topics identified as being of concern to residents in previous community consultations, which the Neighbourhood Plan also addresses. These are:
- **Services and Facilities** – Protecting and improving local services and community facilities to make a reality of Pucklechurch village as a sustainable settlement and not a car-based commuter village where residents need to drive away to access key services.
 - **Development and Housing** – Ensuring that the needs of local people are met with the added aim of retaining and promoting a balanced community.
 - **Employment** – Recognising the significant number of small businesses run from home addresses in Pucklechurch and ensuring that they have options to flourish and grow.
 - **Environment and Open Space** – Enhancing links between settlements and with the countryside, and ensuring that important green infrastructure is protected and enhanced.
 - **Getting Around** – Providing a safe and attractive pedestrian and cycling environment to encourage active travel for daily needs. Promoting public transport that can be relied upon for daily work and education trips.

Forming the Vision and Objectives

42. The **Vision** has been informed by consultation and engagement with local people. Despite believing this vision remains the right one for the Parish as a whole, the western areas are now proposed for strategic development. If the Vision is to be achieved, a positive relationship between the existing Shortwood and future settlements will need to be achieved, as this part of the Parish would be urbanised. For other parts of the parish, action will be needed to retain the rural character of Pucklechurch, particularly in relation to through-traffic to the M4 avoiding congestion on the A4174.
43. The allocation of 60 additional homes on land on the eastern edge of Pucklechurch village is proposed in the emerging local plan. Other land is also being promoted by developers there. Limited growth to the east of Pucklechurch village would result in the settlement remaining tightly defined by a settlement boundary beyond which would lie Green Belt, separate from proposed areas of urban expansion in the west and northwest of the Parish. The Vision as set out previously would be more achievable in its environmental aspects for Pucklechurch village, with sustainable housing development, employment opportunities and transport options to meet local needs supported from strategic development occurring locally.
44. A set of **objectives** were also developed to bring the vision to reality. The objectives as set out could be achieved more easily with greater development in the Parish. The extent to which the last objective can be met will depend on local plan outcomes in the context of updated national planning policies.

Pucklechurch Neighbourhood Plan 2025-2042

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.

Objectives

1. 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.
2. 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.
3. 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.
4. Improve provision of facilities for children and young people so that they have access to local leisure facilities that are safe and age appropriate.
5. 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.
6. 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 minimized.
7. 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.
8. Protect locally important open spaces from inappropriate development, retain the rural character of the Parish that remains Green Belt and retain its historical environment.

4. COMMUNITY ASPIRATIONS

45. This section of the Neighbourhood Plan sets out aspirations for additional local community infrastructure, assets and services. The development of the Neighbourhood Plan has involved a wide-ranging conversation with the local community of the Parish. Through this dialogue, the community have raised important issues which they want to see tackled to improve their lives. Not all of these can be addressed by planning policies which are necessarily focused on influencing land use and development within carefully set limits. Wider community aspirations are set out in Table 3. The actions required to progress individual issues are indicated.

Table 3 – Community Aspirations and Priorities

Theme	Aspiration/Priority	Actions required
Community, Culture & Leisure	New fully-accessible, energy efficient community centre which provides the range of amenities needed to be a thriving hub at the centre of the community.	Parish Council to develop a project to build a new centre that can also generate income to support its financial viability.
Community, Culture & Leisure	New allotments	Secure provision for new allotments from new development proposals
Sport & Recreation	New play area at Shortwood	Parish Council to work with developers and others to ensure play provision is included in any proposal to replace the existing play area if lost to new planned housing development.
Employment/ Retail	Start-up business units and shared office workspaces for rent	Parish Council to work with South Gloucestershire Council, developers and others to ensure options for local and homeworking employment provision is integrated into any proposals for planned development.
Environment	Land at Leigh Farm	Parish Council to continue to work with South Gloucestershire Council and others to develop a new woodland and enhanced hay meadows, and to explore other options to increase biodiversity and benefit the wider community.
Health	Additional pop-up services particularly those aimed at prevention and advice on improving general health and well-being. Also, visiting services such as Chiropody	Parish Council to work with local health commissioners and Three Shires Medical practice to scope the potential for widening services. Parish Council/Three Shires patient participation group
Transport	A bus service to Pucklechurch.	Parish Council to continue work with neighbouring parishes to lobby for a new bus service from Yate to Longwell Green calling at Pucklechurch.
Traffic	Improve Traffic Management through Pucklechurch	Parish Council to work with South Gloucestershire Council to identify and prioritise locations where pedestrian and cycle safety from traffic requires improvement.

5. SERVICES AND FACILITIES

46. Engagement with local people on the development of the Neighbourhood Plan has created a clear understanding of local community infrastructure needs. The challenge is to demonstrate this need exists and to identify ways in which it can be met.

Neighbourhood Plan priorities for Community Infrastructure

47. The Neighbourhood Plan identifies important local sites in community uses and protects them from change of use where appropriate. It also identifies the type and pattern of community infrastructure required to maintain existing communities within the Parish and to address the need for additional facilities now, and if new development comes forward.
48. The policies map identifies the location of important local community uses and these are listed in Important local sites in community use. Local Community Uses are identified within the Use Classes Order as F2 Local Community Uses. There are no permitted development rights to change use from F2 uses. It is possible to regard certain developments as F2 uses if they meet certain conditions. The most relevant example of this is the ability to regard local shops selling a range of day-to-day goods including food as F2 if they are located at least 1,000 metres from the next nearest similar shop (and floorspace is smaller than 280 sq.m.).
49. Other facilities may be regarded as F2 Local Community Use dependent on how they are used. For example, a church is an F1 use but may be regarded as having a F2 use alongside if used by the community for wider purposes.
50. Neighbourhood Plan policies can seek to protect Local Community Facilities by identifying that they perform these uses and meet the relevant criteria and then identifying them as to be protected in policy.
51. Work has been undertaken to assess the number and use of community facilities in the Parish and to assess future requirements. This has been informed by a survey of organisations which operate infrastructure and delivery services in the Parish.
52. Table 4 lists buildings and sites in community use in the Parish, describes their function, assesses actions required to maintain and improve them to meet current and future requirements. Local service providers and operators of community facilities were contacted to determine whether current facilities and services are considered to be sufficient for current and future demands in the Parish. Where views were provided these are included. Whilst clearly providing some of the most important services to local people, the medical practice and the primary school centre, it is notable that these are not regarded as community uses in planning terms and so cannot be protected in the Neighbourhood Plan.

Table 4 – Sites within Pucklechurch Parish in Local Community Use and Other Uses

Community Facility	Use	Description and Use/Capacity
Pucklechurch Post Office and Shop	Local Community Use	<p>The post office is combined with a small Spar shop selling a range of essential goods including foods. The shop is small under 280 square metres floorspace and is located more than 1,000 metres from the nearest current alternatives, which are located in Emersons Green (Sainsbury superstore 2.4km), Mangotsfield (Tesco Express 3km) and Staple Hill Tesco (4.4km). There is another currently vacant retail unit at the same location, which may open soon.</p> <p>The post office provides the only (limited) means of banking and access to cash in the Parish. The post office is open full-time on weekdays and closes at 12:30pm on Saturdays.</p>
Three Shires Medical Practice	Commercial	<p>Nationally, GP practices are closing, leading to a higher ratio of patients to GPs. The practice operates across multiple sites and with variable working patterns. Within these constraints on providing robust parish-level information, the following is broadly indicated by the Three Shires Medical Practice as the availability of service for Pucklechurch Parish.</p> <ul style="list-style-type: none"> • 2700 registered patients. • Approximate 1.4 FTE General Practitioners • A ratio of 0.52 GPs per 1000 patients. <p>This level of GP provision of 0.52 compares to expected national standards (in the range of 0.6-0.7 GPs per 1,000 head of population.</p> <p>There is no additional funding from Government to increase the number of GPs regardless of population growth, so the ratio will be affected by population increase through whatever means this occurs.</p> <p>The Three Shires Practice has sufficient consulting space to accommodate a modest increase in patient list size, but workforce availability is at present the limiting factor.</p> <p>In terms of alternative practices, some patients in the Parish may be registered at Downend (DHG) and Emersons Green (Green Valleys Practice).</p> <p>The Three Shires Practice co-ordinates with these practices (and the Orchard in Kingswood) to provide a limited number of specific services such as Covid-19 vaccination and some health checks - using each other's premises to best effect.</p>
Pucklechurch CE VC Primary School	Institution	<p>Pucklechurch CofE Primary School is a one form entry, slightly below average sized, primary school. The number of pupils on the roll is normally in the order of 190. Usually there is limited spare capacity in each year but there is a spare classroom which provides resilience</p>

		<p>against unforeseen requirements. The Local Authority is responsible for allocating pupils to the school so the school is unable to provide any forecast for future pupil numbers.</p> <p>The school has found that Pucklechurch has a mobile population and as such the school finds that in general more pupils move out of the school than move into the school.</p> <p>The primary school caters for children aged 4-11 with a current student count of 185 and a standard year group intake of 30 pupils with seven year-groups (Reception class and Years 1 to 6).</p> <p>The Commissioning of Places Strategy 2023-2028 indicates little movement of population across the A4174 Ring Road to access primary school places, which implies at level of self-sufficiency as the base position in regard to primary school access in Pucklechurch village. If that is true, then it would imply that future planned housing development in Pucklechurch (such as the option for 60 dwellings referred to in the emerging local plan options consultation) could give rise to the need for additional school places (given current pupil count and school capacity).</p>
Pucklechurch Community Centre Hall	Local Community Use	<p>The Community Centre is run by the Pucklechurch Community Association. The centre provides ground floor disabled access to its facilities and a non-accessible first floor members club.</p> <p>The Centre contains a Main Hall which has capacity for 160 people and events in a variety of formats. There is a stage in the hall and there is a kitchen. There is parking for up to 60 cars.</p> <p>A separate meeting room has capacity for 20 people</p> <p>The Community centre is well used seven days a week by a wide range of local groups including a playgroup, short mat bowls, folk dance, gardening club, drama group, exercise class, band practice, dog training, indoor flying club, badminton, pickle ball and parties. Available bookings for the hall are predominantly limited to Saturdays and school holidays when the playgroup is absent. Hire of the small meeting room is restricted to outside playgroup hours.</p> <p>The community centre was built nearly 50 years ago and is reaching the end of its productive life. With issues over its limited facilities, accessibility and its lack of environment standards needed to address climate change, it no longer provides the amenities needed to be a modern, energy efficient thriving community hub. Not only should the building provide a safe and convenient space for community gatherings and facilities for sporting activities, it needs to be able to provide appropriate revenue to support the financial viability of the facility. A new community centre will enhance the use and enjoyment of the facilities and the wider Recreation ground by the community.</p>

Recreation Ground Sports Pitch	Local Community Use	<p>The recreation ground is a designated Local Green Space. The recreation ground comprises a single full-size grass football pitch (winter) and a full-size cricket pitch (summer) covering the same ground. There is a further grassed area used for Junior training (but not a junior-sized pitch).</p> <p>There are no floodlights for these pitches so they can only be used during daylight hours.</p> <p>There are two basic team changing rooms for same gender teams and a small additional room suitable for 2-3 opposite sex players/officials.</p> <p>The pitches at the recreation ground do not conform to standards meaning that should local teams be promoted to higher leagues, the pitches would not be usable for their purposes. Whilst this is being addressed it would be difficult to upgrade the pitches to some higher tier leagues.</p> <p>The following teams/clubs currently rely on use of the recreation ground as their home ground.</p> <p>There are 4 football teams:</p> <ul style="list-style-type: none"> • 2 adult male teams – Pucklechurch Sports and Pucklechurch Sports Reserves • A veteran's team – Pucklechurch FC Vets • 1 women's team – Pucklechurch Sports Ladies <p>For cricket, the adult first and second teams play on the Recreation Ground.</p> <p>In youth cricket, two ECB programmes, All Stars and Dynamos, together with mixed Under 11s and Under 13s.</p>
Recreation Ground Play Area	Local Community Use	<p>The children's play area is about 0.35ha and is located in the northeast corner of the recreation ground which covers 8.41ha. It comprises an accessible roundabout, toddler multi-play, rocker horse, rocker motorbike, slide, double swing, 2 bay mixed seat swing. This equipment does not meet current design requirements.</p> <p>A basketball net and teenage shelter are located elsewhere within the recreation ground. The recreation ground has eighteen benches in a range of conditions and styles.</p> <p>Car parking is available at the community centre and on-street. The space is not lit.</p> <p>The play area and all other named provision within the recreation ground is part of the designated Local Green Space.</p>

St Aldams Play Area	Local Community Use	<p>The play areas are incorporated into areas of a designated local green space of around 2.2ha. They comprise an aerial runway, double slide and remnants of a wooden trim trail which is at the end of its useful life. There is space within the play area for informal outdoor sports. New active play equipment to encourage active play especially with girls has been installed.</p> <p>There is a car park serving the play area. The walkway to the play area is lit but the space itself is not lit.</p>
Shortwood Play Area, Cattybrook Road, Shortwood	Local Community Use	<p>The Play Area is located on leased land and is accessed through a wooden gate from Cattybrook Road. Access routes to the site do not have a pavement. There is no parking at the site.</p> <p>The plot is a hedged field of around 1.01ha and the play area is located in the eastern part of the site, closest to Cattybrook Road (the remainder is mown grass). Play equipment comprises an Elephant rocker, Rocker horse, Slide, Double swing for toddlers, Double swing for older users (junior seats). The equipment does not conform to current design requirements. There is a bench and picnic table with built-in seats. The site is not lit.</p> <p>This play area is located within a housing/mixed use strategic allocation site included in the Regulation 19 South Gloucestershire Local Plan. The allocation policy would require improvement and enhancement of play facilities at this location.</p>
Eagle Crescent Play Area	Local Community Use	<p>The play area is around 0.41ha in area and is within a larger dedicated Local Green Space. It contains a wide range of equipment, some of which is older and does not meet current design requirements (* starred), and some equipment which is new. The equipment comprises an accessible carousel, three seat spinning carousel, wooden wall and basket-ball net* climber, multi-play (toddlers), multi-play (junior)*, play panels daisy rocker, rotator rocker, 1 cradle swing*, 2 flat swings*, talk tubes, Trim trail.</p> <p>There are three bench seats. Parking is available on street. The space is not lit.</p>
Parkfield Play Area	Local Community Use	<p>The play area is located in a hedged field at the end of Parkfield Rank and is around 0.21ha. Equipment comprises a roundabout, double swing, slide, elephant rocker and new junior goalpost. The equipment does not conform to current design requirements.</p> <p>There is limited parking. The space is not lit.</p>
St Thomas a Becket Church and Churchyard	Institution/confirm use of church facilities	<p>The church is 900 years old and is a Grade 1 Listed Building. It has a room which is available for community use and this is currently used by the Tower Pre-school.</p> <p>The churchyard is a closed churchyard and does not accept any new burials. A discrete cremation plot area is being developed.</p>

