



PUCKLECHURCH PARISH COUNCIL

MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON WEDNESDAY 19TH NOVEMBER 2025 AT 19:30 AT THE BUNGALOW HMP ASHFIELD.

PRESENT.

Cllrs G Boyle, R Dunning, J Hawkins, S Reid, T Symons, D Freestone and A Hemmings.
In attendance: Clerk D Dunning. Ward Councillors Palmer and Stokes.

Public Participation.

None.

2025/11/19 No 1. To receive apologies for absence.

Cllrs Pibworth & Parker.

2025/11/19 No 2. Declarations of interest (if any) and dispensations.

Non-pecuniary interests by Cllr Freestone in 5a & 5ci as chair of Pucklechurch Cricket. Cllr Symons in 5a as Pucklechurch Community Association trustee and Cllr Reid in 5h as Allotment committee member.

2025/11/19 No 3. To approve minutes and sign as a correct record of the council meeting.

Resolved to approve the minutes of 15th October 2025. Minutes were duly signed by the Chair of meeting.

2025/11/19 No 4. To receive report from ward councillor(s).

Ward Cllr Palmer:

- Has objected to Marsh Farm planning application.
- The Your Voice community meeting in Chipping Sodbury was well received.
- Raised issues about flooding at The Vale.

Ward Cllr Stokes:

- Cycling improvements along A4174 completed. More will follow.
- Noted Feltham Road closure.
- Junior doctors strike has had a local impact.
- With rising flu numbers, raised awareness of free flu jabs are available for over 65 and those with certain conditions.
- Free holiday activities over Christmas period for eligible families [South Glos LIFE | School holiday activities and food programme.](#)
- 'Doris' bus available.
- Annual Chair's Award – still taking nominations for Champions of the community.

2025/11/19 No 5. AGENDA ITEMS TO ACTION.

2025/11/19 No 5a. To receive any updates and agree any actions relating to the Community Centre and in addition consider:

i. Condition survey.

Noted. Cllr Hemmings to consolidate report findings prior to a more detailed review. Agreed the report will be shared with Pucklechurch Community Association (PCA).

ii. PCA request to brick-up changing room windows.

Deferred.

2025/11/19 No 5b. To receive any updates on the Scout hut and agree any actions and in addition consider:

i. Condition survey

As above.

ii. Cleaning costs

Resolved to approve the cleaning quote for an initial clean at £105 and £90/month thereafter.

2025/11/19 No 5c. To receive any updates and agree any actions on other S106 projects:

i. Recreation ground improvements project

Work largely finished for the winter period. Footballers appreciate the improved pitch and positive comments from visiting teams are being received.

ii. Leigh Farm woodland project.

Verbal update received. Cost of whips and protections £17K. Eventbrite system for volunteer bookings. South Gloucestershire Council launch event is on 26th November, Cllrs Boyle and Dunning to attend. Proposed press release agreed.

2025/11/19 No 5d. To consider the new draft of the maintenance contract and agree any actions.

Resolved to approve maintenance contract. Tender process will run 1st December – 23rd January 2026.

2025/11/19 No 5e. To consider collaborating with South Gloucestershire Mining Research group on a talk regarding Parkfield Colliery and agree any actions.

Pucklechurch residents may be interested in a forthcoming book on Parkfield Colliery and may be able to assist in identifying relatives in a number of pictures.

Resolved to host the Zoom talk on 17th January, Cllr Boyle to arrange. Further suggested an in-person event might also be useful.

2025/11/19 No 5f. To review action plan for 2025/26 and agree any actions.

Good progress was noted. The updated plan detailing progress will be uploaded to the website.

2025/11/19 No 5g. Revel 75 - to consider event hire submission for 2026 and receive feedback on informal meeting.

Feedback from informal meeting with Revel was noted. Revel has a very small team to look at different options and ideas for the 75 anniversary.

Resolved to approve the hire of the Recreation Ground for Revel 75 on 19 - 20th June 2026 and await further updates.

2025/11/19 No 5h. At the request of Pucklechurch Allotment Association, comment on their proposed Constitution.

Agreed that Cllr Boyle should contact the Allotments Chair to offer advice on their developing constitution.

2025/11/19 No 5i. To consider quotations for replacement equipment on The Recreation ground and agree any actions.

Resolved to accept quotation from Proludic for Quatro J830 at a provisional cost of £4612.90 (net).

2025/11/19 No 5j. To consider and discuss first draft of the 2026/27 budget and agree any actions including:

- i. Review of Q2 figures for 2025-26.
Noted Appendix 1.
- ii. Note special expenses charges for 2026/2.7
Noted.
- iii. Receive budget ideas from councillors.
Noted.

First draft noted. Further work will be required to respond to the condition survey and any further budget ideas with approval and precept request likely in January 2026.

2025/11/19 No 5k. To consider and agree any actions related to the South Gloucestershire Council estimate of rough sleepers for 2025.

No councillor available to undertake checks on 20th but councillors who regularly walk around the parish noted there is no evidence of rough sleepers.

2025/11/19 No 6. AGENDA ITEMS TO NOTE

2025/11/19 No 6a. To note items of correspondence and agree if any actions required.

