

The Charfield Neighbourhood Plan

2019 – 2036



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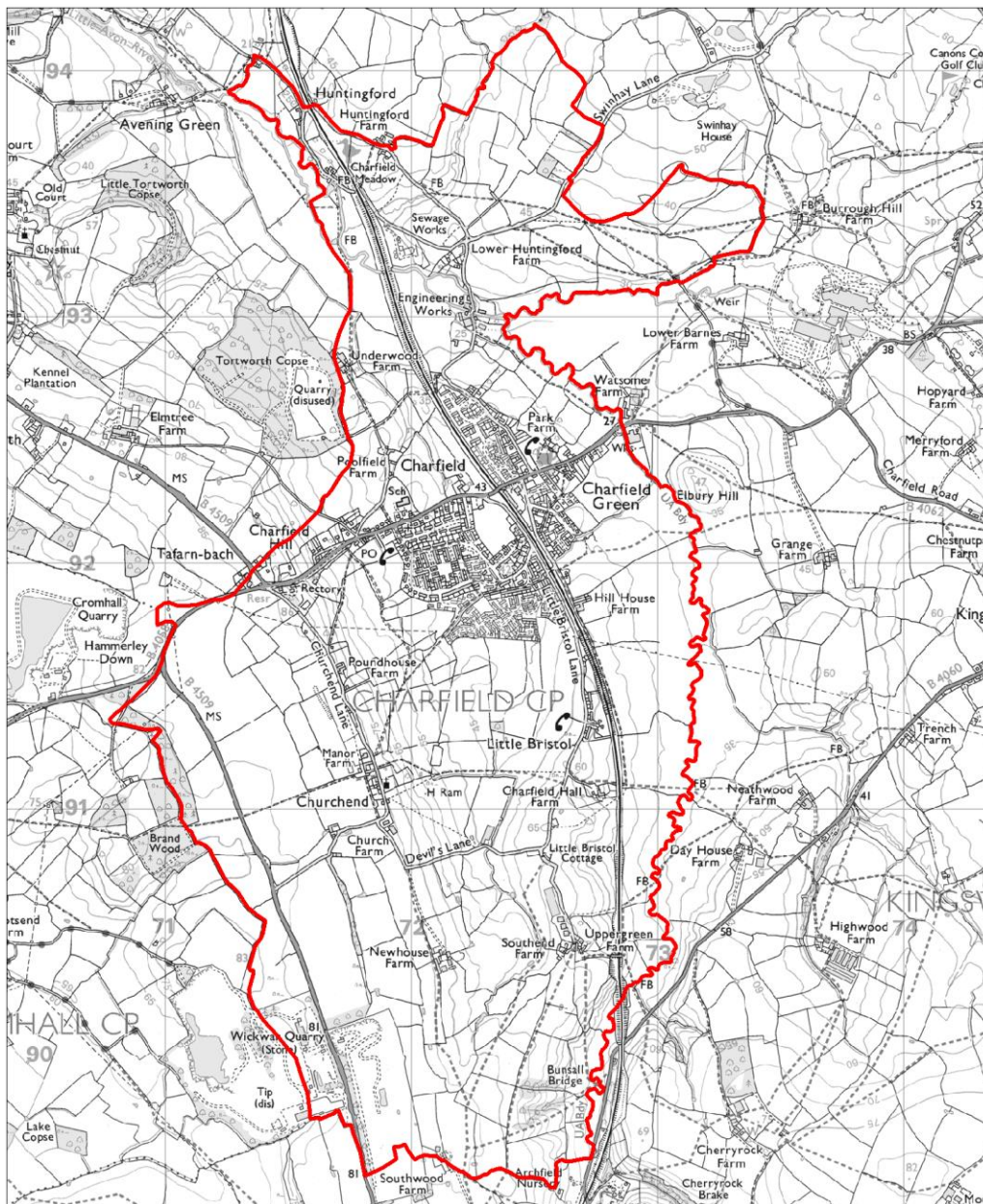


Section 1 – A Vision for Charfield

The vision for Charfield is for the village to remain a rural community with a unique sense of place and identity. The vision is also to protect and safeguard the wildlife, countryside views and enhance access to the surrounding countryside.