Pucklechurch Parish Burial Ground	Sui Generis	<p>The Parish Council burial ground is located behind the churchyard. All burial plots have been pre-purchased. 10 cremation plots are available for new customers. The Parish Council has no land to extend their burial ground. There is no other public burial provision in the Parish.</p> <p>In relation to Pucklechurch Parish Council's burial ground, the 2019 pre-purchase fee for a full burial plot for up to two burials with a 100-year right of burial and the first interment included (now fully sold) was £600.</p> <p>The closest cemeteries with provision for cremation remains and for new burials (within South Gloucestershire) are at Kingswood Remembrance Park (burials and cremation remains) and Filton (cremation remains only).</p> <p>The pre-purchase fee for South Gloucestershire Council Tax payers for the same facility at Kingswood is currently £2,760.80, but on a 50-year right of burial.</p> <p>(For comparison, the lowest cost plot (standard plot in lawn section) with first interment at Westerleigh is £3,180, also on a 50-year lease. The privately-operated Westerleigh Crematorium and Cemetery is located just outside the northern boundary of the Parish. It provides a commercial service to a wider area which local people can also access.</p> <p>If further interment space was to be provided within the Parish, future requirements could be calculated using a crude application of national average mortality rates of 7 deaths per 1,000 population per annum over the plan period to 2042 from now. Mortality rates have generally increased since 2000 (not related to the Covid-19 Pandemic).</p> <p>A very conservative approach would assume a constant population (ignoring projected growth and population ageing). This would result in 448 deaths within the Parish over the period. There could be more if planned development increases the population. An accepted assumption is that 20% of deaths result in burials and 80% in cremations. On this basis, there is a need for at least 90 burials spaces in Pucklechurch.</p> <p>Cremation Ashes are sometimes scattered or kept, so requirements for ash interments could be lower than the 358 expected cremations would suggest.</p> <p>If planning for new cemetery provision, it is best to do this strategically so that provision lasts a long time, ideally beyond the plan period so that the matter does not have to be revisited frequently. This might suggest seeking provision for at least double that indicated by the assessment above. The Parish Council has no plans for a new cemetery nor is there any provision in the preferred emerging strategy in the South Gloucestershire Local Plan.</p>
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Westerleigh Road Allotments	Local Community Use	<p>The Parish Council owns and administers an area of allotments at its allotment gardens on the Westerleigh Road. There are currently 31 tenants on the site. Owing to demand, lack of additional capacity and the site considerations, it has been necessary to subdivide plots and create non-standard sized plots with the result that three plots are larger than the standard ten poles (or approximately 250 square metres). The remaining 28 plots are smaller than standard, with half plots or third-size plots.</p> <p>The allotments do not have power and do not have a water supply.</p> <p>At present all plots are fully let and there is a waiting list of three people. Allotments holders are required to live in the Parish.</p> <p>The space provided for 31 allotment holders adds up to 5,474 square metres not including access roads (resulting in an average 177 square metres per plot). If allotment holders were able to garden standard- full sized plots, this would require a further 2,276 square metres of allotments provision (plus access roads). If the waiting list was also to be addressed, then a further 750 square metres on top of that would be required.</p>
Pucklechurch Village Sports and Social Club	Unique use (Sui Generis)	<p>The Sports and Social Club is private members club that was originally established as a prison officers club associated with HMP Ashfield. The club has a range of indoor social activities.</p>
Nursery/pre-school/Childcare	Commercial	<p>Pucklechurch playgroup offers part-time childcare provision at the community centre (with capacity for 27 children for 6 x 2+ hour sessions per week Monday to Friday mornings and Wednesday afternoon). Tower Pre-School in Pucklechurch church annexe (capacity for 12 children per 3-hour session with 8 sessions per week). The closest alternatives outside the Parish are located in Emersons Green (Busy Bees, 3.5km) and at Muddy Puddles at Blackhorse Road (4km).</p> <p>Pucklechurch playgroup has 7 on the waiting list while Tower has a healthy list</p>

Access to local services not provided in Pucklechurch Parish

53. **Dental Practices** – There are no dental practices (NHS or private) within Pucklechurch Parish. The nearest available dental practice is located at Emerson's Green (Mydentist, 5km) with another Christchurch Downend (7km).
54. **Police Service provision** – There are no police services based in the Parish. The closest police stations operating 7 days a week are located in Central Bristol (17km by road) and Patchway (19km). Part time Monday to Friday local provision is located at Fishponds (8km) and Chipping Sodbury (9km)
55. **Fire Service Provision** – There are no fire and rescue services based in Pucklechurch. The closest fire station is located 5.4km distance by road in Kingswood (operated by the Avon Fire and Rescue Service). The closest Gloucestershire Fire and Rescue Service facility is located in Yate (7.3km by road).
56. **Banks and Free 24-hour Cash Machines** – Despite the number of businesses located within Pucklechurch village and the surrounding area, there are no dedicated banking facilities in the Parish. The post office offers some limited banking services. There are no places in Pucklechurch to withdraw cash outside post office opening hours. The closest cash machine facilities are in Emersons Green (5km by road) and Mangotsfield (5km). The closest banks are in Kingswood (8km) or Yate (8km).
57. **Public Library** – There is no South Gloucestershire Council library provision within Pucklechurch and no volunteer Community Library provision. The nearest facilities are South Gloucestershire Council Libraries located at Emerson's Green (3.7km by road), Downend (4.8km), Staple Hill (6.3km) and Kingswood (6.7km).
58. **Leisure Centres and Gyms** – The nearest Leisure Centre to Pucklechurch is located at Downend (around 5.5km by road) but this is connected to the school and does not provide full public access. The closest private Leisure Centre provision is located at Emerson's Green (David Lloyd Leisure 3.5km by road). The closest public leisure centre is Yate Leisure Centre (8.4km).
59. **Youth Facilities** – Beyond Scouts/guides and limited cricket and football youth teams, there are no youth facilities within Pucklechurch. The nearest skate park is in Emersons Green and there is a small youth club at Wick (5km by road) and at the Armadillo Youth Centre at Yate (8km).
60. **Other outdoor Sports** – The nearest public outdoor sports field provision is located at Pomphrey Hill Playing Fields in Mangotsfield (2.9km) and Downend Sports Centre (5.5km by road). Within the Parish there are a number of sports clubs which use available pitches and, owing to demand, use facilities further afield. In accordance with relevant Sport England sports pitch policy standards, it is important that standards of provision of playing fields are maintained or enhanced to support an active and healthy local community in Pucklechurch.
61. **Tennis Courts** – The nearest tennis courts are located at the Rodway Hill Tennis Centre in Mangotsfield (around 4km).

Retention of Existing Facilities of Value to the Local Community

62. In the context of the potential for future development in the area and the development in adjacent areas already giving rise to increased use and pressure on local community facilities and services, it is important to understand the current provision and use of local community facilities and what is needed to maintain and improve them so they can continue to fulfil their important

functions. The Neighbourhood Plan identifies facilities in local community use and demonstrates their current use, capacity and future development needs.

63. Neighbourhood Plan policy seeks to retain community facilities in community uses and will expect new developments to contribute towards improvements where they are likely to give rise to increased demands on their use. Pucklechurch Parish Council will continue its wider engagement with key partners to ensure local community facilities are improved over time.

PUCKLE 1 – Protection of Facilities of importance to the local community

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.

This policy applies to the facilities listed below (which are detailed in Table 4 – Sites within Pucklechurch Parish in Local Community Use) and shown on the policies Map:

- 1) Pucklechurch Post Office and Shop
- 4) Pucklechurch Community Centre Hall
- 5) Recreation Ground Sports Pitch
- 6) Recreation Ground Play Area
- 7) St Aldams Play Area
- 8) Shortwood Play Area
- 9) Eagle Crescent Play Area
- 10) Parkfield Play Area
- 11) St Thomas a Becket Church and Churchyard
- 12) Pucklechurch Parish Burial Ground
- 13) Westerleigh Road Allotments
- 14) Pucklechurch Village Sports and Social Club

Priorities for new community infrastructure

64. 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.

65. 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.

Policy Considerations

66. 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.
67. 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.
68. 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 EV charging points to serve local businesses.
69. 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. 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:

1) **Community Centre** – Redevelopment of the existing community centre to provide a modern community hub designed 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 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.

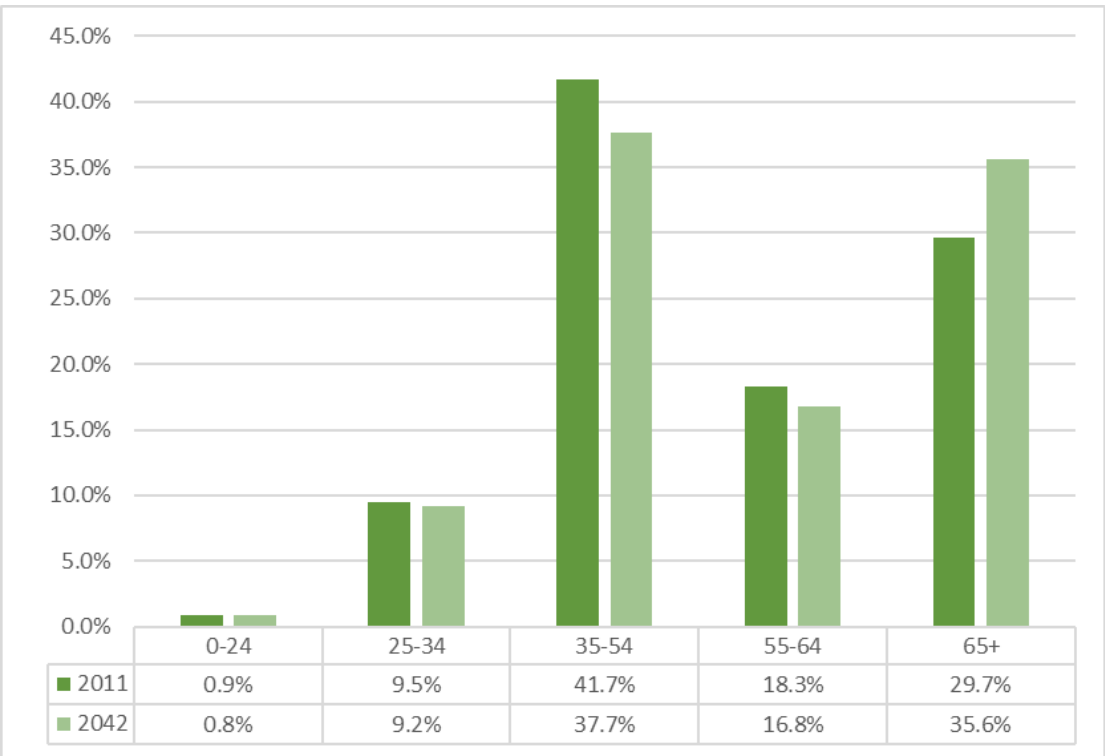
6. HOUSING

71. Consultation on the development of the Neighbourhood Plan has identified local concern over the lack of available affordable housing to enable Pucklechurch to maintain itself as a balanced community, with clear risks perceived that the Parish could become an enclave for the elderly. Population change in the Parish bears this out, with an increasing proportion of the population in retirement and a distribution of population increasingly concentrated in older age cohorts, and this is set to continue into the future according to household projections.

Population

72. Between 2011 and 2021, the population of Pucklechurch Parish grew by 304 people in terms of headcount, but by only 34 households. The population headcount includes around 400 prisoners at HMP Ashfield but they are regarded as living within a communal establishment of one household. This prison population affects age distribution and the gender split of the population. It is understood that the prison population consisted of approximately 334 young offenders in 2011 (when the prison was a young offenders institution) and so this would have led to a younger age profile in the Parish than at present.
73. In 2023, a boundary change took place to remove a small area from the Parish. The 2021 population of this area is only 7 people.
74. Figure 2 shows household projections for Pucklechurch Parish from 2011 to 2042. It is anticipated that, by 2042, the proportion of population in each age cohort below the age of 64 years will decline, whilst the proportion aged 65+ years will grow significantly. This may significantly change with the emerging preferred strategy in the South Gloucestershire Local Plan.

Figure 2 – Household projections for Pucklechurch, 2011-2042



Source: ONS, Census 2021

75. At present, if and when new limited amounts of housing become available, the young and those with lower incomes are not well placed to secure it without assistance, outbid by incomers or by local people who have equity from houses they can sell. Supply is not therefore the only issue, but the form and tenure of housing are important too. The young need houses that can become their first home, families need room to grow in larger homes, and the elderly who, more than most, are living in larger homes with spare rooms, increasingly would like attractive options to downsize.
76. Using the number of bedrooms occupied by each household, the census calculates whether households have 'spare' bedrooms or have too few bedrooms to meet their needs. Figure 3 shows the results from the 2021 census for Pucklechurch. On this measure, most households in Pucklechurch, as in across South Gloucestershire, have bedrooms spare. It should be noted that this takes no account of floorspace for the home as a whole.

Figure 3 – Occupancy of housing in Pucklechurch, 2021



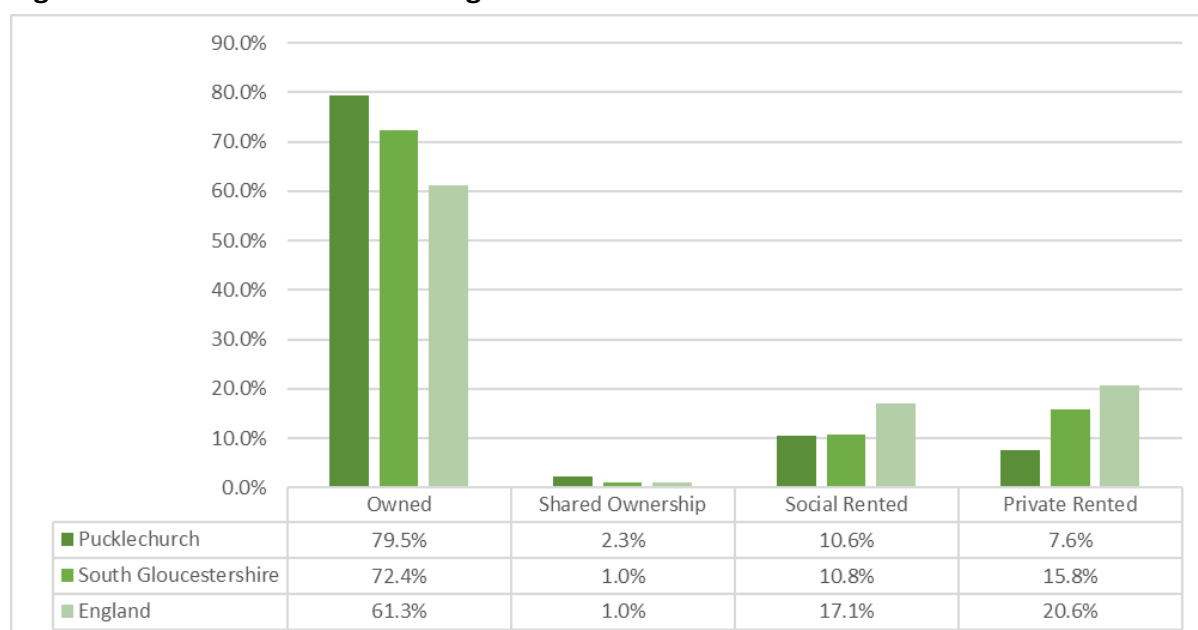
Source: ONS, Census 2021

77. In planning terms, there is a great difficulty in providing new homes to meet local needs. Pucklechurch Parish contains extensive areas of the Green Belt with the boundary tight to the Pucklechurch Village settlement edge. Under Green Belt rules, there is no land adjacent to the settlement which could be developed. The Neighbourhood Plan does not have the power to alter Green Belt or to allocate land for housing development within the Green Belt. There is no spare land within the settlement for local housing allocations.
78. Pucklechurch Parish is subject to wider housing pressures from nearby Bristol. Significant developer interest has been promoted within Green Belt sites. South Gloucestershire's emerging

local plan will set out a spatial strategy to meet strategic and local housing land supply and housing delivery requirements. The recently published emerging preferred strategy in the South Gloucestershire Local Plan proposes up to 1,390 new homes in the Parish with a further 3,760 immediately adjacent to the Parish on currently designated Green Belt. Green Belt boundaries will be redefined in the plan.

