# Neighbourhood plan logo PUCKLECHURCH PARISH COUNCIL

# NEIGHBOURHOOD PLAN CONSULTATION QUESTIONNAIRE

# OPEN 1ST FEBRUARY – 18TH MARCH 2025

Neighbourhood planning gives communities the power to prepare a shared development vision for their area. This neighbourhood plan seeks to shape, direct and help to deliver sustainable development by influencing the planning policies and decisions made by South Gloucestershire Council.

Neighbourhood plans must conform with local plan policies and can amplify the planning decision-making framework. This neighbourhood plan will help ensure that planning proposals take account of Pucklechurch Parish’ circumstances and needs.

Decisions about planning applications must comply with policies in the Development Plan. In Pucklechurch, this means that planning decisions must pay heed to the policies in this neighbourhood plan when adopted (“made”) and in the South Gloucester Local Plan.

The plan has been prepared by a Steering group of Parish Councillors and Pucklechurch Parish residents and has had input from members of the public and local businesses.

**We want your views on the draft policies in the plan so that we know that we are submitting our final proposal to South Gloucestershire council in line with our community’s expectations.**

Please look at a copy of the plan.

Copies are available online from the parish council website <https://www.pucklechurchparishcouncil.gov.uk>

Alternatively, hard copies are available to view at the following locations:

* Shortwood telephone kiosk
* Old Dairy café, Westerleigh Road
* Rose and Crown, Parkfield Road
* PVSSC, St Aldams Drive
* PCA Social Club, Community Centre

Paper copies of the questionnaire are available on request from the clerk,

Email: clerk@pucklechurchparishcouncil.gov.uk

Telephone 07525 842 095

Completed paper hard copy responses should be returned to Pucklechurch Parish council c/o 25 Parkfield Rank, Pucklechurch Bristol BS16 9NR

1. **Question 1:** Do you agree with the Vision for Pucklechurch parish *(page 16)*?

**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.’

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1. Please feel free to provide further comments on the vision for Pucklechurch parish
2. **Question 2:** Do you agree with the Objectives for Pucklechurch parish (page 17)?

* Promote housing development that is affordable in order to encourage young families to remain in, and move to, the parish so as to enable Pucklechurch School to thrive and survive.
* Promote mixed housing development, in terms of property size, so as to enable older residents within the community the opportunity to downsize, thereby making larger properties available for families, whilst allowing older residents to continue to be part of the community with which they are familiar.
* Sustain and create local employment opportunities in order to enable residents to work closer to, and from, home resulting in a reduction in the need for residents to commute for work.
* Improve provision of facilities for children and young people so that they have access to local leisure facilities that are safe and age appropriate.
* Ensure that services and facilities are expanded in order to cater for growth in resident numbers, so as to better enable their integration into the community.
* Ensure development to be environmentally friendly and sustainable so as to ensure that carbon emissions and household bills are as low as possible and impact on climate change minimised.
* Make safe and sustainable transport options available, in particular for walkers and cyclists, so as to reduce reliance on car journeys and enable a positive contribution to people’s health and that of the environment.
* Protect locally important green and other spaces from inappropriate development to ensure no damage to the rural nature of the parish and its historical environment.

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1. Please feel free to provide further comments on the objectives for Pucklechurch parish.
2. **Question 3**: Do you agree with the wording of policy PUCKLE 1 Protection of Facilities of importance to the local community (page 26)?

**PUCKLE 1**

Proposals where planning permission is required which would lead to the loss of community facilities will only be supported where:

A. It can be clearly demonstrated that the land or building and its use is surplus to requirements;

or;

B. The loss resulting from the proposed development would be replaced by equivalent or enhanced provision in terms of quantity and quality in a suitable location accessible by the existing users, and the replacement provision is available for use before the existing provision and its use is lost.

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1. Please feel free to provide further comments for PUCKLE 1 or suggest alternative wording.
2. **Question 4**: Do you agree with the wording of policy PUCKLE 2 – requirements for additional Local Community Facilities (page 28)?