- i. Complaint about the burial ground.
Noted.
- ii. Correspondence from ELCoE.
Councillors raised some concerns at the response from ELCoE.
- iii. Correspondence from Bristol Energy Network.
Noted a further meeting is being arranged.
- iv. SGC Community Engagement Officer.
Noted. Information will be obtained on the new community bus offer by Emersons Green Town Council.

2025/11/19 No 6b. South Gloucestershire Council Local Plan.

- i. To note the Local Plan has been submitted to the Government's Planning Inspectorate (PINS) under regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, on Friday, 24 October 2025..
Noted.
- ii. To note data breach.
Noted.

2025/11/19 No 6c. To note acceptance of quotation for £668.40 from Midland Forestry for necessary works identified in the annual tree surveys.

Noted.

2025/11/19 No 6d. To note advice from British Library regarding the legal deposit of electronic copies of Pucklechurch News now this is a parish council produced publication.

Noted.

2025/11/19 No 7. PLANNING.

2025/11/19 No 7a. Planning applications.

2025/11/19 No 7ai P25/02362/O Land at Marsh Farm Feltham Road Pucklechurch South Gloucestershire BS16 9SQ.

Outline planning application with all matters reserved except means of site access, for residential development of up to 100no. dwellings (use class C3); sustainable urban drainage systems; public open space and landscaping; and all ancillary and enabling works. Council expressed thanks to Andrea Pellegram and Cllrs Boyle, Parker and the Clk.

Resolved to object (Appendix 2).

2025/11/19 7ai a). Associated matters on P25/02362/O.

To comment on South Gloucestershire Council's correspondence requesting locations for potential improvements to outdoor sports facilities through S106 contributions should this application be approved.

Resolved there would be no issues with spending S106 funds allocated to Pucklechurch.

2025/11/19 No 7aii P25/02491/F Harwood Farm Castle Road Pucklechurch South Gloucestershire BS16 9RF.

Erection of oak-framed gazebo link extension between farmhouse and existing barn and installation of PV panels on south-west facing roof of the barn.

Resolved to defer to the Conservation Officer.

2025/11/19 No 7aiii. P25/02475/LB Harwood Farm Castle Road Pucklechurch South Gloucestershire BS16 9RF.

External works for the erection of oak-framed gazebo link extension between farmhouse and existing barn and installation of PV panels on south-west facing roof of the barn.

Resolved to defer to the Conservation Officer.

Adjacent parish

2025/11/19 7aiv. P25/01931/PIP Land at The Rosary Lyde Green South Gloucestershire.

Permission in principle for the erection of a minimum of 4no. and up to a maximum of 9no. dwellings.

Noted.

2025/11/19 No 7b. Planning decisions. All noted.

2025/11/19 No 7bi P25/02191/LB Moat House Kings Lane Pucklechurch South Gloucestershire BS16 9PP.

Internal and external works to replace lintel above south east window (WF07) and stabilise masonry. Approved with conditions.

2025/11/19 7bii P25/02248/TCA Crump House 30 Shortwood Road Pucklechurch South Gloucestershire BS16 9PL

Works to 1 no Ash Tree to crown reduce by 2.5m, giving a clear 2.0m clearance within Pucklechurch conservation area. No Objections.

2025/11/19 7biii. P25/02078/RVC Churchmead Farm Hodden Lane Pucklechurch South Gloucestershire BS16 9SG.

Variation of condition 2 attached to P24/01494/F to substitute the approved plans A201 Rev D and A200 Rev A with A201 Rev E and A200 Rev C. Approved with conditions.

2025/11/19 7biv. P25/01386/RM Land Adjacent To 150 Westerleigh Road Pucklechurch South Gloucestershire BS16 9PY.

Erection of 2 no. self-build dwellings (outline) with appearance, landscaping, layout and scale to be determined. Approval of reserved matters to be read in conjunction with Outline permission P24/02049/O. Approved with conditions.

2025/11/19 No 7c. Planning enforcement and any other actions.

2025/11/19 No 7ci. To note COM/25/0673/ADV.

Noted ongoing.

2025/11/19 7cii To note COM/25/0712/COU.

Noted ongoing.

2025/11/19 7ciii To note COM/25/0766/OD.

Noted matter resolved, no actions required.

2025/11/19 No 8. REPORTS.

2025/11/19 No 8a. To receive report from the Clerk.

- Request for fireworks on The Rec on New Year's Eve – Community Centre booking Agreed response not to grant permission for fireworks. The area is residential. Decision reflects the approach adopted by Pucklechurch Community Association.
- 3 Bleed kits with no suitable locations near defibrillators can be installed at any location.
Cllrs Hemmings and Reid to approach local pubs. The Bungalow at Ashfield was also seen as a good location – Clerk to action.
- Request by dog trainer for potential use on additional one-off night Agreed in principle – Clerk to arrange.
- Request to do repairs in memorial garden.
- Pothole repairs at Parkfield are planned asap dependent on weather.
- Possible dates for BEN meeting needed for January on either Mondays or Thursdays.
- Further planning.
 - P25/02597/TCA Yew Tree House 12 Abson Road Pucklechurch – delegated Clerk to respond defer to tree officer.
 - P25/02545/LB Moat House Kings Lane Pucklechurch Listed building consent to stabilise internal and external walls – delegated Clerk to respond defer to conservation officer.
- South Gloucestershire Council has confirmed the Pucklechurch Neighbourhood Plan can progress to Regulation 16.
- Registered PPC to vote in NALC smaller council committee elections.