79. Whilst strategic spatial strategy is formulated, examined and eventually adopted, the Neighbourhood Plan can find ways to support new housing development within the Pucklechurch Village, through conversions of houses to flats and infill development. A design code has been prepared to assess the potential for infill development and conversion in the different character areas which make up Pucklechurch.
80. As the emerging local plan proposals include land for housing within Pucklechurch Parish, then Neighbourhood Plan policies would have a potentially important influence on how that housing is delivered. This would be through design considerations addressed in Neighbourhood Plan policies and through robust evidence on housing needs to support policies on the nature of affordable housing products, on affordable housing tenures and on the size and type of housing required to meet the needs of the local population over the Neighbourhood Plan period. To provide the robust local evidence required, AECOM were commissioned to prepare a Housing Needs Assessment for Pucklechurch Parish, which was completed in April 2023.
81. Figure 4 shows the ownership and rental position of housing in Pucklechurch Parish, drawn from 2021 Census information. 79.5% of housing is owned (44% is owned outright and 35% with a mortgage). The private rental market is small and much smaller than in South Gloucestershire more generally and England as a whole. Social Rent makes up 10.6% of housing, similar to South Gloucestershire but well below the England average.

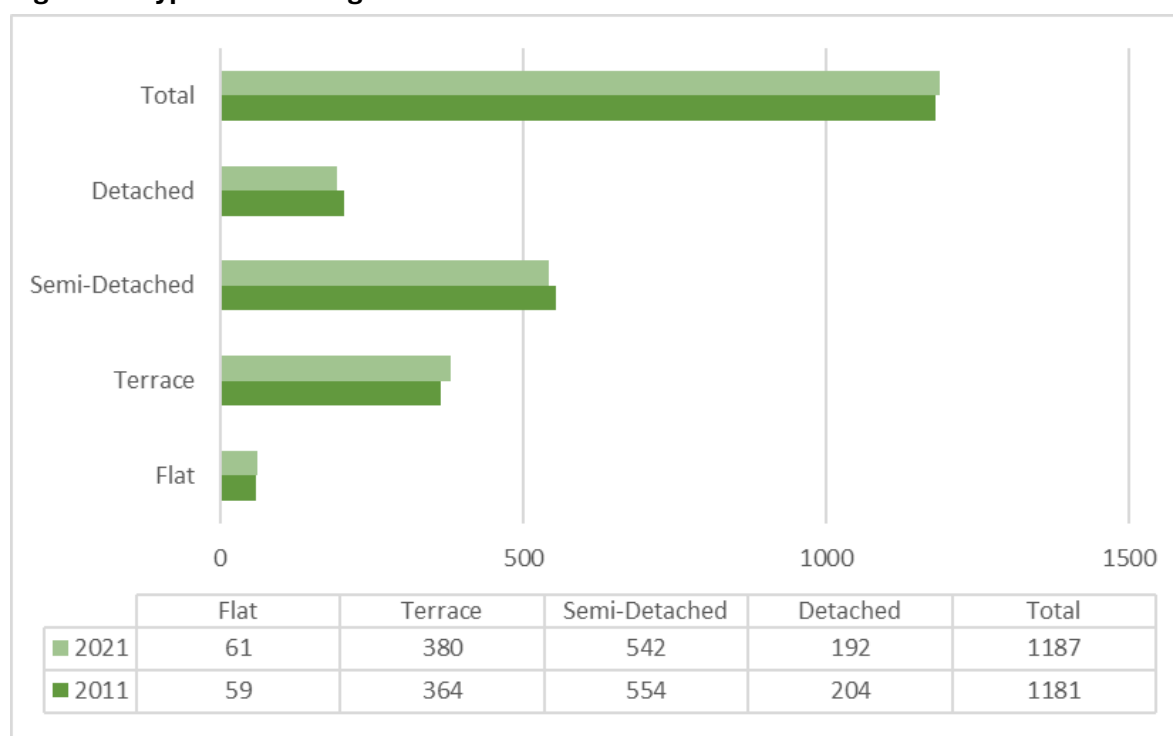
Figure 4 – Tenure of current housing in Pucklechurch Parish



Source: ONS, Census 2021

82. Very few households in the Parish live in flats (just over 5% in 2021) according to the census. Figure 5 shows the distribution of different kinds of properties lived in by local people.

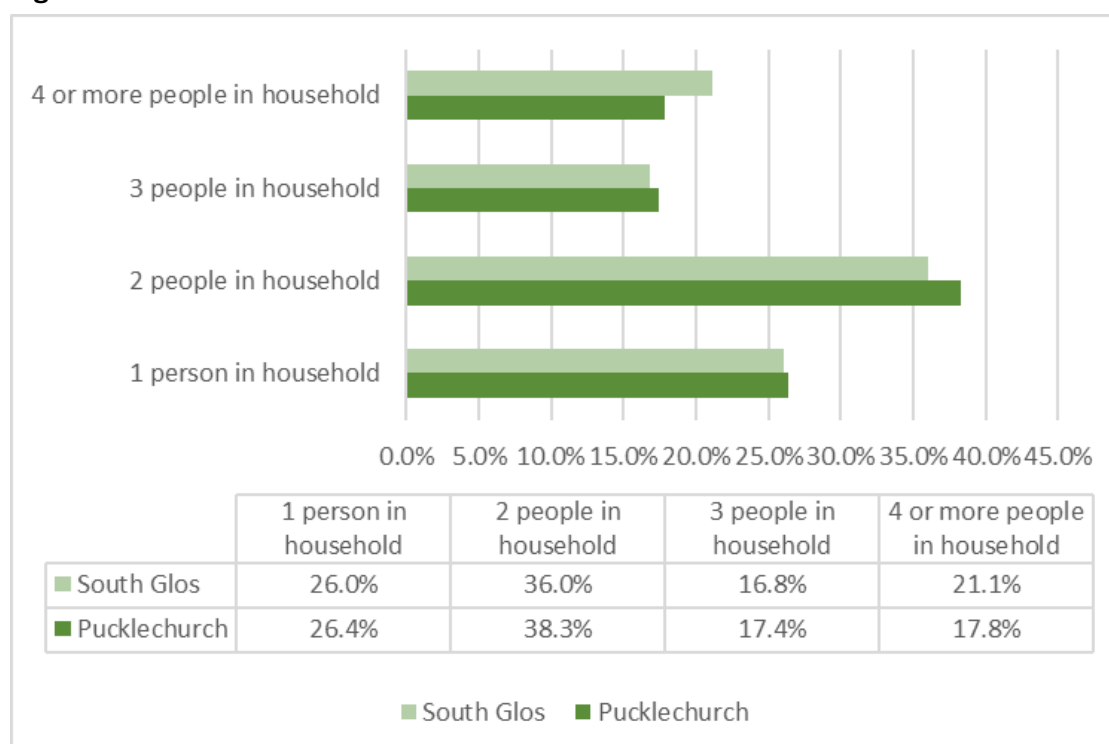
Figure 5 – Types of housing accommodation in Pucklechurch Parish



Source: AECOM Housing Needs Assessment

83. Figure 6 shows 2021 census information on household size in Pucklechurch Parish. Pucklechurch Parish has fewer larger (4+ people) households than South Gloucestershire as a whole but otherwise is similar with well over 60% of households containing one or two people.

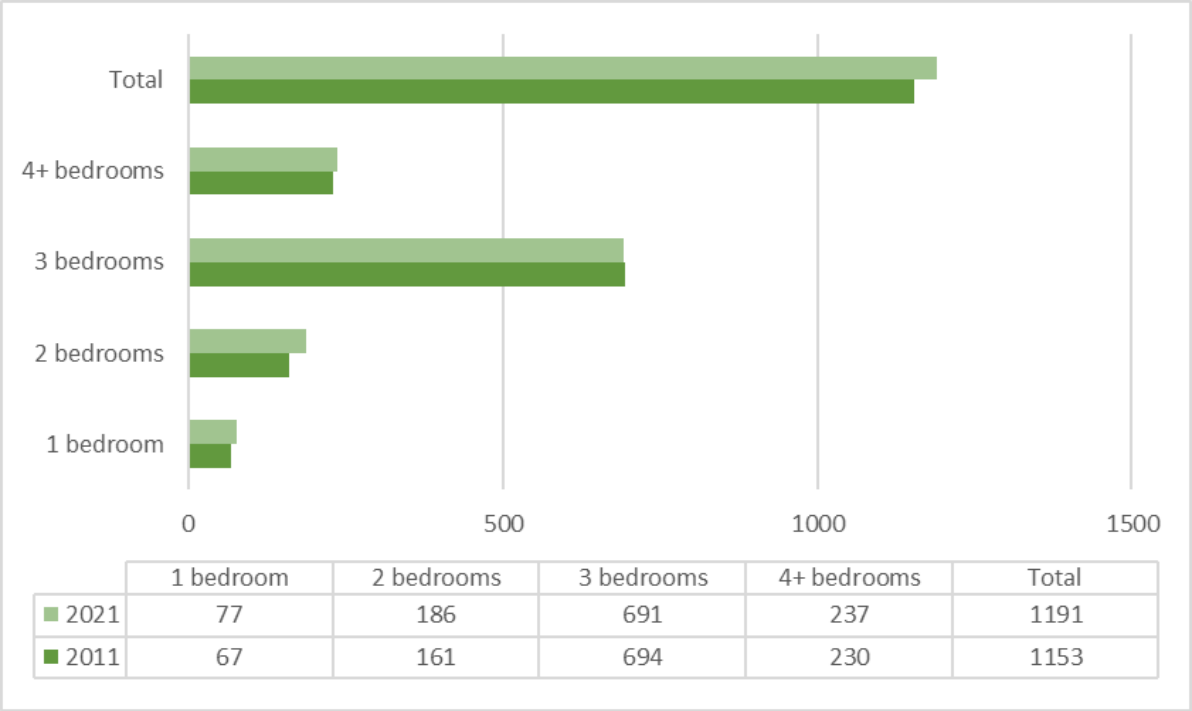
Figure 6 – Household Size in Pucklechurch Parish



Source: ONS, Census 2021

84. Figure 7 shows the size of homes in Pucklechurch Parish expressed in terms of the number of bedrooms each home has. For the most part, 3-bedroom and 4+ bedroom homes form the bulk of housing provision in Pucklechurch (78% of the total in 2021). In comparison to the rest of South Gloucestershire and to England as a whole, Pucklechurch Parish has a smaller proportion of 1-bedroom, 2-bedroom and 4+ bedroom homes and a significantly larger proportion of 3-bedroom homes.

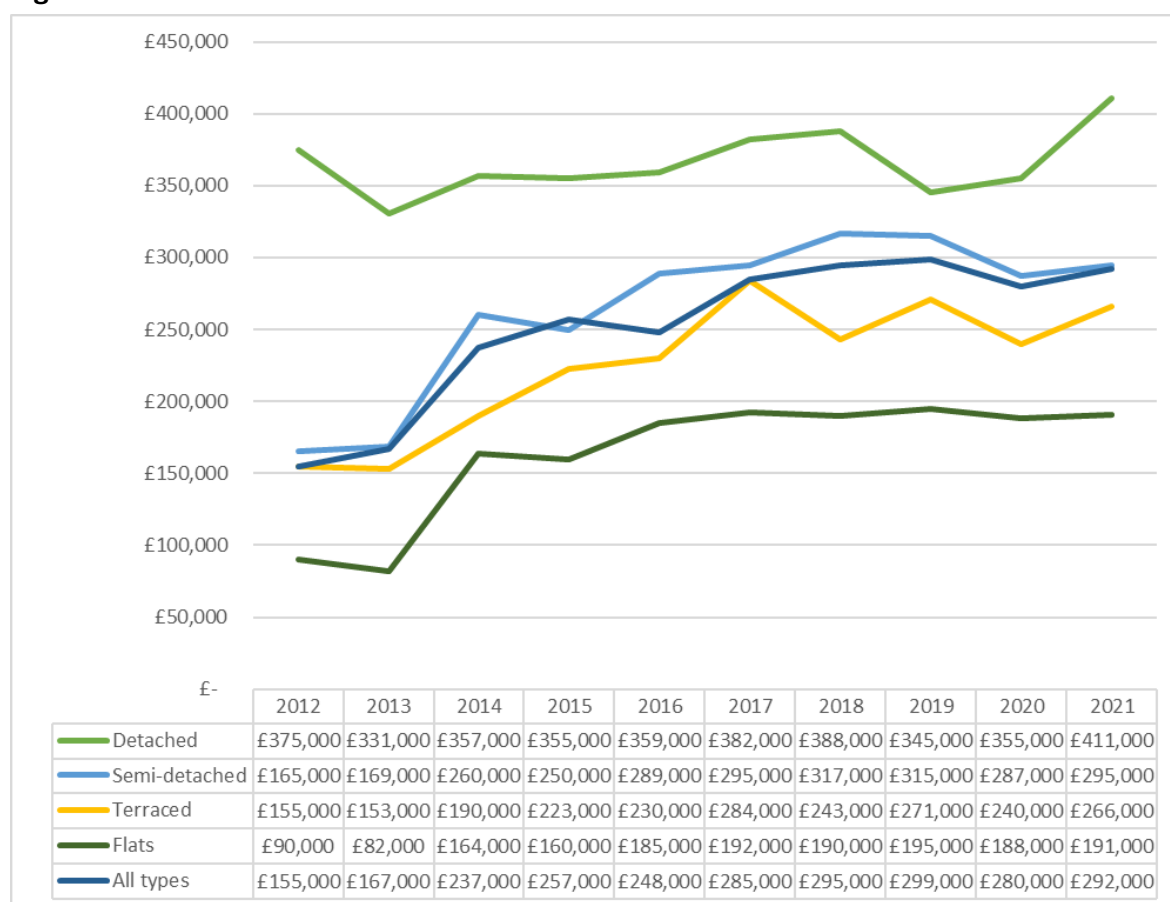
Figure 7 – Size of homes in terms of bedrooms



Source: AECOM Housing Needs Assessment

85. Figure 8 shows house price trends over the period 2012-2021. The volume of transactions is not presented. A low number of transactions may account for large fluctuations in prices during the period, as a large volume would smooth out changes in value. It is also possible that new housing provided in a specific form could significantly change prices for some types of properties. For example, larger retirement flats might lead to a significant increase in the average price of flats. Also, the development of new detached houses which are in fact small in floorspace/plot terms, might mean that the price of larger homes does not increase significantly over those existing with larger footprints.
86. Within potential limitations however, it is clear there has been a very significant increase in house prices in the Parish since 2012. Anyone wishing to buy a home in Pucklechurch Parish would face these average prices.