Due to the rural location, future growth should be on a small-scale sustainable nature that is in line with the needs and wishes of the community. Any growth should be aligned with commensurate employment in the village to support local needs including residents' ability to walk/cycle to work, which will promote the sustainability of a low carbon footprint.

The vision for Charfield is that it should have the infrastructure (eg Schools/Healthcare) to support the residents internally before any future developments are progressed. This will support a low carbon sustainable future in line with the Climate Emergency declared by Charfield Parish Council.



(The red outline defines the boundary of the neighbourhood area)

Charfield Neighbourhood Plan

Neighbourhood Plans

- 1.1. Neighbourhood Development Plans are a relatively new type of planning document. The Localism Act (2011) and The Neighbourhood Planning (General) Regulations 2012 introduced Neighbourhood Development Plans (NDP) that give communities the opportunity to have a greater say in the planned development within their areas by producing their own planning policies. These policies must be in accord with higher level planning policies.
- 1.2. This Plan outlines the way in which the village of Charfield seeks to evolve over the coming decades. It sets out standards and aspirations that should be met if permissions are granted for additional development. There is, at this time, no perceived local need for significant house building, particularly in the light of recent estate constructions at the Crest, Bellway and (soon) Barratt development sites. However, with an aspiration to address the ongoing climate and ecological emergency declared both in Charfield, at South Gloucestershire and indeed by central government, any new development will need to be proposed in ways that mitigate the impact of additional residents. This Plan seeks to detail some of these as well as defining the look and feel we want our rural village to retain.
- 1.3. The Charfield Neighbourhood Plan applies to developments within the Charfield Parish Boundary (see map on page 3). The neighbourhood area was designated on 27 January 2016. The Plan period is 2019 to 2036.
- 1.4. Together with the South Gloucestershire Local Plan, the policies in the Charfield Neighbourhood Plan (the Plan) will provide the basis for the determination of planning applications by the local planning authority, South Gloucestershire Council, in the parish of Charfield. The Charfield Neighbourhood Plan provides a vision for the future of the village and sets out clear planning policies to realise this vision.
- 1.5. Although the Government's intention is for local people to decide what goes on in their towns, the Localism Act sets out some important principles. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is, Neighbourhood Plans must be in line with the National Planning Policy Framework (otherwise known as the NPPF) and local policy, in particular South Gloucestershire Council's Local Plan.
- 1.6. The Neighbourhood Plan has given local people the power to influence where new housing and employment should go, and how the village should change. Without the Neighbourhood Plan, South Gloucestershire Council would make these decisions on behalf of the people of Charfield.

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Achieving Sustainable Development

1.7. One of the basic conditions underlying a neighbourhood plan should be that it contributes to the achievement of sustainable development. The Government's approach to sustainable development is set out in the National Planning Policy Framework. Essentially, it is about enabling growth to cater for the needs of current generations, whilst ensuring that growth doesn't mean worse lives for future generations.



(Clean Up Green Up Charfield at work)

1.8. There are many ways in which a neighbourhood plan can address sustainable development. Some examples are.

- encouraging and requiring mixed transport provision, including accessible public transport, cycle facilities and safe and convenient pedestrian routes
- encouraging mixed-use areas, thereby reducing the need for travel
- ensuring a good mix of community facilities in walking distance where possible
- encouraging facilities to support and encourage home working
- requiring good urban design, creating safe, overlooked, attractive, convenient, well-connected streets and spaces
- ensuring new development enhances the viability of city, town, village and local centres
- enabling provision of varied local employment opportunities with the intention of providing a sustainable wage
- requiring provision of a good mix of housing types, based on meeting local need
- considering the protection and enhancement of wildlife areas and measures to support biodiversity
- encouraging and enabling the reuse and refurbishment of existing buildings
- ensuring development incorporates facilities to encourage recycling, water collection, local energy generation, etc.
- ensuring works to improve the performance of traditional buildings are compatible with their building technology (the need for walls to breath)
- prioritising brown field sites
- conserving historic buildings and environments and ensuring they remain in productive use and contribute to wider planning goals.