**PUCKLE 2**

Proposals for major development that would generate demand for local services will be supported where they contribute to the provision of the following local community facilities:

1. Community Centre – Redevelopment of the existing community centre to provide a modern community hub comprising to meet community, recreation, sports and other local requirements.
2. Allotments - Provision of an additional 12 allotment plots at 250 square metres per plot (not including access roads) to meet existing local demand for standard allotment plots. Thereafter, ensure that new development contributes to delivery of National Society of Allotment and Leisure Gardener recommended standards at the rate of 20 standard allotment plots per 2,200 population within Pucklechurch.
3. Cemetery Space Provision of at least 180 burial spaces and 700 cremation ash spaces for Burial and Cremation for parish residents to meet long term requirements of the parish, to be provided in coordination with South Gloucestershire Council.
4. Recreation Ground –Improvements to the Recreation Ground sports pitches and support the development of a purpose-built changing room/clubhouse facility (additional to the community centre) for the community’s sports clubs.
5. Play Areas – Upgrades to the following play areas to provide equipment and surfaces to meet British and European standards and provide stimulating social, physical, creative, emotional and intellectual play to improve children’s well-being and themed to reflect the areas historical context.

a) Parkfield – A complete replacement of the play area is required. Use coalmining themed trains for younger children to provide an improved play experience.

b) Eagle Crescent - Requires additional (agriculture) themed equipment linked to tractors and farm buildings.

c) The Recreation ground - Requires new play equipment across all ages themed (Saxon King Edmund) around castles.

d) St Aldams – Requires new facilities including outdoor gym equipment and a boules court.

e) Shortwood – Requires a complete replacement of play area.

1. 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.
2. Charging points throughout parish - Installation of car charging points in Shortwood, Pucklechurch and Parkfield to contribute to meeting net zero carbon emissions objectives.

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1. Please feel free to provide further comments for PUCKLE 2 or suggest alternative wording.
2. **Question 5**: Do you agree with the wording of policy PUCKLE 3 - Affordable Housing Tenure (page 37)?

**PUCKLE 3**

Developments which provide affordable housing in Pucklechurch Parish should have regard to the Pucklechurch Housing Needs Assessment which indicates the following recommended split to best meet affordable local housing needs:

a) Starter Homes should be provided as the first 35% of affordable housing within eligible schemes and where these include First Homes, they should be made available with a minimum 40% discount.

b) Shared ownership homes should comprise 15% of affordable housing with minimum equity stakes at 25%.

c) Affordable housing for Rent should form 50% of affordable homes provision through new development in Pucklechurch. Social Rented homes should be provided in larger schemes to ensure that provision is made for lower quartile income households.

In the first instance (limited to a six months’ period), new affordable homes should be offered to local people who meet the local connections requirements set out in Figure 10.

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1. Please feel free to provide further comments for PUCKLE 3 or suggest alternative wording.
2. **Question 6**: Do you agree with the wording of policy PUCKLE 4 - Housing Type and Size (page 39)?

**PUCKLE 4**

Proposals for development of new housing in Pucklechurch Parish will be supported where they would meet the following local housing requirements:

a) Homes which meet the needs of young adult households in sole-occupancy flats or shared living.

b) High quality, adaptable homes which are suitable for older households, many of whom will be downsizing.

c) Flexible and adaptable homes to meet the evolving requirements of family-aged households.

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1. Please feel free to provide further comments for PUCKLE 4 or suggest alternative wording.
2. **Question 7**: Do you agree with the wording of policy PUCKLE 5 – Accommodation for the elderly (page 39)?

**PUCKLE 5**

Development proposals which would contribute to meeting the identified need for around 58 sheltered living homes and around 12 residential care home bedrooms in Pucklechurch Parish will be supported in principle. Proposals should include provision of affordable accommodation for local residents of Pucklechurch.

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1. Please feel free to provide further comments for PUCKLE 5 or suggest alternative wording.
2. **Question 8**: Do you agree with the wording of policy PUCKLE 6 – Good Design and Development Form in Pucklechurch Parish (page 48)?