Figure 8 – House Price Trends in Pucklechurch Paris 2012-2021



Source: AECOM Housing Needs Assessment

87. The above data in Figure 2 through to Figure 8 show that, by and large, homes in Pucklechurch Parish are predominantly larger in terms of bedrooms. Many are owned outright by a population weighted towards older retired age groups living in smaller households. House prices have increased significantly in recent times, particularly for flats, terraced properties and semi-detached, which might be regarded as the smaller properties. Very few homes in the area are small flats and small houses (in terms of bedrooms).
88. In this context, the Housing Needs Assessment examined the income profile of local residents in in order to assess their ability to acquire housing at market prices for sale and for rent. Figure 9 shows the results of this analysis, taken from the report.

Figure 9 – Income and access to housing in Pucklechurch Parish

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £44,700	Affordable on LQ earnings (single earner)? £16,788	Affordable on LQ earnings (2 earners)? £33,576
Market Housing						
Median House Price	£263,248	-	£75,214	No	No	No
Estimated NA New Build Entry-Level House Price	£225,189	-	£64,340	No	No	No
LQ/Entry-level House Price	£224,999	-	£64,285	No	No	No
LA New Build Median House Price	£263,696	-	£75,342	No	No	No
Average Market Rent	-	£14,400	£48,000	No	No	No
Entry-level Market Rent	-	£12,000	£40,000	Yes	No	No
Affordable Home Ownership						
First Homes (-30%)	£157,632	-	£45,038	Marginal	No	No
First Homes (-40%)	£135,113	-	£38,604	Yes	No	No
First Homes (-50%)	£112,595	-	£32,170	Yes	No	Yes
Shared Ownership (50%)	£112,595	£3,128	£42,595	Yes	No	No
Shared Ownership (25%)	£56,297	£4,691	£31,723	Yes	No	Yes
Shared Ownership (10%)	£22,519	£5,630	£25,200	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£7,124	£23,723	Yes	No	Yes
Social Rent	-	£5,200	£17,316	Yes	Marginal	Yes

Source: AECOM Housing Needs Assessment

Housing Affordability and Tenure

89. The data shows that households with an average household income for the Parish cannot afford to buy a home in the Parish even if at lower quartile entry level housing prices. These households can afford local average market rents however.
90. Should affordable home ownership be delivered locally in accordance with the Government First Homes requirements, then a discount of at least 40% would be required to make it affordable to local households on average incomes. Affordable home ownership through shared equity arrangements would also be affordable to local households on average incomes with a 50% stake.
91. For two-income households on lower quartile incomes, First Homes with a maximum discount of 50%, shared equity homes with a maximum 25% ownership stake, and affordable rent/social rent housing would be affordable.
92. For single earner households on lower quartile incomes, local housing is not affordable in any form without additional housing benefit support.

Local Connections

93. Given housing market conditions, it is important that affordable housing provision meets local needs and this means adopting a local connections requirement for access to affordable housing. This is set out in Figure 10.

Figure 10 – Local Connections Requirement for Access to Affordable Housing

Affordable housing as defined in the NPPF shall be offered first to people in recognised housing need who meet the following criteria:

- has been resident within the Parish of Pucklechurch for a continuous period of three years within the preceding five years or six months in the preceding twelve months other than not of their own choice (not including serving with regular armed forces of the Crown) or
- is permanently employed within Pucklechurch Parish or is moving to the Parish to take up an offer of permanent employment or
- has a close family member (e.g., parent or adult child or sibling) who is living and has lived in the Pucklechurch Parish for a continuous period of five years immediately preceding the date of advertising the Affordable Dwelling or
- Because of special circumstances

Note - If no local candidates for the property then it shall be offered to people in housing need in adjacent parishes. Should there still be no take up, the offer will be extended to people in the wider South Gloucestershire Council Area.

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. An affordable housing tenure mix is set out in South Gloucestershire Affordable Housing and Extra Care Supplementary Planning Document (2021), which is in accordance with the South Gloucestershire Housing Needs Assessment (2023). It recommends a split of 67% social rent to 33% shared ownership.
95. 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.
96. The Pucklechurch 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. The Housing Needs Assessment identifies the need for social rent housing provision to meet lower quartile income households living in the parish.
97. Reflecting the potential contribution from existing affordable rented properties in the parish, the Housing Needs Assessment identifies a lower 50% affordable/social rented property element for affordable housing to meet locally identified parish needs. The remaining 50% would be for affordable home ownership. 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.

98. The Government has removed the obligation for the provision of First Homes and so affordable home ownership would be provided in accordance with South Gloucestershire Council requirements. In relation to shared ownership, the Pucklechurch Housing Needs Assessment indicates the discounts and equity stakes needed to make these schemes work for households in Pucklechurch Parish.
99. 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, where relevant, 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 local housing needs which indicate the following recommended split to best meet affordable local housing needs:

- a) Low cost homes for sale, provided as the first 35% of affordable housing within eligible schemes and where these include discounted market sales housing, they should be made available with a minimum 40% discount.
- b) Shared ownership homes should comprise 15% of affordable housing with minimum equity stakes informed by the most up-to-date evidence base.
- c) Social and/or 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, new affordable homes should be offered to local people who meet the local connections requirements set out in Figure 10.

Housing Type and Size to meet local needs

100. Three basic propositions were mentioned at the start of this chapter. Young households need a start in a home of their own; families need to come to Pucklechurch Parish or stay in the Parish and grow in homes with suitable flexibility; and, elderly people may want attractive options to downsize.
101. What does this mean for the types and sizes of house needed in Pucklechurch? The Housing Needs Assessment presents a suggested mix based on responding to or maintaining identified trends and conditions. The Neighbourhood Plan consultation revealed a desire to change the future, to avoid predicted outcomes through the achievement of a more balanced community over time.

Family aged households

102. Affordability needs to be considered alongside needs. The Housing Needs Assessment recommends a focus on 3 bedroom and larger 4+bedroom homes as a reflection of the affordability of local housing. Family aged households are included within an age range stretching from 25 years old to 64 years old, which is wide.

103. Households may have one or two members in employment and they may have children or young adult residents. Accommodation needs to be sufficiently flexible to allow working from home in terms of office working space.
104. Also, the Neighbourhood Plan encourages home-based businesses and so live-work arrangements would be supported to achieve this aim. This is addressed in the Employment chapter of the Neighbourhood Plan.

Young households

105. The starting difficulty with housing for the young is their lack of ability to compete for housing against higher income households and households with significant housing equity. For the young, affordable housing to buy and to rent is needed. Local connections criteria are needed for First Homes and for other forms of affordable housing, to increase access by the local population, so that a balanced community can be maintained.
106. In addition, policies which are supportive to the creation of flats and shared housing are appropriate to provide options for young people to live independently in the Parish.

Options for the elderly

107. Data on over or under-occupancy of homes is of limited use as it takes no account of the size of the home in floorspace terms. People who have retired, potentially own their house outright and might consider downsizing, are unlikely to want a one-bedroom flat of the kind the market offers (usually small and lower quality entry level provision unless within a higher quality care development). Downsizing alternatives need to be attractive and capable of accommodating possessions built up over a lifetime and enable family visitors to stay.
108. For the elderly, 2-bedroom properties are needed, but they must be spacious and good quality. If elderly households vacate larger properties, then this may free up some larger properties for families. More generally, in the delivery of new housing, there should be a focus on ensuring that as much housing as possible is adaptable for lifetime use which means that as people's capabilities change, housing remains appropriate for their needs including single story properties.
109. Specialist accommodation can also play a role in meeting the needs of the elderly in Pucklechurch Parish. The 2021 Census says that 342 people living in Pucklechurch Parish are aged 75+ years. Based on predictions in the Housing Needs Assessment, this could grow to 521 people in that age group by 2042. Around 44% of the households in this group will own their home outright.
110. Some households will require support either through adaptations, sheltered or retirement living or through housing with care. The Housing Needs Assessment predicts a requirement for between 45 and 58 specialist accommodation units for the elderly over the Neighbourhood Plan period to 2042. However, it questions whether the settlement provides sufficient local facilities to enable this accommodation to be provided in the area and suggests that neighbourhood residential care needs may be better met in adjacent areas of Bristol.
111. Residential care homes provide further accommodation options for some elderly people, in particular those aged over 75 years. These provide institutional accommodation in which residents are not regarded to be living independently. The accommodation is not regarded as housing in planning use class terms. Based on the projected household profile to 2042, the

Housing Needs Assessment predicts the need for 12 additional care home beds to serve the needs of local people in the Parish.

Policy considerations

112. 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.
113. 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 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.

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 (Use Class C3) or extra care (Use Class C2) homes 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.

7. GOOD DESIGN AND COMPLEMENTARY DEVELOPMENT

114. Built development in Pucklechurch Parish should help to conserve and enhance existing positive character features within Pucklechurch, Shortwood, other settlements and the countryside. There is complexity to manage in that Pucklechurch Parish lies almost wholly within the Green Belt in its own agricultural and 19th Century mining landscape, looking east to the Cotswold escarpment yet also looking west to the Bristol urban area and Emerson's Green.
115. Within the main settlement of Pucklechurch village there are a range of built development styles, and some significant commercial and institutional development. A historic core and 20th century housing development sit next to green belt land on all sides. At Shortwood and Parkfield, existing housing is also within the Green Belt, While the preferred emerging strategy in the South Gloucestershire Local Plan envisages 60 houses on land on the boundary of Pucklechurch village, Shortwood would be significantly affected by the plans for 5,150 homes plus two sites providing employment, a primary school, local centre and park and ride in or adjacent to Shortwood, on land currently located within the Green Belt.
116. As noted above, the emerging South Gloucestershire Local Plan preferred spatial strategy option is to expand the urban area of Bristol across the A4174 ring road east into Pucklechurch and adjacent parishes, with potentially transformational effects on the area. It is therefore important to also consider how future development should relate to existing development in design terms, if the Green Belt changes and strategic development occurs through the South Gloucestershire Local Plan.
117. AECOM were appointed to prepare design codes to provide clear guidance for new development within and adjacent to current built development in the Parish. Whilst the spatial strategy options were not known at the time of this work, AECOM were briefed to consider how development on land adjacent to existing settlement should be planned to protect existing character features and existing amenities. The Design Guidance and Codes report (August 2023), prepared as a supporting document to the Neighbourhood Plan, has identified a number of area-wide design codes and a series of character area design codes for seven Character Areas identified in the Parish.

Character Areas

118. Seven different character areas within the Parish's built settlements have been identified to establish prevalent approaches to materials use and architectural details and to density and built form. The character areas identified within Pucklechurch Parish are shown in Figure 11.

The Conservation Area

119. The approach taken by South Gloucestershire Council in its Pucklechurch Conservation Area Supplementary Planning Document is recognised, which identifies four different character areas within the Conservation Area. This provides more depth of information than the Neighbourhood Plan Design Guidance and Codes Report. Table 5 sets out general design codes to ensure the character of the Conservation Area is maintained and enhanced. Design Guidance in the Conservation Area SPD will take primacy where there is any doubt over requirements.

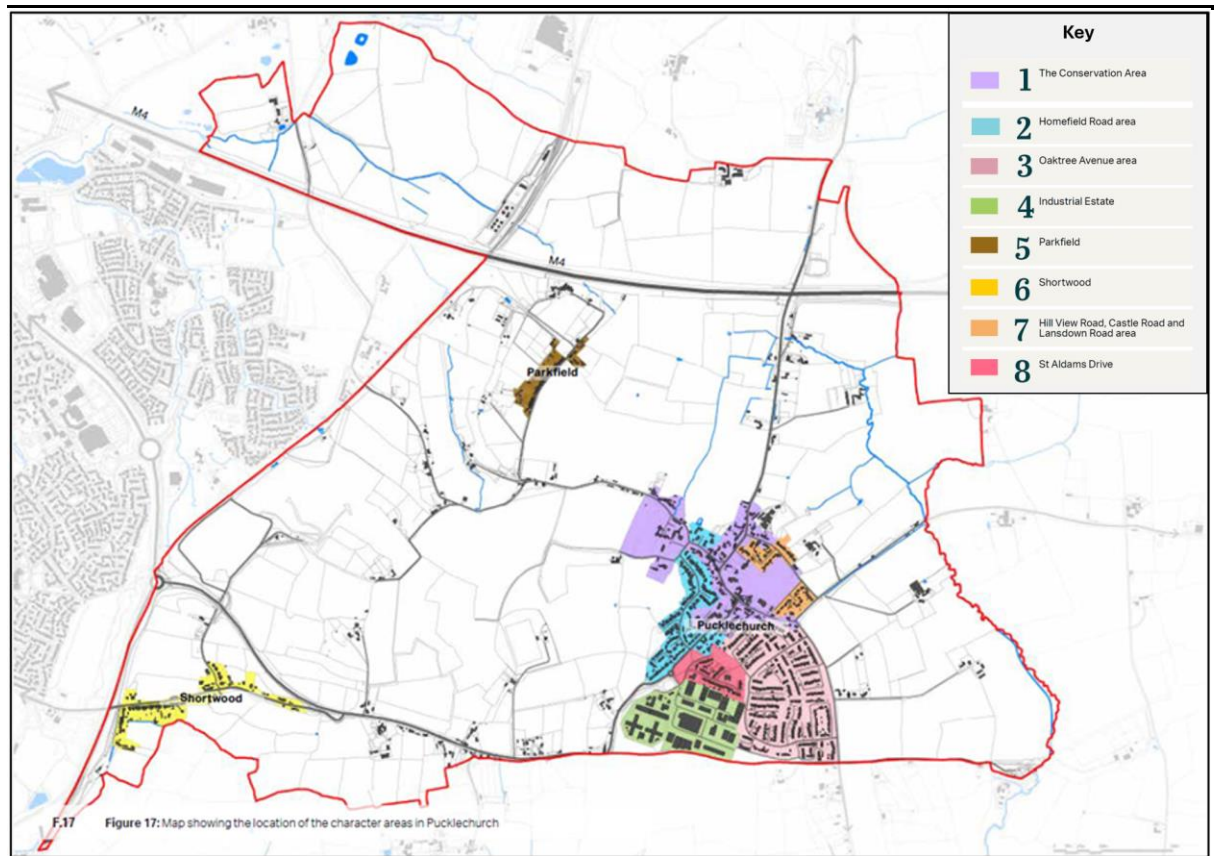
Homefield Road Area

120. The area extends back from the main road through the village through suburban streets to the settlement edge. The predominant form of development is 20th century brick-built bungalow housing and these are typically set well within their plots, with front gardens. Low building height

and set-back housing with gardens to the front create an open and spacious environment. The area closest to the main road feels more urban owing to traffic and the stronger presence of highway infrastructure. This quickly becomes a quiet environment toward the settlement-edge.

121. Design Codes for the Homefield Road Character Area seek to ensure that new development reflects surrounding plot-design (including set-backs), roofscapes and densities, which are lower. Reflecting the quick transition from village core to settlement edge through this area, sightlines to the countryside through existing and any new development should be maintained to retain rural character.