2025/11/19 No 9 FINANCE.

2025/11/19 No 9a. To approve contractual and other obligations for October 2025.

Payments approved in October but the invoices were not received until after the meeting..

Payee	Description	Net	VAT	Total
Silverback Arbiocultural consultancy Ltd	S2453 2025 tree surveys	£850.00	£170.00	£1,020.00

Payments were checked and approved by Cllrs Boyle and Dunning. Noted.

Payments due in November.

Payee	Description	Net	VAT	Total
D Dunning	salary	£2,026.73	£0.00	£2,026.73
D Dunning (refund)	Black bags and toilet rolls for Scout hut	£11.85	£0.00	£11.85

HMRC	Tax and NI	£823.96	£0.00	£823.96
Primrose gardening	Maintenance contract 251	£1,585.00	£0.00	£1,585.00
Primrose gardening	litter 253	£200.00	£0.00	£200.00
Primrose gardening	Scout hut toile door, Parkfield cold pour tarmac and fencing post & rails	£300.00	£0.00	£300.00
SERCO	Pucklechurch News 92092412	£358.88	£71.78	£430.66
South Gloucestershire Council	Localism charges 3900049971	£2,239.11	£447.82	£2,686.93
Andrea Pellegram Ltd	Professional planning advice SI-398	£1,080.00	£216.00	£1,296.00
Total		£8,625.53	£735.60	£9,361.13

All invoices checked and confirmed for accuracy against payment list - Cllr Reid.

Resolved to approve payments. Cllrs Hemmings and Dunning to authorise.

Direct debits.

Supplier	Goods	Net	VAT	Total
o2	phone	£11.00	£2.20	£13.20
BT	broadband	£35.87	£7.17	£43.04
NEST	Pension Contribution	£144.37	£0.00	£144.37
EDF Energy	Electricity Eagle Crescent	£18.00	£0.00	£18.00
EDF Energy	Electricity Parkfield	£24.00	£0.00	£24.00
EDF Energy	Electricity Scout hut	£52.98	£2.65	£55.63
Reconomy	Monthly waste collection	£48.68	£9.74	£58.42
Unity Bank	charges	£10.20	£0.00	£10.20

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

2025/11/19 No 9b. To receive and agree reconciliations for October 2025.

Balance per bank statements as at 01/10/25	£
Unity Bank current	£87,735.24
Unity Instant access savings	£90,706.32
Hinckley and Rugby BS	£75,000.00
Unity Bank current	
Less: payments for October 2025	£9,294.44
Plus: Unity income for October 2025	£522.95
Balance as at 31/10/25	£78,963.75
Unity Bank instant access savings	
Less: payments for October 2025	£0.00

Plus: Income for October	£0.00
Balance as at 31/10/25	£90,706.32
Hinckley and Rugby BS savings account	
Less: payments for October 2025	£0.00
Plus: income for October 2025	£0.00
Balance as at 31/10/25	£75,000.00
Balance as at 31/10/25	£244,670.07

Figure 1 Print screen of October 2025 accounts.

Balance c/fwd	75,000.00	90,706.32	78,963.75		208,816.35		
	A	B	C				
Combined balance	D	244,670.07		Bank rec at 31 10 25			
				Hinckley and Rugby 90 day	75,000.00		
Balance as at 1st April 2025		244,038.85		Unity instant access savings	90706.32		
Plus: receipts in year to date		209,447.57		Unity	78,963.75		
Less Payments in year to date		208,816.35			244,670.07		
Balance as at 31st October 2025	E	244,670.07		Less: uncleared chqs			
				F should equal D & E	244,670.07	Diff	0.00

Figure 2 Print screen Unity Bank current account statement October 2025.

Your Current T2 account transactions:					
Date	Type	Details	Payments Out	Payments In	Balance
31/10/2025	Faster Payment Debit	B/P to: ALCA	£20.00	£0.00	£78,973.50
31/10/2025	Fee	Service Charge	£9.75	£0.00	£78,963.75

Figure 3 Print Screen Unity savings account October 2025.

Your Instant Access account transactions:					
Date	Type	Details	Payments Out	Payments In	Balance
30/09/2025		Balance brought forward	£0.00	£0.00	£90,706.32

Figure 4 Print Screen Hinkley and Rugby BS savings account as at 18th November 2025.

The screenshot shows the 'Savings Accounts Summary' page for H&R Building Society. The account is for 'Pucklechurch Parish Council'. It is a 'Local Council 90 Day Notice' account with an interest rate of 2.9%. The available balance is £75,000.00 and the pending balance is also £75,000.00. There are two buttons at the bottom: 'PAYMENTS' and 'MANAGE ACCOUNT'.

Pucklechurch Parish Council	
Local Council 90 Day Notice 17011058069	Interest rate: 2.9 %
Available balance £75,000.00	Pending balance £75,000.00
PAYMENTS	MANAGE ACCOUNT

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

Date of next meeting 10th December 2025.

Meeting closed at 20:45.