**PUCKLE 6**

Design and Access Statements submitted in support of planning applications in Pucklechurch Parish should, where relevant, demonstrate how development will be undertaken in accordance the Design Codes set out in Table 5 and in the supporting Design Guidance and Codes Report (August 2023). It is important to maintain and enhance positive design characteristics within the Parish and applications should demonstrate clearly how they will do this.

Applications for new housing at increased density over existing adjacent residential development densities (as set out in Table 6), should set out specific design measures to avoid overbearing development on neighbouring development and plans which demonstrate a graduated approach to density, appropriate development buffers from existing development and landscape screening, also having regard to design codes as set out in Table 5.

Based on design and density considerations, proposals for infill development or sub-division of existing properties to create small flats in the Oaktree Avenue, Hill View Road/ Castle Road/Lansdown Road, and Conservation Area (core only) Character Areas will be supported in principle.

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1. Please feel free to provide further comments for PUCKLE 6 or suggest alternative wording.
2. **Question 9**: Do you agree with the wording of policy PUCKLE 7 – Environmental Performance of Buildings (page 50)?

**PUCKLE 7**

New Buildings and alterations/extensions to existing buildings are expected to achieve high standards of environmental performance. This includes where possible in relation to listed buildings where positive support will be given to proposals within the existing framework of protection of heritage assets.

New development design in Pucklechurch should be future-proofed to support the achievement of lower carbon emissions, improved energy efficiency, better heat management and lower operating costs with new heating and energy generation technologies.

Proposals for development which include one or more of the following measures will be supported:

a) Provide space within plots for heat pumps which should be positioned to ensure the amenity of occupants and neighbours is maintained.

b) Incorporate design features to maintain heat balance within buildings, avoiding external doors opening directly into living spaces.

c) Provide internal electrical and plumbing to specifications required for use with sustainable heating and energy generation technologies.

d) Incorporate roof top solar on new homes.

e) Consider the potential for community energy schemes to provide heat and power to new developments.

f) Provide Electric Vehicle Charge-points to serve the occupants of every new home and to serve the users of all non-domestic buildings.

g) Allow for energy efficient summer cooling of housing through design rather than technology.

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1. Please feel free to provide further comments for PUCKLE 7 or suggest alternative wording.
2. **Question 10**: Do you agree with the wording of policy PUCKLE 8 – Reusing Employment Premises and Sites (page 53)?

**PUCKLE 8**

In order to promote Pucklechurch Village as a self-sufficient community, proposals for the redevelopment of employment land for local retail or alternative employment uses will be supported.

Proposals for small scale business incubator units which make provision for micro and growing firms to reduce the need for travel and support the growth of new local businesses will be supported.

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1. Please feel free to provide further comments for PUCKLE 8 or suggest alternative wording.
2. **Question 11**: Do you agree with the wording of policy PUCKLE 9 - Promotion of Live/Work Units propose (page 53)?

**PUCKLE 9**

The development of Work/Live Units (Sui Generis Use Class) incorporating Class C3 and Class E (g) ii) and iii) uses can provide sustainable growth and will be supported. This includes the extension of existing residential properties where proposals are in accordance with the Adopted Local Plan.

Purpose-built Live/Work units should remain in Sui Generis use by condition or suitable covenant in order to prevent loss of business space through conversion to residential accommodation.

In order to protect the amenity of residential areas, where proposals for Live/Work Units are located near to existing housing, then these should demonstrate the operation of businesses will be compliant with adopted local plan policies in terms of avoiding impacts arising from operational noise, traffic circulation, road safety, parking, odour, dust, and materials and waste storage.

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1. Please feel free to provide further comments for PUCKLE 9 or suggest alternative wording.
2. **Question 12**: Do you agree with the wording of policy PUCKLE 10 – Support for Home Offices and Extensions page 54)?

**PUCKLE 10**

Where these are required, planning applications for home extensions and garden buildings which support use of residential accommodation for home-based businesses will be supported in principle.