Figure 11 – Character Areas identified in Pucklechurch



Source, AECOM Design Guidance and Codes, 2023

Oaktree Avenue

122. Development in this area is predominantly a housing estate built in the 1960s. It follows a Radburn style design approach based on dwellings positioned so that frontages open onto high-quality shared landscaped green space with pedestrian-only access. These spaces are valued play spaces for children, free from traffic and so are highly valued.
123. To the rear, small gardens are provided backing onto access roads where parking is provided. This arrangement leads to visible high garden fences of different designs. As gardens do not meet back-to-back, there is less bottom of the garden tree planting that is often used to screen properties from those facing. Rear conservatories and outbuildings are generally more visible. The public area to the rear is also where bins are kept. Parking spaces are insufficient for modern levels of car ownership.

124. Properties are typically two-storey chalet buildings. Some have developed dormer-extensions, which can alter the appearance of the design significantly. Variation in dormer-design from house to house has also led to arguably negative impacts where these are juxtaposed.
125. Greenways and walkways are an important feature of the area. Despite being developed on open space, more recent development of three-storey apartments have maintained the general approach to landscape provision and are regarded as successful.
126. Design Codes focus on continuing provision of active travel routes through green walkways and cycle routes, with the need for passive surveillance build into development design. Provided that it is in keeping with existing development, the area is regarded as being capable of accommodating higher development densities within and adjacent to it than other parts of Pucklechurch. Where it can be controlled, more consistent approaches to development of dormer extensions in existing Radburn-styled properties should be sought.

Industrial Estate

127. The industrial estate is in many ways at-odds with the remainder of the settlement and is a clear legacy of former military uses in the area. Because of the differences in scale and of activities within the industrial estate from the rest of Pucklechurch, the design codes focus on seeking to mitigate or control the impacts of development here on adjacent areas, through codes on building-heights, boundary treatments and parking provision.

Parkfield

128. Parkfield is a long terrace of two-storey houses at the top of Coxgrove Hill which was built to provide homes for miners at the nearby colliery in an otherwise rural landscape with expansive views. The public realm to the front of the terrace is dominated by car parking. To the rear are private gardens and the whole is situated within the Green Belt.
129. Design Codes focus on how new development should be designed if this area experienced new development in future. A priority would be to respect existing building heights and to ensure appropriate parking provision on plot in new development adjacent to the character area. The development within the character area is regarded as higher density which would support similar approaches in new development.

Shortwood

130. Shortwood is a separate settlement within Pucklechurch Parish, located in a different geographical context, lower in topography, adjacent to the urban area, with higher traffic levels passing through at peak times, yet also washed over by the Green Belt. Shortwood has developed over a long period of time along the roads within the settlement, making it linear. Many properties line the roads and there are in many places no properties behind them, giving direct views to the rural landscape. Buildings are two-storey for the most part.
131. The design codes were prepared prior to recently published draft spatial strategy options, one of which would propose significant new planned housing and employment development next to Shortwood both in Pucklechurch Parish and in Siston Parish to the south.

The design codes recognise the need to improve connectivity through active travel and public transport into the Bristol urban area. They also recognise the need to ensure that new development (should this occur) is provided at lower densities directly adjacent to Shortwood given its current rural character.

Hill View Road, Castle Road and Lansdown Road Area

This character area lies partly within the Conservation Area and juxtaposes post-war social housing with village core Listed Buildings. Long range views into the countryside to the east are also available from the heart of the area. Typically, developments are laid out in cul-de-sacs. Buildings are typically two storeys and trees dominate the skyline. Street-widths are generous and buildings are generally semi-detached.

Design Codes for this area are those governing historic character, natural environment and design details as set out for the Parish as a whole.

St Aldams Drive

132. The area is located in the heart of Pucklechurch village directly to the north of the industrial estate. It is a typical 20th Century low-density development of two-storey semi-detached houses with green space provision. As with many such areas, car ownership levels have exhausted designed off-street parking and this now takes place on-street. The roads are narrow and arguably not well suited to significant on-street parking.
133. Design Codes for this area are those governing historic character, natural environment and design details as set out for the Parish as a whole.

Design Codes

134. Design Codes have been developed to apply across the Neighbourhood Area and in the St Aldams Drive and Hill View Road/Castle Road and Lansdown Road Character Areas. For the remaining Character Areas, specific design codes have been developed to guide development. Table 5 sets out the design codes from the Design Guidance and Codes Report and these should be used by those preparing planning applications for new development in the Parish.

Table 5 – Design Codes for New Development Pucklechurch Parish

Area-wide: Historic Character	
HC1	New development must avoid or fully mitigate any potential negative impact on Pucklechurch's heritage.
HC2	Timber fenestration on street addressing facades will be preferable in new developments.
HC3	Openings in the facades of new developments should consider or reflect the symmetry of existing buildings, especially within the historic centre of Pucklechurch.
HC4	New developments which are prominent and in proximity to historic assets should reflect the fine grained and street facing nature of the surrounding context.
Area-wide: Natural Environment	
NE1	New development at the edge of the settlement should maintain the quality of the existing outward views to the South Gloucestershire countryside and the Cotswolds National Landscape from public footpaths and public open spaces. Please see the South Gloucestershire LCA (Area 6 Pucklechurch Ridge and Boyd Valley) for views both within and surrounding Pucklechurch that are already protected.
NE2	New development at the edge of the settlement must avoid hard boundary treatments such as railings or walls above eyeline at road edges.
NE3	New developments on the outskirts of the town should include green verges and must show consideration for appropriate landscaping, such as trees and hedgerows.
Area-wide: Design Details	
DD1	New developments should seek to reflect the existing outlined material palette across Pucklechurch.
DD2	Rooflines in new developments should generally reflect the surrounding roof angles.
DD3	Vertically articulated windows will be encouraged in Pucklechurch. Where dormer windows are included, they should be vertically aligned to the openings below.
DD4	New developments should seek to provide architectural interest where possible by including detailed features on facades.
DD5	Services such as gutters, security systems, and satellites should be designed unobtrusively where possible and should not detract from surrounding context.

DD6	Where colour is applied to a building facade, a muted tone should be used which takes reference from the existing colour palette.
DD7	When solar panels are applied to a structure, they should be unobtrusive as far as possible and should not detract from the surrounding street scene where possible.
DD8	Facade materials should be consistent with the greater area or need particular justification, non-vernacular finishes will be discouraged.
Area-wide: Connectivity	
C1	When a new development involves the creation of new streets and routes, it must prioritise active transport by providing direct, safe, and attractive routes for pedestrians and cyclists.
C2	New developments should show consideration for wayfinding and signage in their design.
C3	Developments should facilitate direct routes to key places of travel such as towards bus stops and local amenities.
C4	New developments should be laid with a clear street hierarchy and facilitate multiple modes of transit.
Area-wide: Built Form	
BF1	Any development within the Parish should be in keeping with the build form surrounding the site that it is situated in.
BF2	Any development bordering the greenbelt should be no more than 2 storeys in height and have a form of green buffer where possible.
CA1: Conservation Area (Subservient to Conservation Area SPD requirements)	
CA1.1	New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character and listed buildings of the area. The new development on Shortwood Road is a poor example of this.
CA1.2	New development must be positioned in a way to retain and enhance valuable sight lines through the area. Proposals must respect the prominence of nearby landmarks.
CA1.3	Generally, façades should face the street and reinforce the existing building line. New developments should have subtle variations to improve visual interest but follow the building line.
CA1.4	Scale and massing should be informed by adjacent and nearby plots.
CA1.5	New development should provide a sympathetic response to the existing character and architectural details. New development should utilise the traditional materials, red brick, stone or white render, which contribute to the local vernacular. Rooflines should be pitched with the use of traditional pantiles and slates. Windows should be sash on facades or dormer on rooflines.
CA1.6	New developments should have high quality fenestration, UPVC should be discouraged on street facing elements. Fenestration on new developments should show consideration for rhythm and layout, potentially taking reference from surrounding context.
CA1.7	The design of shop fronts should take account of rhythm and character of the street such as the width of building, the horizontal or vertical emphasis, the variety of style and architecture of the building itself.
CA1.8	New development should replicate the existing density of approximately 15dph in the Conservation Core and 10dph towards the edge of the settlement. New development should incorporate suitable build forms and typologies for the density and the character of the area that it is in. For example, semi-detached 2 storey houses with short setbacks would be expected in the case of any development in the core of the Conservation Area.
CA2: The Homefield Road Area	
CA2.1	The scale and pitch of the roof should reflect the surrounding roofscapes. New dwellings should be laid out in a manner which reflects the surrounding typologies.
CA2.2	New developments should respect the surrounding density, higher densities will not be accepted.
CA2.3	New developments should have subtle variations in frontage and large setbacks to retain rural character.

CA2.4	<p>New development must be positioned in a way to retain and enhance valuable sight lines through the area. Given this, 2 storey development should be within the development and not on the edge.</p> <p>New developments should have low and natural boundary treatments such as trees and hedges.</p>
CA2.5	<p>New development should provide a sympathetic response to the existing character and architectural details.</p> <p>New development should utilise the traditional materials, red brick or white render, which contribute to the local vernacular.</p> <p>Rooflines should be pitched with the use of traditional pantiles. Windows should be sash on façades or dormer on rooflines</p>
CA2.6	<p>New developments should not overwhelm the green and open nature of the area.</p> <p>New development should maintain views outwards to the surrounding landscape from public open spaces and public rights of way.</p>
CA2.7	<p>New development should replicate the existing density of approximately 15dph and replicated the build form of the existing buildings surrounding it.</p>
CA3: Oaktree Avenue	
CA3.1	<p>New development proposals should provide a variety of house types, sizes, and tenures to support the area's architectural variety.</p> <p>Building form and style should be varied by design to reflect the current juxtaposition of building types in the area.</p>
CA3.2	<p>New development proposals should be oriented toward the street edge to produce active frontages and create passive surveillance.</p>
CA3.3	<p>Where possible, given the local topography and existing road infrastructure, new developments should encourage active modes of transport such as walking and cycling by facilitating direct connections along desire lines. Appropriate pedestrian and cycle infrastructure must be included.</p>
CA3.4	<p>New developments should provide visually attractive on-plot parking allocation in line with the SGC parking standards.</p>
CA3.5	<p>Boundary treatments in new developments should include planting such as trees and hedges, as well as green verges.</p> <p>Elements such as high walls and railings should be avoided.</p>
CA3.6	<p>New development should incorporate an open plan garden to the front garden that is not dominated by car parking.</p>
CA3.7	<p>New development should replicate the existing density of approximately 25dph to satisfy the housing need in the area.</p> <p>While a higher density is achievable in this area, it should be in keeping with the existing style of the buildings surrounding it in order to not take away from the character of the street scene.</p>
CA4: Industrial Estate	
G.1	<p>New development proposals in these areas should reflect the existing typology and roofline and avoid overwhelming the rural scale of Pucklechurch, for example, by introducing tall or obtrusive industrial units.</p>
G.2	<p>New developments should have well considered boundary treatments which are visually attracted and screen industry from sight lines. This protects the rural character of the area.</p>
G.3	<p>New development proposals should provide sufficient parking and vehicular access to each unit, preventing on-street parking and vehicular clutter on nearby streets, or HGV movements on inappropriately narrow roads.</p> <p>Parking should be to the rear or side of building where possible</p>
CA5: Parkfield	
CA5.1	<p>New development proposals should appropriately reference the height and typology of adjoining dwellings, not exceeding two storeys.</p>
CA5.2	<p>New developments should provide on-plot parking allocation for all new developments, preferably to the side of dwellings and in line with SGC parking standards.</p> <p>Developments of multiple dwellings should include visitor parking spaces as per SGC parking standards.</p>
CA5.3	<p>Backland development should be avoided in the Parkfield area as it will both create accessibility problems and detract from the street scene.</p>

CA5.4	Any future housing development in Parkfield should be of approximately 25dph and conform with the existing massing in the area.
CA6: Shortwood	
CA6.1	New developments in this area should seek to improve mobility towards Pucklechurch as well as to Bristol. Active transport, such as pedestrian and cycling infrastructure should be prioritised.
CA6.2	New development should seek to reference the material palette of neighbouring properties to strengthen the sense of a cohesive local material palette.
CA6.3	New developments should provide visually attractive on-plot parking allocation in line with the SGC parking standards. Developments of multiple dwellings must include visitor parking spaces in line with SGC parking standards.
CA6.4	Any housing development in Shortwood should not go over 10dph in density, be respectful to the surrounding build form and not be obtuse in relation to the greenbelt.
CA6.5	New development proposals should ensure that setbacks and distances between buildings are sufficient to allow for views through the development from public open spaces and public rights of way. New development proposals should avoid blocking existing outward views into the countryside from publicly accessible sensitive receptors.
CA6.6	Where possible, new proposed footpaths should link up green spaces and the ancient woodlands to create a network of green walking routes and promote biodiversity. Strategically placed signposts can assist pedestrians and cyclists with orientation and increase awareness of publicly accessible paths beyond the Parish.
CA6.7	Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation and plantation is suggested.
CA7: Hill View Road, Castle Road and Lansdown Road	
Refer to area-wide design codes.	
CA8: St Aldams Drive	
Refer to area-wide design codes.	

Source: AECOM Design Guidance and Codes, 2023

Density and Development Form

135. It is important to understand how different types of development within the Parish give rise to different densities and how this relates to the look and feel of each area. It has further importance in relation to how new development within and adjacent should be designed and at what density.
136. Housing densities have been calculated for each character area (excluding the industrial estate) identified in the Design Guidance and Codes Report, based on the following approach:
 - The boundaries of the Pucklechurch Character Areas of St Aldams Drive and Hill View Road/Castle Road/Lansdown Road were adjusted to remove the largest open areas from Character Areas. This would have the effect of increasing densities within what remains, and so can be regarded as conservative in approach (i.e. it indicates higher densities).
 - Address base information is used to identify separate dwellings (separate residential postal addresses are shown as red dots and commercial postal addresses are shown as blue dots). This is recent information including the development behind the Fleur de Lis former public house.
 - Separate residential addresses have been counted within each character area. Each residential address base is regarded as a separate dwelling. In reality, this might not be the case e.g. some might not be C3 housing but may be C2 care home uses, but is likely

to be the correct assumption for the most part. This should lead to a small over-counting of dwellings and so would also indicate a higher density than might exist.

- Commercial addresses within non-industrial estate character areas have been ignored. There are not many properties, but this will moderate over-counting in some areas (i.e. it will reduce housing density).

137. Figure 12 indicates the character area boundaries as amended in two areas. Table 6 shows the number of homes and the area for each character area, and the resultant density of dwellings per hectare.

138. The highest density character area is Oaktree Avenue with 26.8 dwellings per hectare over a large area comprising 557 dwellings. The lowest density character area is Shortwood with 11.7 dwellings per hectare, resulting from the linear nature of the settlement with many properties possessing long back gardens. The Conservation Area housing density will be affected slightly by the land take of a few village core commercial use properties.

Table 6 – Housing Densities within Pucklechurch Parish Character Areas

Character Area	Area (ha)	Number of homes	Density per hectare
1- Conservation Area	12.61	160	12.7
2 - Homefield Road	8.58	143	16.7
3 - Oaktree Avenue	20.78	557	26.8
5 - Parkfield	2.21	52	23.5
6 - Shortwood	6.74	79	11.7
7 - Hill View Rd, Castle Rd, Lansdown Rd	3.37	62	18.4
8 - St Aldams Drive	2.14	45	21.0
Overall average	56.43	1,098	19.5

Policy Considerations

139. There are two key considerations for the Neighbourhood Plan arising from its work to address design and development form. The first is that new development within the existing settlements in the Parish should be complementary to existing development and should ensure that key positive features and attributes are maintained or enhanced where appropriate. Care is needed to respect neighbouring development and to adopt sensitive approaches in terms of design details, materials, plot layout and external space. Some areas appear more capable of accommodating higher density development than others.