Appendix 1

Q2 01/04/25 - 30/09/25			
INCOME	Budget 2025/26	Income at Q2 adj for I&E	%
Precept	£146,960.00	£146,960.00	100.00%
Burial ground	£1,000.00	£750.00	75.00%
Allotments £20.00 per site x 30	£620.00	£580.00	93.55%
Grants - Neighbourhood Plan	£0.00	£0.00	0.00%
Football club	£470.00	£470.00	100.00%
Cricket club	£375.00	£375.00	100.00%
PCA ground rent & Scout hut	£5.00	£190.00	3800.00%
Wayleave (Western power distribution)	£92.95	£0.00	0.00%
Bank Interest	£50.00	£706.32	1412.64%
S106 draw down	£60,619.95	£0.00	0.00%
CIL Payments	£0.00	£1,856.61	
Suez grant	£0.00	£40,000.00	
Insurance claim	£0.00	£0.00	0.00%
Donation	£0.00	£477.52	
Hire of Rec	£200.00	£250.00	125.00%
Total Income	£210,392.90	£192,615.45	91.55%
Vat to 31/08/25		£15,111.01	
		£207,726.46	
Expenditure	Budget 2025/26	Spend at Q2	%
Salaries (net)	£25,200.00	£12,409.00	49.24%
Mileage & home office allowance	£400.00	£200.11	50.03%
NI & tax (employee and employer)	£9,500.00	£5,198.84	54.72%
Pension (employee and employer)	£1,900.00	£907.80	47.78%
Payroll PATA Costs	£208.00	£109.92	52.85%
Rent Shortwood	£360.00	£0.00	0.00%
Insurance	£1,000.00	£1,539.24	153.92%
Electricity Defib	£520.00	£252.00	48.46%
Room rental	£100.00	£0.00	0.00%
Pucklechurch news	£4,000.00	£717.76	17.94%
Broadband	£420.00	£215.52	51.31%
Phone	£165.00	£69.69	42.24%
Audit	£1,200.00	£1,140.00	95.00%
professional fees consultancy	£1,000.00	£0.00	0.00%
Membership/subscriptions	£1,400.00	£1,847.73	131.98%
Litter picking/ Rec Village waste /dog bins	£12,000.00	£4,863.02	40.53%
Grass cutting/gardening	£8,700.00	£3,747.62	43.08%
Tree survey	£1,500.00	£0.00	0.00%
Maintenance contract	£21,000.00	£9,510.00	45.29%
Bank charges	£150.00	£60.85	40.57%
Admin general stat post print	£350.00	£115.59	33.03%

Play area maintenance/ repairs & renewals	£5,000.00	£793.00	15.86%
Ground maintenance	£4,200.00	£2,202.86	52.45%
Training/conferences	£700.00	£149.00	21.29%
Heartstart Defib maintenance	£1,300.00	£0.00	0.00%
Office equipment & software included email hosting. .gov domain and website and remote hosting	£2,000.00	£195.00	9.75%
Grants	£4,500.00	£0.00	0.00%
Recruitment costs	£0.00	£0.00	0.00%
Election costs	£1,000.00	£0.00	0.00%
Legal	£2,000.00	£750.00	37.50%
	£111,773.00	£46,994.55	42.04%
Reserves			
Play area s106	£0.00	£0.00	0.00%
CIL for defibs reserves	£0.00	£1,167.00	0.00%
Open spaces s106	£60,619.95	£0.00	0.00%
Sports s106	£0.00	£57,801.00	0.00%
Woodland and tree work	£2,000.00	£0.00	0.00%
Parkfield turning space	£1,000.00	£0.00	0.00%
Reserves to refurbish play areas	£15,000.00	£0.00	0.00%
Neighbourhood plan consultancy fees	£0.00	£0.00	0.00%
St Aldams active play project	£0.00	£58,455.56	0.00%
Local climate and nature action plan	£0.00	£0.00	0.00%
Scout hut	£10,000.00	£324.99	3.25%
Parkfield football	£2,000.00	£2,260.21	113.01%
Community centre	£8,000.00	£0.00	0.00%
Defibrillator replacements reseves		£5,355.95	
	£98,619.95	£125,364.71	127.12%
Total	£210,392.95	£172,359.26	81.92%
VAT for year		£26,970.46	
		£199,329.72	

Appendix 2

Planning Application P25/02362/O - Outline planning application with all matters reserved except means of site access, for residential development of up to 100no. dwellings (use class C3); sustainable urban drainage systems; public open space and landscaping; and all ancillary and enabling works.

Pucklechurch Parish Council (PPC) has reviewed the documentation associated with this application and commissioned professional planning advice from Lee Searles MRTPI at Andrea Pellegram Ltd. In addition, PPC has also taken account of its Draft Neighbourhood Development Plan formulated in consultation with local residents, which has now progressed to Regulation 16. As a result, PPC has resolved to object.

The application raises important matters of principle in relation to future development on Pucklechurch's eastern flank. This is related to the relationship of the countryside to the village, to important walking routes and to the Cotswold Escarpment. The site is not identified within the emerging Local Development Plan and its sustainability with regards to location is questionable. As a potential Golden Rules application, more commitment to community infrastructure provision is required.

Green Belt – The application site is located in the Green Belt. Development of the application site would create significant encroachment into the countryside to the east, undermining Green Belt purpose C. The application site sits within Parcel 38 of the West of England Combined Authority Strategic Green Belt Assessment (2022). This parcel was assessed as making a significant contribution to Green Belt purpose C - safeguarding the countryside from encroachment.

There is a lack of a strong natural boundary on the eastern side of the site which creates a concern over the future defensibility of the Green Belt if the development on this site occurs. The same argument and principles would apply to sites further to the east and south.