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1. Please feel free to provide further comments for PUCKLE 10 or suggest alternative wording.
2. **Question 13**: Do you agree with the wording of policy PUCKLE 11 - Farm Diversification (page 54)?

**PUCKLE 11**

Planning applications for new employment and commercial uses of redundant traditional farm buildings no longer viable or needed for farming will be supported, subject to meeting the test of Very Special Circumstances relating to development in the Green Belt and avoiding significant traffic impacts on residential amenity. Suitable uses could include small-scale farm shops, guest accommodation, cafes and small business/incubator units.

New uses established within redundant farms must demonstrate the availability (or creation) of safe walking routes on pavements or by footpaths to Pucklechurch and/or Shortwood.

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1. Please feel free to provide further comments for PUCKLE 11 or suggest alternative wording.
2. **Question 14**: Do you agree with the wording of policy PUCKLE 12 – Employment Skills and Recruitment Plans (page 54)?

**PUCKLE 12**

Planning applications for major residential and commercial development within Pucklechurch Parish should include proposals to provide skills training and access to employment for residents of Pucklechurch Parish in the construction and, where appropriate, operation of new developments.

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1. Please feel free to provide further comments for PUCKLE 12 or suggest alternative wording.
2. **Question 15**: Do you agree with the wording of policy PUCKLE 13 – Leisure walking routes (page 58)?

**PUCKLE 13**

Where appropriate, planning applications for major development should demonstrate how they will protect and improve leisure walking routes within Pucklechurch Parish. A locally important network of leisure walking routes is set out in Figure 13.

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1. Please feel free to provide further comments for PUCKLE 13 or suggest alternative wording.
2. **Question 16**: Do you agree with the wording of policy PUCKLE 14 - Local Green Space (page 61)?

**PUCKLE 14**

Millennium Green, as defined and described in Table 7 and shown on the policies map, is designated as Local Green Space in accordance with Policies, Sites and Places Policy PSP4. Other than in very special circumstances, no inappropriate development will be permitted within them that would harm their green character and reason for designation.

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1. Please feel free to provide further comments for PUCKLE 14 or suggest alternative wording.
2. **Question 17**: Do you agree with the wording of policy PUCKLE 15 – Active Travel Routes (page 67)?

**PUCKLE 15**

Proposals for major development which include either direct provision or a financial contribution to provision of priority improvements to active travel routes identified in Figure 15 and Table 8 will be supported in principle.

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1. Please feel free to provide further comments for PUCKLE 15 or suggest alternative wording.
2. **Question 18**: Do you agree with the wording of policy PUCKLE 16 – Better Bus Services for Pucklechurch Parish (page 68)?

**PUCKLE 16**

Proposals for major development which include a financial contribution to provision of a 30-minute bus service and extended bus service hours to 22:00 serving Yate and Emerson’s Green will be supported in principle.

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1. Please feel free to provide further comments for PUCKLE 16 or suggest alternative wording.
2. **Question 19**: Are there any land use planning matters that where not covered in the plan that you think should have been?

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|  | Yes |
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|  | No |

1. If yes, can you please describe what you believe was missing or in need of correction?
2. Do you have any other comments about this plan?

Data Protection Statement

Pucklechurch Parish Council takes data protection seriously. Providing us with your personal details is optional and you may complete the survey anonymously although it would be helpful to provide your postcode. If you choose to provide your personal details, this will be taken as consent for us processing this data for the purpose of conducting this survey.

Pucklechurch Parish Council will process your data securely and in line with the council's privacy notice and related policies, copies of which are available on our website at [www.pucklechurchparishcouncil.gov.uk](http://www.pucklechurchparishcouncil.gov.uk)

Pucklechurch Parish Council will share your response with South Gloucestershire Council (SGC) who in turn will share it with the appointed Examiner, for the purpose of the Neighbourhood Plan.

40. Are you a resident of Pucklechurch

Parish?

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1. What is your postcode?

42. If you are responding on behalf of a business in the parish, please provide the

name and address of the organisation

43. Your name and address (optional)

44. To better understand who is responding to the questionnaire please provide

your age.

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Thank you for completing the questionnaire

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