140. The Neighbourhood Plan has an objective of providing more starter homes, either through new-build infill or sub-division of existing properties, so that younger single households in particular, can live independently in the Parish as well as smaller properties to enable down-sizing. Based on the Design Codes for each character area and the evaluation of current housing density, and the likelihood of land availability, then such development should be focused on the Oaktree Avenue area, the Hill View Rd, Castle Rd, Lansdown Rd area and the Conservation Area Core (not edge) - or adjacent should Green Belt boundaries change.

141. The second key concern is to ensure that new development adjacent to existing settlement edges should respect the character, density and form of existing settlement and should not overwhelm it. A response to this may include moderating density and scale of development close to existing character areas and incorporating development design and landscaping approaches which provide appropriate buffers between existing and new development. Buffer/landscaping solutions should not consist of dense screen planting which damages important visual links from existing settlements to the surrounding rural landscape, particular west from Pucklechurch village and Parkfield over Bristol and east to the Cotswolds escarpment.

PUCKLE 6 – Good Design and Development Form in Pucklechurch Parish

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 or more prominent development form over existing adjacent residential development (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.

Sustainable Buildings

142. The climate emergency creates an imperative for local communities to take action to combat climate change and to mitigate its effects through design of new development. Pucklechurch Parish is no different and wants to support the development of new sustainable buildings and to support existing development to become more sustainable through measures to increase energy efficiency and incorporate low carbon and renewable energy technologies. New buildings in the Parish should be built ready for renewable or low carbon heat technologies and should incorporate renewable energy generation to reduce fossil fuel energy demands.
143. The government is regulating on home insulation and heating and is also providing incentives for homeowners to improve energy efficiency and reduce domestic emissions of greenhouse gases. Higher levels of energy efficiency and lower carbon emissions will be required in new buildings when Parts F and L Building Regulations requirements are applied from 2025 to meet the Future Homes Standard.
144. What can the Pucklechurch Neighbourhood Plan do to encourage better development design, built with good quality materials to good standards of construction? Pucklechurch Parish supports local efforts to improve the area's carbon footprint. Neighbourhood plan policies can support homeowners and developers to install renewable and other low carbon technologies within existing and on new developments. It can do this by encouraging high environmental performance in the development of new buildings and extensions to existing buildings.

PUCKLE 7 – Environmental Performance of Buildings

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 Chargepoints 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.

8. EMPLOYMENT

145. The local community is keen to support local business and new employment opportunities and recognises that, increasingly, residents often start and grow businesses from home. A strong daytime working population can support local shops, cafes, pubs and other services. There is no banking provision in Pucklechurch Parish, so retaining an operational post office remains very important for business cash and cheque-deposit related activities. Recently, the only grocery store in Pucklechurch Parish has closed down and moved into much smaller premises shared with the Post Office.
146. More employment opportunities would be welcomed through greater employment density/use of existing employment land, such as within the Pucklechurch Trading Estate which is currently dominated by logistics and distribution type enterprises with fairly low employment density, and by making more provision for working locally and from home. Support exists for live/work accommodation focused on micro artisanal or other small manufacturing businesses.
147. Greater local employment opportunities could help to reduce the need for people to travel outside the area for work. The emerging local plan proposes some employment development within and adjacent to the Parish and it will be important local people benefit from new local employment opportunities that are created.

Economic Activity and Employment within Pucklechurch Parish

148. The 2021 Census recorded 53.6% of Pucklechurch Parish residents aged 16 years and over as economically active and in employment and 2.4% as economically active but unemployed. The unemployment rate was similar to the rest of South Gloucestershire, but the economically active population was and remains smaller than the district average of 62.2%.
149. 32.9% of economically active people in employment worked mainly at or from home whilst 53.3% drove a car or van to their workplace. Less than 6% of residents travelled to work on foot or by bicycle. Only 1.8% travelled to work by bus, minibus or a coach. Given the Census took place in the midst of Covid-19 lockdowns with heightened levels of homeworking, it is difficult to know if these patterns have been sustained since then.
150. Of those commuting to work, 30.5% travelled less than 10km whilst 16.7% travelled between 10km and 30km. In this regard, as a proportion more people travel further to work than in the rest of South Gloucestershire. A similar proportion of people as in the rest of the county travelled more than 30km to work (2.7%). A higher proportion of people indicated other travel arrangements perhaps indicating multiple workplaces associated with self-employed trades.
151. 68% of people aged 16 years and over in employment worked full time (31 hours and over per week). 21.8% worked 16-30 hours per week and 10.2% worked 15 hours or less. This is broadly similar to the district average with a slightly greater emphasis on part-time working in Pucklechurch.
152. The Census records a lower proportion of professional, technical and administrative occupations amongst Parish residents in employment than the South Gloucestershire average, and a higher proportion of skilled trades, process, plant and machine operatives, and elementary occupations.
153. In terms of Socio-Economic Classification of all residents aged 16 years and over, Higher classifications are generally in smaller proportion than the unitary average, whilst middle and

lower classifications are in higher proportion. The number of full-time students is significantly lower in proportion than in the rest of the unitary area.

154. With regard to the highest level of qualification achieved, the Census 2021 records a higher proportion of people aged 16 years and over in Pucklechurch Parish with no qualifications, with level 1, 2 or 3 qualifications and with apprenticeships. It records 27.4% of residents with level 4 qualifications and above (33% in South Gloucestershire).
155. 14% of the Parish population aged 5 years and over are schoolchildren and full-time students (19.5% for the district).

What the Census results mean?

156. Overall, the 2021 Census results show that there is a proportionately smaller economically active population in Pucklechurch Parish. With a smaller proportion of population in full time education also, this indicates a significantly larger population in not looking for work or more likely in retirement than the average for the rest of South Gloucestershire.
157. The working population is working in a broadly similar pattern as the rest of the district in terms of full-time to part-time working hours with a slight emphasis on workplaces away from the home and travelling further to work than in the rest of the district.
158. The occupations, skills levels and socio-economic classifications of the Parish population are represented in smaller proportions than the rest of South Gloucestershire at the higher levels and in greater proportion in the middle to lower ends, and also in other categories indicative of self-employed trades.
159. In this context, it makes sense to retain and add to local employment space and at the same time ensure that home-based businesses can function effectively. It would also make sense to ensure that local people in self-employed trades are able to access suitable workspaces locally.
160. Given that only 53.6% of residents aged 16 and over were economically active and approximately 50% of these travelled to a regular workplace, this indicates around 600-700 people leave Pucklechurch each day to travel to a workplace elsewhere (some potentially within the Parish), overwhelmingly by car or van.

Reuse of Previously Developed Employment Land for New Businesses

161. Within Pucklechurch village, there are no vacant previously developed employment sites. The whole of the rest of the Parish is located within the Green Belt. A review of planning applications within Pucklechurch Parish over the last five years since March 2018 shows no applications have been made for new commercial floorspace in the Parish. When existing employment premises/sites become available, the Neighbourhood Plan supports proposals to reuse or redevelop them to establish local business incubator units, to meet a clear need to support the current home-based working population, the existing self-employed trades and to provide a supportive environment for new local businesses.
162. Given the potential lack of opportunities for new employment within Pucklechurch village, any proposals for incubator/small business units to reuse existing farm or other buildings in the Green Belt which can demonstrate Very Special Circumstances would be welcome in order to sustain and grow the local employment and service base for the village and Parish.

PUCKLE 8 – Reusing Employment Premises and Sites

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.

Live/Work Accommodation

163. Given the prevalence of self-employed trades in the Parish and the support indicated for new micro-businesses to be established, there is recognition of the potentially valuable contribution that could be made by Live/Work accommodation. Live/work units comprise small business units as well as homes and are most useful for businesses which rely mainly on the labour of its owner/workers to produce manufactured products. Given the potential for the work activities to create amenity impacts, the location of live/work accommodation needs to be considered carefully in relation to the amenity of existing residents.

PUCKLE 9 – Promotion of Live/Work Units

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.

Support for Home-Based Businesses

164. Other types of home-based businesses store and supply products. Adopting a flexible approach to storage and use of residential premises for commercial purposes is needed, so that businesses can operate efficiently.
165. Most kinds of micro-scale services-based businesses can be readily accommodated within normal home offices. The Census records 80.4% of households in Pucklechurch Parish with an occupancy rating of +1 or +2 or more. This means that they have at least 1 spare bedroom for their purposes (indicating spare room(s) which potentially could function as a home office). However, it is likely that older people (who are more likely to be economically inactive) occupy the houses with more spare rooms and these are less available to younger residents working from home.
166. Flexible approaches to home extensions and development of garden buildings (where these require planning permission, for example within the Conservation Area or in the Green Belt within Shortwood and Parkfield) are needed where there is a lack of internal accommodation to allow for home-based businesses or homeworking.

PUCKLE 10 – Support for Home Offices and Extensions

Subject to other development plan policy requirements, planning applications for home extensions and garden buildings which support the use of residential accommodation for home-based businesses will be supported in principle.

Telecommunications and Broadband

167. Most home-based businesses are heavily reliant on fast broadband and good mobile telecommunications. Currently broadband is standard or superfast fibre while Ultrafast broadband is not available across the whole Parish.

Farm Diversification

168. In support of Adopted Local Plan Policy PSP28 there is local support for the diversification of larger farm buildings for small business multiple occupancy. There are currently 6 Farms (Rock House, Gingells, Marsh, Cranford and Leigh Farms 1&2) and farmland with external owners located within the Parish. They are located within the Green Belt. Where no longer required for agricultural purposes, it may be beneficial to consider alternative uses for redundant buildings which can provide local employment and services or attract visitors from nearby areas.

PUCKLE 11 – Farm Diversification

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.

Local Skills and Recruitment

169. The UK Government has established a Construction Skills Mission to recruit 100,000 additional construction workers *per year* by 2029 to support the delivery of 1.5 million homes, national infrastructure projects and clean energy targets.
170. The NPPF requires development plans to promote the economic pillar of sustainable development. Bristol City Council has developed draft policies for the promotion of access to employment and skills development arising from construction.
171. It is important for Pucklechurch to develop greater economic self-sufficiency and to support local employment to foster a more sustainable community. This can help to reduce the need for people to travel away from the area for work. Equally, improvement in the local skills base could help to promote local employment and local business creation.
172. Emerging Local Plan site allocation proposals could 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.
173. This needs to be encouraged, for example by matching local people with local jobs through skills training, placements in construction and direct local recruitment into new businesses. A mechanism is required to ensure that developers, construction companies and incoming

businesses consider the use of local labour and help to meet clear local and national priorities. Local planning policies requiring the consideration of how local labour and skills can be developed and utilised are already established in Local Plans across the UK.

174. Clearly, to deliver such benefits at this scale, leadership would be required from South Gloucestershire Council to encourage developers to commit to provide local skills and employment opportunities across strategic sites, which is beyond the scope of the Neighbourhood Plan.
175. 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 and Skills Plans

In appropriate situations, planning applications for major developments within Pucklechurch Parish should include Employment and Skills Plans to provide skills training and access to employment for residents of Pucklechurch Parish in the construction of new developments.

9. ENVIRONMENT AND OPEN SPACE

176. Green infrastructure within Pucklechurch Parish largely comprises agricultural land across which runs a network of public rights of way. These extend in all directions and provide important links from built settlement in the Parish to the countryside and collectively they provide an important function for local people to enjoy the character of the area. The area to the west of Pucklechurch village leads down Shortwood Hill to Shortwood, and from Parkfield down Coxgrove Hill to the Dramway/Emerson's Green, directly adjacent to the ring road and a long edge of the Parish with the Bristol conurbation.
177. Significant current and legacy land uses are present in the west, in the form of an operational landfill site, the remains of Brandy Bottom Colliery and the historic Dramway. However, there are also fragmented woodland Sites of Nature Conservation Interest in this area. To the north, the M4 motorway severs the bulk of the Parish from a small area to the north of the M4, which contains a major rail-based oil terminal. The areas to the north and west of the Parish are those which would be most affected by potential options for significant urban expansion.
178. For local people, the relationship between Pucklechurch village and the Cotswolds escarpment 2km to the east is an important one. Indeed, during the consultations undertaken by the Neighbourhood Plan group it was consistently the most important issue to Parish residents. The east of the Parish looks towards the escarpment and public rights of way provide easy routes to it. The northeast of the Parish borders the M4 motorway. Residents who live in Shortwood value their location in the countryside and, whilst close to the urban edge and making use of the facilities provided within the urban area, value the rural character of the rest of the Parish.
179. The area's green infrastructure (identified as part of corridor D Wickwar-Westerleigh-Biton in the new local plan) also fulfils an important existing strategic function in providing a link within a green corridor of a mosaic of strategic woodlands and grassland habitats stretching from (and beyond) Yate in the north to the south of the district and beyond, which weaves between built up areas and provide a setting from the Cotswold escarpment. This is reflected in the designation of several Sites of Nature Conservation Importance in the west of the Parish.
180. It is important that new development maintains and enhances this relationship and function. It can do this by incorporating sufficient green infrastructure of the right type within developments to maintain local character within settlements and setting in relation to the countryside. Under the emerging preferred strategy in the South Gloucestershire Local Plan, this corridor would be at risk of becoming fragmented.
181. Green infrastructure is made up of a number of components which together have the potential to make up an important network of open spaces, green corridors and habitats. Much of what follows is covered by general policy protections in adopted local plans.
 - Formal Open Spaces are an important aspect of green infrastructure, providing important spaces for sports, recreation, walking, running, and open-air enjoyment away from the built environment.
 - Incidental green spaces provide important local functions in relation to housing developments for informal play and local recreation and greenery.
 - Garden space to housing, businesses and in other more institutional settings, like health facilities and schools.