Grey Belt – In order for the site to be considered Grey Belt, the site would need to make no contribution to Green Belt Purposes A, B and D. Green Belt Purpose D is to preserve the setting and special character of historic towns. Pucklechurch is not a town in Green Belt terms but is a historic village over 1,000 years old. Also, its location and setting are notable in the context of the Pucklechurch Ridge Landscape Character Area. The village sits in an elevated position above Bristol with expansive views to the west, and below the Cotswold Escarpment to the east and which looms large in local views and is important to local people. The historic core of Pucklechurch lies in close proximity to the application site.

The countryside around Pucklechurch contains this tightly defined settlement. Land slopes away from the settlement to the east down to the Feltham Brook and then rises again towards Rookery Lane. This provides an elevation of the settlement above the surrounding fields and accentuates the perception of compactness. Development across Abson Road in an eastward direction would damage this character which is maintained by Green Belt policies.

The Application Site is greenfield agricultural land in the open countryside. As such development on the site would not contribute to Green Belt Purpose E (which is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land).

Pucklechurch Parish Council seeks confirmation from South Gloucestershire Council that the application site is not Grey Belt land.

Landscape - The Landscape Visual and Green Belt Impact Assessment describes the view of the site from the Cotswold Escarpment, which is part of the Cotswolds National Landscape Area (CNLA), as almost imperceptible given the distance and the backdrop of Pucklechurch behind it. PPC disagrees and believes the proposal would cause harm to views both to, and from, the CNLA, the protection of which is achieved through national legislation. As with a previously refused appeal for a site along the Abson Road (P21/01865/O), the new dwellings, roads, attendant parking, and domestic garden paraphernalia would cover an extensive area of undeveloped agricultural land. The collective mass, height and volume of the proposed dwellings would be clearly visible from the Cotswold Escarpment, and the proposal would result in a significant encroachment into the countryside.

The latest CNLA Board Management Plan (2025-2030) contains policies and actions to conserve and enhance the special qualities of the landscape, which inherently include its views. The special qualities of the CNLA include the Cotswold Escarpment. Furthermore, the Pucklechurch Conservation Area appraisal refers to the Cotswold Escarpment as providing a "prominent, panoramic backdrop that dominates and encloses views out of the Conservation Area, reinforcing its rural setting". The CNLA Management Plan also says "The surroundings and setting of the National Landscape are important to its landscape and scenic beauty. For example, the impact of development and land management outside the National Landscape on views from – and to – the National Landscape is an important consideration, as is the retention of key views." It also says, "It is worth noting that case law has clarified that this great weight should also be applied in relation to the impact of development outside a national landscape on views from the national landscape." Although only indicative at this Outline stage, the inclusion of '2.5 storey' properties (in reality 3 storey houses) would mean the views being even further compromised, especially as the application site rises towards the escarpment on the skyline.

South Gloucestershire Council's Landscape Character Assessment (LCA) SPD places emphasis on the fact that "Sections of the edge of Pucklechurch are sensitive to change, due to their visual prominence and influence upon local landscape character and views. Future change and particularly expansion of the settlement into the surrounding plateau will potentially increase the visual prominence of the town in this open landscape, especially where it results in loss to the already limited vegetation structure, eroding the rural character of this landscape." The LCA also says "Due to the strong visual interrelationship between the LCA and the Cotswold Scarp, development which would be prominent from or interrupt views to the scarp should be avoided in order to preserve the natural beauty of the CNL and its setting." The LCA therefore recommends the retention of key outward views towards the Cotswold Scarp from the settlement edge.

Walking Routes - From the local community's perspective, there is significantly closer interaction with the application site as part of an important area for recreational walking along PROW to the east of the village in the landscape setting of the Cotswold Escarpment.

The application site is most visible from the public footpath network near to the site and on rising land to the east of Feltham Brook to a small ridge along Rookery Lane. It is noted that parts of two of these footpaths (PROW LPU 60/10 and LPU 61/10) would be incorporated and maintained within the proposed development's green space areas. The footpaths are relevant in providing main access points to countryside footpaths heading east along Redford Lane to connect with the Monarch's way (going south), the Cotswold Way and Dyrham Park on the edge of the Cotswolds escarpment. The paths also connect to other local paths that form shorter countryside walks for local residents in the village.

The application site is in view from elevated PROW and the Monarch's Way but is seen against the backdrop of the eastern face of Pucklechurch, which sits higher.

Draft NDP Policy PUCKLE 13 identifies these walking routes as part of a locally important leisure walking network and requires that new developments should demonstrate how they will protect and improve them.

Pucklechurch Parish Council urges South Gloucestershire Council to fully consider the potential impacts from development to the east of Pucklechurch on the landscape, long-distance footpaths (the Monarch's Way) and on local walking routes in the area between Pucklechurch and the Cotswolds Escarpment. Should planning consent be given, then it will be important to ensure that the user experience of existing footpaths is maintained and where possible improved.

Surface Water Flood Risk – the Design and Access documentation notes the site is located entirely within Flood Zone 1 with minimal risk of flooding and that there are also no areas of surface water flooding located on the site. However, the Government's Long Term Surface Water Flood Risk Map shows the extent of a surface water drainage route (predicted for 2040-2060) from the eastern part of Pucklechurch where it meets Abson Road and then is channelled along it before turning east down Feltham Road. Surface water flood risk is seen to affect both public footpaths running through the application site at present and in the future. Surface Water Flood Risk also exists within the application site. Feltham Road which sits adjacent to the application site floods on a regular basis during periods of high rainfall.