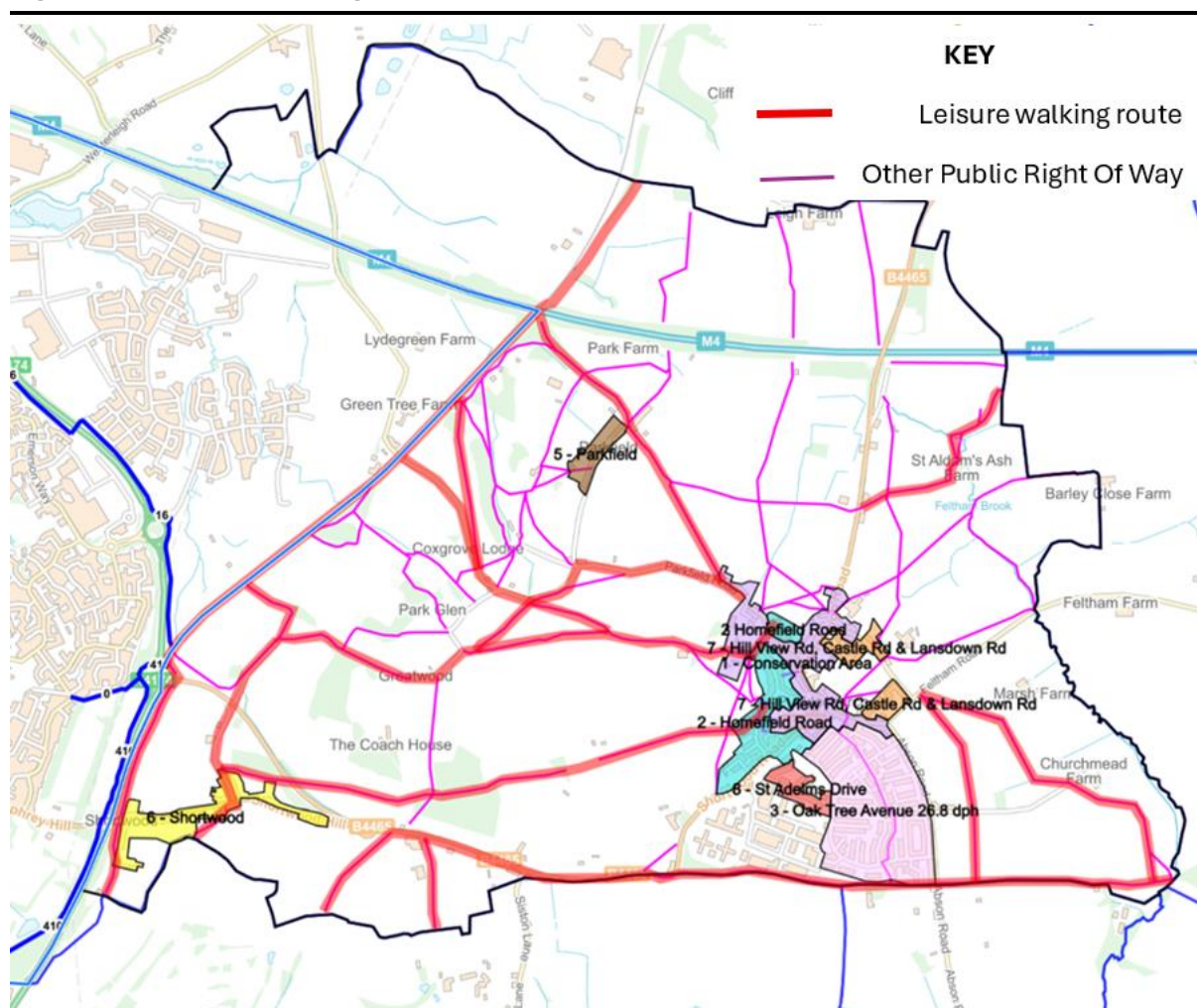
- Formal play areas provide an important function for the local community.
 - Green corridors often are formed by natural or constructed linear features, such as rivers and streams, footpaths, railway lines, property boundaries etc.
 - Local Nature Reserves.
 - Sites of Special Scientific Interest and other statutorily protected wildlife sites.
 - Allotments provide a means for the community grow healthy food, to enjoy healthy activities and to socially interact.
 - Undesignated open land within the urban area is often incidental and forgotten. Over time it can become valuable for biodiversity and as a green resource for local people.
 - Agricultural land is an important in setting terms for nearby settlement and has features of value such as footpaths and hedgerows.
182. The Neighbourhood Plan is focused on ensuring that green infrastructure connections and functions of value to local people, and its strategic role, are maintained. The Neighbourhood Plan brings together how all these elements work together to form the Neighbourhood Plan Area's network of green infrastructure and sets objectives for protecting, maintaining, improving and creating new green infrastructure to strengthen the network.

Access to Open Space and Nature

183. There are no designated nationally important nature sites within Pucklechurch Parish. There are no formal parks beyond the Recreation Ground, which is a sports field. In terms of access to quiet and to nature in an open space context within the Pucklechurch Village, there are only the churchyard, the incidental play areas provided for children within developments and the informal space which is Millennium Green. This means that people living in the Parish effectively need to go out into the countryside to experience open space at scale and to see nature.
184. As referred to above, as well as the Pucklechurch Ridge and forming part of the strategically important green corridor D which runs from Wickwar-Bitton, the Parish also possesses a number of Sites of Nature Conservation Importance (SNCI) and a Regionally Important Geological Site in the west of the Parish and these lie within sites being promoted for development and being considered within emerging local plan spatial strategy options. There is a larger area of SNCI in the northwest of the Parish below Parkfield and east of the Dramway. The others are more fragmented running along the western edge of the Parish. Once landfilling is completed to approved profiles, the landfill site will be subject to restoration to nature and open woodland.
185. The Brandy Bottom Colliery Scheduled Monument is also in the west of the Parish, and this could be a destination (though currently it does not have formal visitor access). The Dramway provides a major leisure route along the western boundary of the Parish connecting many of these sites.
186. South Gloucestershire Council's Landscape Character Assessment Area 6 (for Pucklechurch Ridge and Boyd Valley) notes the Leigh Farm fields are part of a patchwork of calcareous and neutral grassland supporting a diverse range of flora and areas of species-rich grassland.
187. In the east, the Cotswold Escarpment lies outside the Parish, the top of which is about 2km distant from Pucklechurch village. Walking routes in this direction, through Dyrham and Hinton Parish are important routes for local people.
188. Footpaths can be accessed after crossing the M4 although these may be at risk by development proposed in the emerging preferred strategy in the South Gloucestershire Local Plan.

189. The main settlements are on the southern borders of the Parish and so many people might use other areas for leisure and recreation walks. There is a Site of Nature Conservation Importance and a further Regionally Important Geological Site at Wick (in Wick and Abson Parish). Conservation Areas at Siston Court (Siston Parish) and at Doynton (Doynton Parish) may provide further destinations for leisure and recreation walks from Pucklechurch Parish
190. The main priority for ensuring local people enjoy good access to open space and nature is to provide, protect and improve key leisure walking routes to key leisure/nature destinations and to ensure the network provides opportunities for connecting or circular walks around the Parish.
191. Alongside this priority, protecting and enhancing the integrity of existing natural resources which are important for local people to access and enjoy nature in the Parish is important. Whatever decisions are taken about future spatial strategy, the integrity of nature sites and corridors and local leisure walking routes must be maintained and where possible improved.
192. Figure 13 shows the Public Rights of Way network within Pucklechurch Parish and highlights the more important walking routes used to access the surrounding countryside for leisure purposes from Pucklechurch and also to walk between settlements in the Parish. The routes serve local leisure/nature destinations, green infrastructure sites and corridors which contribute to the above objectives and functions within the Neighbourhood Area.

Figure 13 – Leisure Walking Routes to Connect with Green Infrastructure



193. Figure 13 identifies priorities for protection and improvement of leisure walking routes to connect routes and green infrastructure.

PUCKLE 13 – Leisure walking routes

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.

Local Green Spaces

194. The National Planning Policy Framework paragraphs 106-108 provide policy for the designation of Local Green Space. A number of Local Green Spaces have already been designated in Pucklechurch through South Gloucestershire Council's Policies, Sites and Places Plan, as follows:


LGSD243 Abson Road Recreation Ground	LGSD247 Parkfield Play Area
LGSD244 St Aldams Drive Play Area	LGSD249 Eagle Crescent play area
LGSD245 Woodland and Allotments at Westerleigh Road	LGSD255 Land between Cedar Way and Oaktree Avenue

198. Using the criteria set out in the NPPF paragraphs, the Neighbourhood Plan has identified and assessed one further candidate site for Local Green Space designation. The site is considered in Table 7 which provides details of site location, the boundary of the area proposed for designation and the assessment with recommendation.
199. As stated in the table, the owner of the site proposed for Local Green Space designation has been approached informally to make them aware of the proposal and to provide an opportunity to comment, approve and advise on transfer process. A decision is awaited.

PUCKLE 14 – Local Green Space

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.

Table 7 – Proposed Local Green Space at Millennium Green

Site Reference	LGS1
Site Name	<i>Millennium Green</i>
Site Address	<i>Provide with postcode</i>
Grid Location	<i>Centroid 369730.69, 176175.51</i>
Site Boundary Plan (OS License AC0000851042)	
Site Area	<i>0.67 hectares</i>
Site Ownership	<i>South Gloucestershire Council</i>
Site Attributes and Use	
Description of Use	<i>The site is a publicly accessible amenity space which is planted with in excess of 75 trees. It incorporates the Pringy garden (jardin de Pringy) and millennium stone. Pathways are set around the edge and across the space. The space is used as public amenity space. It provides an important buffer between development in the trading estate/prison and residential development to the north and west. The site has never been developed and was formerly agricultural land before development of the south of the Pucklechurch</i>
Description of public access to the site	<i>The site is fully open and accessible to the public. It is not fenced off and contains footways around and across the site, for public use.</i>
Does the site have any special features such as trees, wildlife, landscape, heritage etc?	<i>The site is well treed and this provides considerable amenity to users and provides greenery within an otherwise intensively developed part of Pucklechurch village (reference to the trading estates and prison close by).</i>
Is the site formally designated for any special features? Eg Site of Special Scientific Interest, Local Wildlife Site, Local Nature Reserve, designated public open space, designated playing field, key walking and cycling route, designated heritage asset, local heritage asset, green belt, landscape	<i>The site is not designated for any purpose but provides an informal break in development within an intensively developed part of the village. It provides a visual separation from the industrial estate and welcome tree cover within the built-up area. It is the only publicly accessible open space within this part of the village and is therefore an important amenity for residents and workers alike.</i>

designation, important trees and woodland etc	
Development potential and development pressure	
Is the site the subject of planning applications for development?	<i>No.</i>
Is the site allocated or safeguarded for development or proposed for allocation?	<i>No.</i>
Landowner Consultation	<i>South Gloucestershire Council has been approached.</i>
Assessment of site potential against NPPF Criteria:	
a) in reasonably close proximity to the community it serves	<i>The site forms a rare open site of 0.67Ha in the middle of Pucklechurch, close to houses and places of employment, as well as being located on a major thoroughfare through the village.</i>
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	<p><i>The Millennium Stone and Pringy Garden (Jardin de Pringy) is so named with reference to Pringy a French town which is twinned with Pucklechurch.</i></p> <p><i>As one of the few open spaces within Pucklechurch Village, the 0.67Ha site provides a valuable amenity to local people. The presence of significant tree cover on the site adds to its amenity value.</i></p>
c) local in character and is not an extensive tract of land	<i>The site is local in character, forming a break between different parts of Pucklechurch. At 0.67 hectares, it is not extensive in area.</i>
Summary of Assessment	<i>The site would make a valuable addition to Local Green Space in Pucklechurch village. If the site was developed for other uses, this would create a significant loss of amenity for local people. The site has no impediments to its ongoing use and access. The Landowner has been approached to confirm support for the designation of the site as Local Green Space.</i>
Recommended for LGS Designation?	<i>Yes</i>

10.GETTING AROUND

- 200. Pucklechurch Parish is located outside the Bristol urban area. Frequent bus services stop at the edge of Bristol and do not extend to Pucklechurch where services are much less frequent. This leaves Pucklechurch without adequate connections and services.
- 201. Traffic is also of concern. When roads become clogged around the Bristol approaches and on the ring road, drivers look for alternatives – Pucklechurch sits on a rat-run to/from the A420/A46/M4 junction 18 to the east connecting with the A4174 Ring Road at Shortwood.
- 202. The mistaken assumption exists that the Parish is a lightly trafficked environment which does not require pedestrian and cycle infrastructure to make routes safe and attractive.
- 203. The Neighbourhood Plan provides policies in support of promoting safe active travel for daily activities within Pucklechurch Parish, for encouraging public transport to key amenities that are not provided within the Parish and to address impacts from through-traffic.

Key Routes for Active Travel

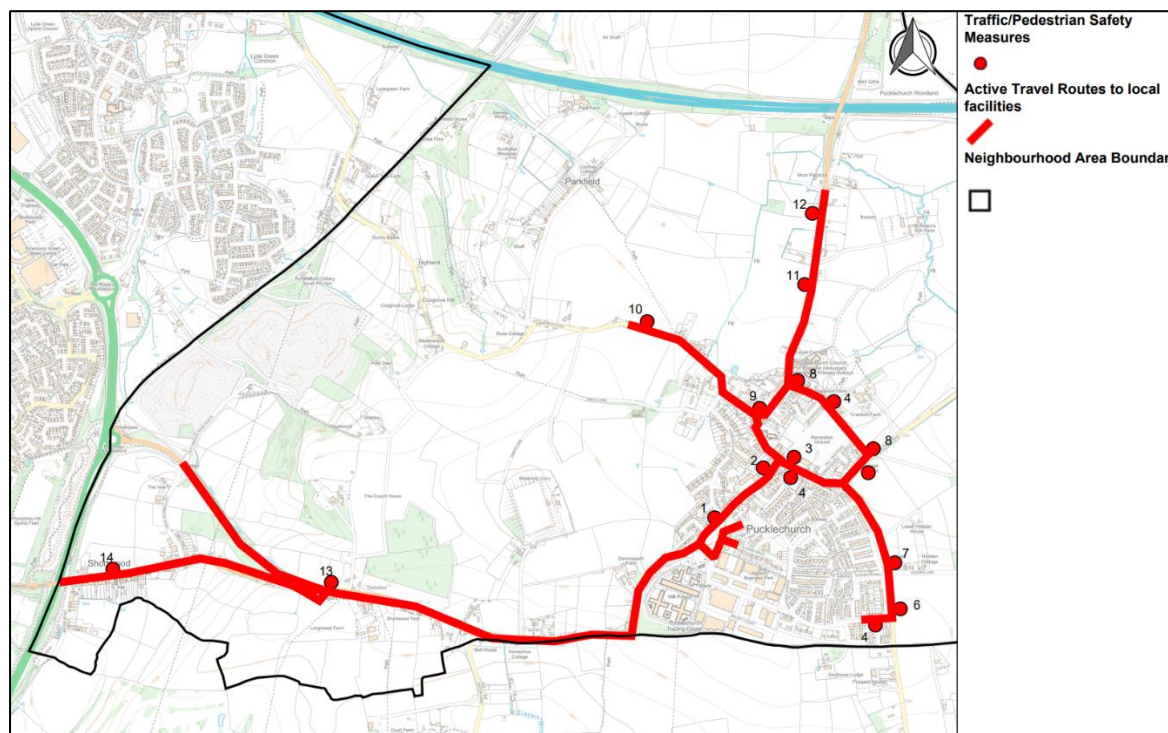
- 204. The Neighbourhood Plan encourages local people to make more daily journeys on foot. Walking and cycling route to essential services and places of work need to be good quality, safe and attractive. It would also be a good thing to facilitate active travel between the key settlements in the Parish – Pucklechurch, Parkfield and Shortwood.
- 205. There will be some crossover between routes for daily active travel and routes for leisure walking and access to nature. Figure 14 shows active travel routes which connect essential services in the Parish. Table 8 identifies priority locations for improvements to pedestrian routes. Access to traffic free cycle paths exist from Coxgrove on to CR416 to Yate and CR4 to Bath/Bristol. NR17 passes through Pucklechurch village.
- 206. There is no Local Cycling and Walking Infrastructure Plan covering Pucklechurch Parish, so the Neighbourhood Plan has made its own assessment of infrastructure quality and requirements informed by engagement with the local community.