PPC notes that the Flood Risk Assessment submitted in support of the planning application refers to these drainage routes and commits to not worsen flood risk outside the site. The potential depth of surface water flooding is mostly in the range 0-20cm with some areas at medium risk of surface water flooding to 30cm in future scenarios. It also notes that an area of green infrastructure is proposed within the application site and this would provide a focus for storage of water within the site and attenuation of flows before discharge from the site to watercourses.

In this respect PPC believes it is imperative for South Gloucestershire Council to take account of two questions:

- Firstly, can SGC be certain that the proposed development will not increase flooding on Abson Road and Feltham Road, or cause water to back up into adjacent residential areas to the west? The proposed strategy is to contain water within the application site, directing it to the green infrastructure area and then off site through fields. The extent of interaction with surface water drainage routes on the two roads is not clear to PPC and clarification is requested. Given the topography, access into the site from Abson Road and Feltham Road needs to be carefully considered.
- Secondly, will existing public footpaths through the application site that are important local routes for access to the countryside to the east of Pucklechurch remain usable throughout the year post-development? There is some concern that the drainage strategy would affect the usability of these routes all-year round and so PPC seeks reassurance that measures are proposed to ensure that they are.



Source: check-long-term-flood-risk.service.gov.uk

Foul water - Wessex Water has indicated that there is currently insufficient capacity within their existing network to accommodate the foul flows that would be generated from this development. Improvement works comprising of significant new or expanded foul water processing facilities are required. It is not clear if and when such improvements would be bought forward nor how these would be funded or by whom. The combined sewer overflow in Pucklechurch involves a local sewage system that combines sewage and rainwater in one pipe, which can overflow during heavy rain to prevent flooding. Severe problems with capacity can be demonstrated by the increase in the number of sewage spills. According to a May 2024 report by the Environment Agency, Pucklechurch experienced significant sewage spills in 2023: the combined sewer overflow on Feltham Road spilled 50 times for a total of 441 hours and the Pucklechurch Wastewater Treatment Works (PWTW) on Redford Lane spilled 82 times for a total of 815 hours. This meant raw sewage was flushed into streams in Pucklechurch for more than a thousand hours in 2023. In 2024 the PTWT was discharging sewage for 1118 hours of the year, whilst the Feltham Road CSO discharged sewage for 406 hours, making a combined total of 1524 hours. These sewage spills are being currently discharged into the same watercourses that would receive water from the application site, which are already subject to regular flooding.

Traffic and Transport - Owing to the rural location of the site the most likely mode of travel by future residents for their day-to-day needs would be the private motor vehicle and as such the site is not considered by PPC to be a sustainable location for development purposes. This is supported by comments in the documentation provided by the applicant which states that the majority of additional trips generated by this development would be generated by car drivers. The number of additional trips will also be impacted by lack of access to amenities and inadequate public transport (see below). PPC is astonished that the transport assessment was not informed by a highways-specific pre-application service, nor does it account for requested traffic improvements that are already on SGC's implementation list. Impacts on the already over-congested rural road network should be assessed beyond those forecasted at peak times. The National Highways Agency have also commented that these forecasts are slightly lower than might be expected given the nearby amenities, local employment opportunities, and available sustainable travel options. Given the projected number of houses allowed for in the emerging plan in Shortwood, Warmley etc, the congestion will only increase over time. A Travel Plan has been required as the site will

generate a significant amount of travel movements, but the provision of a plan itself is no guarantee of a reduction in car usage. There is no evidence to support the claim that encouraging active travel and links to public transport reduces high reliance on cars. Indeed, the census 2021 confirmed residents predominately use cars to commute over public transport and active travel (3% use public transport, 2% cycle and 5.7% walk). In addition, the 2024 National Travel Survey, demonstrated that active travel (walking and cycling) rates were similar to the previous year, while people in England made an average of 357 car trips per person annually. Data and access profiles (DAPs) also show that low numbers of residents live and work in the same place even in areas with multiple employment options.

Cars are not just used for commuting. With very few sports and social facilities and limited public transport, cars are used for school runs, clubs, swimming, play and sports facilities, health, shopping, leisure, and libraries to name a few. All are some distance from the parish, for example:

- Youth facilities – beyond guiding groups and limited cricket youth teams there is a skate park at Emersons Green, a small youth club at Wick (5km by road) and Armadillo Youth Centre at Yate (8km).
- Other outdoor sports – beyond the Recreation ground pitches, Pomphrey Hill Playing Fields in Mangotsfield (2.9km) and Downend Sports Centre (5.5km by road). The nearest tennis courts are Rodway Hill Tennis Centre in Mangotsfield (around 4km).
- Leisure Centres and Gyms – Downend (around 5.5km by road) but does not provide full public access, David Lloyd Leisure Lyde Green (3.5km by road) and Yate Leisure Centre (8.4km).
- Dental services - Emerson's Green (Mydentist, 5km) with another Christchurch Downend (7km).
- Libraries - Emerson's Green (3.7km by road), Downend (4.8km), Staple Hill (6.3km) and Kingswood (6.7km). (Pucklechurch draft Neighbourhood Plan 2025:26)
- Cinemas - Vue Cinema Bristol - Longwell Green (9.8km by road)
- Museums - Kingswood Heritage Museum, Warmley (8km by road).

Bus provision to and from Pucklechurch is woefully inadequate and cannot be judged via a list of timetabled frequencies and the poor service is compounded by the fact that there is no direct bus to Bristol. The journey to Bristol Bus station requires 2 bus services and total journey times during the day vary between 53mins and 1hr24m. There is no bus service to Bristol at all after 8pm and the last complete return journey leaves at 6.32pm. In addition, people who work in the NHS or elsewhere as shift workers cannot get to or from work for evening or night shifts and others cannot get to work in Bristol before 8.30am. Data suggests 20% of Pucklechurch's working residents commute to Bristol. The WESTLink DRT is only being operated on a trial basis until March 2026 and has an uncertain future. The public transport network lends itself therefore to reliance on car transport.

Enabling people to cycle does not mean that they will – the shared use path along Shortwood Rd being a particularly relevant example since most residents have never used it. As a point of correction Back Lane is not part of the shared footway / cycleway route. Although Back Lane is a designated PROW, it is not appropriate for wheelchair/pushchair/cycle use given its propensity to become overgrown and muddy: as an ancient green lane it has no paved surface or any lighting. It is not a practical route, especially in darkness and in adverse weather conditions, which often means it is neither safe or convenient for regular use by pedestrians or cyclists. The shared use pathway along Shortwood Road is also unlit. The Strava data supplied by the applicant is not an accurate measure of the number of people commuting/going shopping on bicycles. The database only

provides data for Strava App users, which is mostly used by avid runners and cyclists who are motivated by tracking activities, setting goals, and competing within a community of interest. Many sports and recreational cyclists are no doubt attracted to the village because Pucklechurch hosted the final intermediate sprint of Stage 5 in the 2016 Tour of Britain, but also because of the physical challenges presented by the hilly terrain – the exact same challenges that are a barrier to most residents being physically capable of cycling/walking instead of driving. The nature of the terrain to and from the village is such that cycling is not a physical or practical option for the vast majority of residents to commute to work or access key facilities, whether a cycle path exists or not. Data about lengths of cycle routes bely the hilly nature of the local terrain, the complete lack of street lighting and road traffic speeds for many of the routes. For example:

- Westerleigh Hill from Westerleigh village involves a rise of 144 feet over 0.4 miles equivalent to a 6.8% gradient.
- The B4465 from the Dramway roundabout to its junction with Shortwood Rd involves a rise of 118 feet over 0.5 miles equivalent to a 4.5% gradient.
- The cycle journey from Bristol to Pucklechurch takes 52 mins and involves a rise over all of 387 feet across 8.4 miles with significant uphill stretches along its length.

Mini Roundabout at the junction of Westerleigh and Abson Rd.

PPC objects in the strongest possible terms to the incorporation of the proposal to create a roundabout at this junction. It has not been identified as either an achievable or appropriate road traffic improvement so does not therefore appear on SGC's priority implementation list. PPC believes fundamental changes to this junction should be subject to a much wider and more transparent public consultation process. PPC acknowledges that during off-peak times mini roundabouts typically improve traffic flow compared to signalised junctions. However, they have a lower maximum capacity than standard roundabouts and can experience gridlock in heavy traffic. In addition, where traffic volume is unbalanced, roundabouts can become congested and inefficient during peak periods particularly when most of the traffic comes from a single direction. PPC does not agree that it is physically possible or desirable for two lane entry and the potential impact on traffic flows has not been adequately informed or demonstrated. Positioning a roundabout here would not make it safer for pedestrians to cross the road and would introduce an unacceptable level of additional road signage in the conservation area impacting the setting of a Grade 1 designated heritage asset. This would be contrary to the Pucklechurch Conservation area SPD that requires traffic management measures, street furniture and highway works to be appropriate and sensitive to its historic character. Parking restrictions associated with the roundabout would not only adversely affect the residents who live there (who are without an off-road alternative) but have a potentially highly detrimental effect on the business operations of both the Post Office and the newly re-opened convenience stores. The effect is not limited to customers. Delivery vehicles and Post Office vans need to park and issues relative to customer parking would merely be redistributed. For rural shops, a lack of parking can significantly harm business by reducing footfall, diminishing customer experience, and hindering deliveries. In addition, the suggestion that a residential disabled car parking bay might be accommodated away from the residence it services is not acceptable.

Pedestrian Access Design – The access design proposal is for the creation of a single vehicle/pedestrian/cycle access into the site, from Abson Road and two pedestrian/cycle accesses - from Feltham Road and at the junction of Abson Road and Feltham Road. In all three cases, the intention is to create uncontrolled pedestrian crossings, with one on each side of the vehicle access splay on Abson Road to connect to existing pavements on the

other side of the road. The access at Feltham Road would provide a 2m wide pavement for a short stretch to connect into existing pavements on Castle Road.

The dedicated pedestrian/cycle access at the junction of Abson Road and Feltham Road would include on road markings to slow down traffic approaching the junction and a further short stretch of pavement on the other side of the road.

In all cases, cycle access design proposals are based on road markings to filter cycle traffic onto the main carriageway. Various works would be undertaken to create required visibility splays. Village gateway measures will be installed to encourage traffic approaching the village from Feltham Road and travelling north on Abson Road to slow down and these are welcomed.