Traffic in Pucklechurch

- 207. The main highway route through Pucklechurch Parish is the B4465 which enters the Parish from the north connecting to Yate (but originating in the east at the A46 north of M4 junction 18), crossing the M4 motorway, running through the centre of Pucklechurch village, down Shortwood Hill through Shortwood and across the A4174 Bristol ring road.
- 208. Another minor route runs east from Pucklechurch village along Feltham Lane through Hinton village, up the escarpment to join the A46 south of M4 Junction 18.
- 209. The single lane Coxgrove Hill is a regular shortcut avoiding the A4174 ring road, especially during times of motorway congestion.
- 210. For traffic originating in or aiming for the north and east (wishing to avoid congestion around M4 Junction 19 with the M32 and A4174 ring road), the route through Pucklechurch and Shortwood is an attractive rat-run. Traffic flows and traffic speeds will affect the attractiveness of active travel options and will have a negative impact on the public realm, which can become dominated by traffic. For this reason, the Neighbourhood Plan addresses measures which could improve the traffic environment within the Parish.

211. Figure 14 provides a map showing locations where traffic management measures would be supported to improve the pedestrian and cycling environment and improve the public realm. Table 8 provides details of priority locations for improvements to pedestrian routes.

Figure 14 – Active Travel Routes and Priorities for pedestrian improvements



Source: Andrea Pellegram Ltd (OS License AC0000851042)

PUCKLE 15 – Active Travel Routes

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 14 and Table 8 will be supported in principle.

Public Transport




212. Pucklechurch Parish is served by Stagecoach West Bus Service 525 which connects it to Emersons Green and to Yate. Over Mondays to Saturdays, services begin before 07:00 at the edges of the Parish operating hourly through the day. The last bus to Yate from Shortwood is at 19:12 and the last bus to Emerson's Green from the motorway bridge stop is at 19:50. The bus service connects directly to major facilities in both Yate and Emersons Green. Depending on your start point, the bus journey takes around 10-15 minutes to Emersons Green and around 18 minutes to Yate. Bus Stops are located throughout the main route from Shortwood through (and around) Pucklechurch Village meaning that walk times to the nearest bus stop are short for most people.
213. The bus service is usable for work commuters to Yate and to Emerson's Green and for school commutes to Brimsham Green, providing a reliable frequency of service during working hours, but commuters must change bus for services to Bristol. It is also usable for shoppers to these shopping centres and access to wider community services.




- 214. The same bus service enroute to Emersons Green directly services outdoor sports provision at Pomphrey Hill and is usable for visitors to Mangotsfield (who must alight there and be able to walk around 0.7km further to access Mangotsfield Tesco).
- 215. The 525 also runs as an hourly service on Sundays, starting later and finishing at a similar time. No bus services connect Pucklechurch to Kingswood or to other places located to the south or east of the Parish.
- 216. There is an infrequent Monday-Friday only service though Pucklechurch village by service 620 Old Sodbury – Bath.
- 217. The local community would encourage and support increased frequencies and later running of the existing bus service to provide a 30-minute bus service and extended bus service hours to 22:00 serving Yate and Emerson’s Green.




PUCKLE 16 – Better Bus Services for Pucklechurch Parish

Proposals for major development in Pucklechurch Parish are encouraged to provide additional and improved bus services connecting Pucklechurch with nearby towns, particularly Yate and Emerson’s Green.



Table 8 – Priority Locations for Improvements in support of active travel routes

Site	Route	Photo-location
1	<p>Shortwood Road (30mph). Pavement on both sides of road. Housing for older people on one side of road (Poplars, Homefield Road, Dennisworth). No crossing to reach doctors, social club or post office/Spar. South Gloucestershire Council state zebra crossing not possible due to camber and engineering constraints.</p> <p>A priority improvement would be to provide safe crossing facilities which are likely to be required following strategic development which will give rise to higher traffic flows.</p>	
2	<p>Junction of Shortwood Road. Westerleigh Road and Abson Road (30mph). Heavily congested at key times during the day (rush hour, school pick up etc). No crossing points and blind corner.</p> <p>A priority improvement would be to provide safe crossing facilities.</p>	
3	<p>Village centre (Abson Road) to Feltham Road (30mph). Pavements both side of road. Only zebra crossing in the village by the Community Centre. Major crossing point for community.</p>	

4	<p>Walking routes to school/Community centre from Oaktree Avenue area and St Aldams areas marked in orange. Single zebra crossing point on Abson Road 30mph by Community Centre which will be approached from the estate, from Shortwood Road and from Abson Road.</p> <p>Route to school from crossing continues across the Recreation ground or down Hill View Road along Castle Road to school - no crossing – use road crossing patrol. Road signed 20mph not always observed.</p>	
5	<p>Feltham Road 30mph has no pavements or crossing</p> <p>A priority improvement would be to provide pedestrian pathway on one side of the road.</p>	
6	<p>Abson Road No pavement between Redford Lane and Feltham Road on side where new development proposed. 40mph into village until Oaktree Avenue/Feltham Road when reduces to 30mph.</p> <p>A priority improvement would be to provide a pedestrian pathway on one side of the road.</p>	

7	<p>Proposed development site for 60 homes (behind hedge) sits opposite the existing estate where the road remains 40mph.</p> <p>A priority improvement would be to provide a pedestrian pathway on one side of the road.</p>	
8	<p>Castle Road 20mph continuous pavement on non- school side. Small sections of pavement on school side from Westerleigh Road. No crossing.</p> <p>A priority improvement would be to provide safe crossing facilities from the school to the side of the road with the pavement.</p>	
9	<p>Westerleigh Road within village. Raised speed hump. No crossing for school children walking from Parkfield Road area.</p> <p>A priority improvement would be to provide safe crossing facilities.</p>	

10	<p>Parkfield Rank to village along Parkfield Road has a very narrow cambered pavement (with no pavement around Coxgrove Hill junction) to just beyond Rose and Crown then pavement switches to other side. No crossing. Waking route for school children.</p> <p>A priority improvement would be to provide pedestrian pathway on one side of the road.</p>	
11	<p>Westerleigh Road into village. Continuous pavement on one side. 40mph until 100m before junction with Castle Road. Speeding an issue – deemed too fast by Police for Speedwatch type activities.</p> <p>A priority improvement would be to slow traffic through a combination of physical changes to the road and through changed speed limits.</p>	
12	<p>Westerleigh Road 50mph from M4 bridge to Westerleigh Crematorium – only small stretch of pavement to woodland but nothing beyond to crematorium.</p> <p>A priority improvement would be to lengthen the existing pavement.</p>	

13	<p>Shortwood Road from Pucklechurch to Shortwood Hill new mixed path link currently incomplete. Refuge crossing at junction with Shortwood Hill – access to bus stop on Shortwood Road.</p> <p>A priority improvement would be to complete the mixed path link</p>	
14	<p>Shortwood village (Main Road). Single side pavements. No crossing.</p>	

Source: Pucklechurch Parish Council, 2024

11.MONITORING, DELIVERY AND REVIEW

218. The Neighbourhood Plan seeks to achieve a number of outcomes which will require further actions, active monitoring and periodic review to determine whether objectives and policies are being achieved and observed. Key requirements are identified in below.

Table 9 – Monitoring and Further actions to implement policies

Policy	Action Required to Deliver and Monitor policy implementation
PUCKLE 1 – Protection of Facilities of importance to the local community	Parish Council to monitor status and use of local community facilities and marketing of empty properties formerly in local community use. Monitor decisions on planning applications and monitor changes of use of relevant sites under permitted development rights.
PUCKLE 2 – Requirements for additional Local Community Facilities	Parish Council to use Neighbourhood Plan evidence base in Table 4 in making comments on relevant planning applications with regard to community infrastructure provision alongside new development where appropriate. Monitor decisions on relevant planning applications.
PUCKLE 3 – Affordable Housing Tenure	Parish Council to refer to the evidence provided in the Housing Needs Assessment in commenting on planning applications for qualifying developments providing affordable housing. Monitor decisions on relevant planning applications.
PUCKLE 4 – Housing Type and Size	Parish Council to refer to the evidence provided in the Housing Needs Assessment in commenting on planning applications for qualifying developments providing affordable housing. Monitor decisions on relevant planning applications.
PUCKLE 5 – Accommodation for the elderly	Parish Council to refer to the evidence provided in the Housing Needs Assessment in commenting on planning applications for housing and extra care accommodation. Monitor decisions on relevant planning applications.
PUCKLE 6 – Good Design and Development Form in Pucklechurch Parish	Parish Council to refer to Table 5 and Table 6 on design codes and density of development, and to the Design Guidance and Codes Report in commenting on planning applications, as required. Monitor decisions to assess whether design codes have been followed.
PUCKLE 7 – Environmental Performance of Buildings	Monitor planning application decisions to review whether developments are meeting Neighbourhood Plan policy objectives.
PUCKLE 8 – Reusing Employment Premises and Sites	Monitor planning application decisions to review whether developments are meeting Neighbourhood Plan policy objectives.

PUCKLE 9 – Promotion of Live/Work Units	<p>Engage with developers and South Gloucestershire Council to promote development of live/work units. Identify local demand.</p> <p>Monitor planning application decisions to review whether developments are meeting Neighbourhood Plan policy objectives.</p>
PUCKLE 10 – Support for Home Offices and Extensions	<p>Monitor planning application decisions to review whether developments are meeting Neighbourhood Plan policy requirements.</p>
PUCKLE 11 – Farm Diversification	<p>Monitor planning application decisions to review whether developments are meeting Neighbourhood Plan policy requirements.</p>
PUCKLE 12 – Employment and Skills Plans	<p>Engage with developers and South Gloucestershire Council to promote access for local people to local skills training and employment in new developments. Identify local demand.</p> <p>Monitor planning application decisions to review whether developments are meeting Neighbourhood Plan policy objectives.</p>
PUCKLE 13 – Leisure walking routes	<p>Engage with developers and South Gloucestershire Council to promote better footpath access for local people to local leisure walking paths connecting to nature sites.</p> <p>Monitor planning application decisions to review whether developments are meeting Neighbourhood Plan policy objectives.</p>
PUCKLE 14 – Local Green Space	<p>Comment on and monitor planning application decisions for proposed developments affecting the Local Green Space.</p>
PUCKLE 15 – Active Travel Routes	<p>Engage with developers and South Gloucestershire Council to promote delivery of improvements to walking and cycling routes connecting key places in Pucklechurch.</p> <p>Monitor planning application decisions to review whether developments are meeting Neighbourhood Plan policy objectives.</p>
PUCKLE 16 – Better Bus Services for Pucklechurch Parish	<p>Engage with developers and South Gloucestershire Council to promote bus service provision to Pucklechurch.</p> <p>Monitor planning application decisions to review whether developments are meeting Neighbourhood Plan policy objectives.</p>

12. GLOSSARY

For the purpose of clarity, the aim of this Glossary is to also provide background information to assist with the general understanding of statements made within this document.

Acronym	Definition
NPPF	The National Planning Policy Framework (NPPF) was first published on 27 March 2012. This sets out the government's planning policies for England and how these are expected to be applied. A new version of the NPPF was published on 12 December 2024.
Local Plan policies under section 38(6) of the 1990 Act	Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that "where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise."
Regulation 18 stage	The purpose of this stage is to engage with local residents and relevant organisations to identify how planning policy can be used positively to help address key issues within the local authority area.
Paragraph 8 of the NPPF	Promoting healthy and safe communities: National Planning Policy Framework - 8. Promoting healthy and safe communities - Guidance - GOV.UK (www.gov.uk)
Grade II*	This means the property is important and considered of more than special interest. Around 5.8% of listed buildings fall into this category.
Class F2 'local community use'	F2 use comprises recreational uses including indoor/outdoor swimming pools, ice skating rinks, outdoor sports facilities and community halls (all formerly Class D2). It also includes shops under 280 square metres selling essential goods which are over 1km from another similar shop.
Sui Generis	Certain uses do not fall within any use class and are considered sui generis (literally 'of its own kind' or 'unique')
Grade 1 Listed Building	Grade I listed buildings are deemed of exceptional interest. This means the site has exceptional national, architectural or historical importance, of which only 2.5% of these fall into the Grade I category.
AECOM	AECOM is a provider of engineering, consulting, and project management services. The company designs builds, operates, and finances various infrastructure projects for businesses, governments, and organizations worldwide. It offers various services including planning and consulting, architecture and design.
Median House Price	The mid value (i.e. 50% of house prices are lower and 50% are higher) this gives the median.
Estimated NA New Build Entry-Level House Price	Estimate of New Build housing in the Neighbourhood Area (Pucklechurch Parish is the Neighbourhood Area).
LQ/Entry-level House Price	Lower-Quartile house prices are the cheapest 25% of homes.

LA New Build Median House Price	LA means Local Authority new build median house price, in this case meaning the area covered by South Gloucestershire Council.
Policy CS18	Policy CS18 requires 35% of housing provided on all new housing developments over certain thresholds to be affordable and to be provided on-site, normally without public subsidy, unless the developer can demonstrate that the Affordable Housing jeopardises the economic viability of the proposals
AONB	Area of Outstanding Natural Beauty
Massing	Massing refers to the structure in three dimensions (form), not just its outline from a single perspective (shape). Massing influences the sense of space which the building encloses, and helps to define both the interior space and the exterior shape of the building.
DPH	Dwellings per Hectare
Typologies	Typology is the systematic classification of the types of something according to their common characteristics.
Topography	The arrangement of the natural and artificial physical features of an area.
SGC	South Gloucestershire Council
Backland Development	Backland development refers to the development of land set back behind existing houses). It generally refers to the utilisation of brownfield or garden land, often landlocked or with limited street frontage.
Parts F and L of the Building Regulations	Parts F and L of the Building Regulations are concerned with ventilation and conservation of fuel and power, respectively.
Census	A census is the procedure of systematically acquiring, recording and calculating population information about the members of a given population. This term is used mostly in connection with national population and housing censuses.
Brownfield Land	Brownfield land is defined, in England at least, as ‘previously developed land that’s no longer being used’.
Business Incubator Units	A business incubator is an organisation that helps startup companies and individual entrepreneurs to develop their businesses by providing a full-scale range of services starting with management training and office space and ending with venture capital financing.
Use Class 3	Class C3 is the dominant class for all residential dwellings in England
Class E (g) ii) and iii)	E (g) Uses which can be carried out in a residential area without detriment to its amenity: (i) Offices to carry out any operational or administrative functions, (ii) Research and development of products or processes (iii) Industrial processes
LTN1/20 Cycle Infrastructure Design	The local transport note (LTN) provides guidance to local authorities on delivering high quality, cycle infrastructure including: <ul style="list-style-type: none"> • planning for cycling • space for cycling within highways

	<ul style="list-style-type: none"> • transitions between carriageways, cycle lanes and cycle tracks • junctions and crossings • cycle parking and other equipment • planning and designing for commercial cycling • traffic signs and road markings • construction and maintenance
LCWIPs	Local Cycling and Walking Infrastructure Plans
Community Infrastructure Levy	The Community Infrastructure Levy is a planning charge, introduced by the Government through the Planning Act 2008 to provide a fair and transparent means for ensuring that development contributes to the cost of the infrastructure it will rely upon, such as schools and roads.