Further measures to slow down traffic (speed cushions in several places, a raised table at the zebra crossing and traffic activated signs) have been proposed in response to public consultation.

Pucklechurch Parish Council notes measures incorporated into the proposals in response to public concerns, however PPC still has concerns about the access design proposals, as follows:

Abson Road/Feltham Road Junction crossing – Notwithstanding the measures now included, there remains a concern about the safety of the proposed pedestrian/cycle access at the junction of Abson Road and Feltham Road. This will deliver vulnerable road users directly to the junction where the existing junction geometry is such that vehicles approaching it are able to maintain speed to turn into it, particularly those turning left from Abson Road into Feltham Road and also from Feltham Road left into Abson Road.

The pavement on both sides of Abson Road is narrow immediately to the west such that its useability for people with pushchairs or mobility aids can be problematic – there is no space for it to be widened. Whilst the proposal is to provide a short section of widened pavement at the junction, this would need to extend further round the corner in the available space as far as possible. However, PPC believes opening up the hedge at the corner of Abson/Feltham Rd is not acceptable and that over- reduction of the hedge height would reduce the rural nature of the Abson Rd and negatively impact the visual amenity of the area.

Should South Gloucestershire Council's Local Plan proposals lead to development on the scale planned for in the Parish and adjacent parishes, Pucklechurch Parish Council expects to see a significant increase in traffic on Abson Road and Feltham Road from traffic heading east to join the M4 at Junction 18. In the longer term, a signalled controlled junction is likely to be required here.

Feltham Road crossing - The proposed pedestrian access at the site further down Feltham Road is an important one in terms of its links to the sports ground, the play area, the primary school, and The Star pub on Castle Road. As such it could be a popular route for children and families. In order to promote safe active travel, notwithstanding the proposal to install a village gateway and speed cushion on Feltham Road, should the application be approved Pucklechurch Parish Council requests that the crossing here is a zebra crossing.

Other highways measures – Draft NDP Policy PUCKLE 15 (reference Table 8) says that proposals for major development should either provide directly or financially contribute towards the following provision within the area of the application site:

- (5) A pedestrian pavement along Feltham Road (ideally from the Abson Road Junction to the Castle Road).

- (7) pavement provision on Abson Road where there is none provided on either side.

Community Infrastructure – Draft NDP Policy PUCKLE 2 identifies priorities for new community facilities to meet existing needs, which will be heightened through the addition of population with new development.

The proposal fails to make adequate provision for additional or improved community facilities.

Policy CS6 of the Core Strategy sets out the Council's approach to securing infrastructure and developer contributions on new development in order to improve the sustainability of communities. SGC's Core Strategy says "Access to community facilities is fundamental to creating sustainable communities. Similarly, opportunities to participate in the cultural life of communities can contribute greatly to the health and wellbeing of individuals and communities as a whole. New development will clearly put additional pressure on existing facilities." PPC believes the proposal currently fails to meet requirements of policy CS23 or CS24.

In order to satisfy the NPPF Golden Rules, the development proposals should include a more explicit and specific contribution to local infrastructure provision. Pucklechurch Parish Council must find additional capacity for cemetery space, allotments provision, sports ground provision and, importantly to improve the Community Centre in Pucklechurch. Through Draft NDP Policy PUCKLE 2, the Parish Council seeks direct provision or financial support towards provision of this infrastructure.

The proposals include a new play area to meet required policy standards in a part of the site that will be accessible to the existing community. However, a clear understanding of arrangements for the maintenance of the play area in accordance with required standards is needed and provision for the improvement of a pre-existing play area at the Recreation ground should be considered as an alternative.

Draft NDP Policy PUCKLE 2 identifies the need for additional allotments in Pucklechurch. The proposals do not seek to provide allotments but do include the creation of a community orchard. Some clarity is sought on how this area will be developed and managed so that it becomes a genuine asset and one that the community actually wants, especially when facilities for recreational fitness, such as a Pump track have been identified. Equally the area identified as a nature reserve does not appear to be publicly accessible.

PPC is disappointed that there appears to be no contribution to support our rural medical practice with concerns that despite the aim of the Health Secretary which is to 'bring medical services closer to the community', this will continue the trend towards large, impersonal treatment hubs in various locations such as Yate or Downend that will require residents to travel.

Affordable Housing – At this stage, the applicant has committed to provide 50% affordable housing on site in accordance with NPPF Golden Rules. Should the application be successful, this amount of affordable housing provision is welcome. Whilst the precise mix of provision has been left undetermined to be addressed at Reserved Matters, South Gloucestershire Council and the applicant are referred to the Pucklechurch Housing Needs Assessment and Draft NDP Policies PUCKLE 3 and PUCKLE 4 which provides an assessment of the local housing needs and affordability constraints on different housing products and tenures. These should be considered in formulating proposals. In addition,

Pucklechurch has a significant workforce based on self-employment and small businesses operating from home. Draft NDP Policies PUCKLE 9 and PUCKLE 10 encourage new developments to plan positively with sufficient space/accommodation to support local enterprises working from home. The applicants are encouraged to consider how they can include proposals to provide opportunities for local skills development through construction, in accordance with Draft NDP Policy PUCKLE 12.

DRAFT SUBJECT TO APPROVAL NEXT MEETING