Charfield Neighbourhood Plan

A Neighbourhood Plan for Charfield

- 1.9. The South Glos Local Plan does not specifically cover development in Charfield. However, the strategic policies therein will be reflected in this Neighbourhood Plan and referenced where relevant.
- 1.10. The Local Plan referenced in this document refers to “South Gloucestershire Local Plan Core Strategy 2006 - 2027” and “Policies, Sites and Places Plan (adopted November 2017)”.
- 1.11. Although deciding where new housing and new employment should go is an important part of the Neighbourhood Plan, it is about much more than this. The Neighbourhood Plan is a plan for the village as a whole. It looks at a wide range of issues, including:
 - how new retail should support the village
 - what infrastructure would be required, including:
 - road and rail network
 - public transport
 - utilities
 - telecommunications
 - whether a new community facility is needed and where it should go
 - how walking and cycling around the town should be improved
 - how the Village Hall site should be developed
 - what open space new housing should contribute to the village
 - encouraging Charfield to become a ‘greener’ village.
- 1.12. Having a Neighbourhood Plan will benefit Charfield in a number of ways:
 - Access to a larger proportion of the CIL (Community Infrastructure Levy). Communities with a Neighbourhood Plan are entitled to 25%, rather than 15% of this levy.
 - More control on speculative development.
 - The village will be developed in line with the community’s wishes, according to a plan voted for by the community.
- 1.13. The Neighbourhood Plan seeks to support a sustainable future for the village whatever changes lie ahead. The Neighbourhood Plan aims to ensure that the correct infrastructure is in place to maintain and enhance the existing community within its rural setting.
- 1.14. There is a large amount of background information that has helped in producing the Neighbourhood Plan (the Evidence Base), and is covered in Appendix 5.
- 1.15. The Neighbourhood Plan has evolved through public consultation with local residents and businesses, neighbouring communities, neighbouring parish and town councils and a group that were identified as key partners which included the local schools, doctors, community groups. Community Engagement actions covered public and individual meetings, surveys, social media activity, posters and personal engagement with residents by Steering Group members. The formal Consultation Statement is contained in Appendix 2: Consultation Statement.
- 1.16. This consultation process is defined by the requirements of Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

Charfield Neighbourhood Plan



(Yarn Bombers, Remembrance Day 2018)

- 1.17. The parish of Charfield has a population of around 2500 people. A review of available housing data shows that there is:
- A high level of home ownership (around 85%) and correspondingly low volumes of social and private rented housing
 - A very high proportion of households are detached or semi-detached (around 85%), with 10% terraced houses and 5% flats, maisonettes or apartments

More details are included in Appendix 3 and the recent census results can be found at: <http://charfieldparishcouncil.org.uk/wp-content/uploads/2015/01/2011-Census-Charfield.pdf>

Climate Emergency

- 1.18. S.Glos Council has declared a Climate Emergency and pledged to become carbon neutral by 2030, reducing greenhouse gas emissions across the county. The Charfield Neighbourhood Plan will help achieve this target. For example, Policy 001 – Electric Car Charging Points, will encourage homeowners to drive electric vehicles instead of petrol or diesel vehicles. The cost of providing this facility at the time of construction will be far less than the cost to a homeowner of retrofitting the technology at a later date.
- 1.19. Charfield Parish Council has also declared a Climate Emergency. Charfield is currently monitoring air quality (NO₂) within the village, and whilst the level is currently well within the national guidelines, the village would not want to see the level creep up due to poorly planned developments. Current air quality statistics are provided in the Evidence Base.

Section 2 – Neighbourhood Plan Policies

Introduction to the Policies

2.1. This section sets out the policies to support and deliver the vision for Charfield. The policies are grouped under the following topics:

- Housing
- Infrastructure
- Retail and Employment
- Getting Around
- Leisure and Wellbeing
- Environment, Sustainability and Design Quality
- Construction Environmental Management Plans

2.2. To aid interpretation for decision makers and applicants, each policy is accompanied by supporting text setting out the context for the policy, the local community's views on that subject and the evidence, plans and strategies that offer support and evidence for its approach.



(Charfield – Pear Tree Inn)

Charfield Neighbourhood Plan

Housing

- 2.3. The Neighbourhood Plan will reflect the community's aspirations for the nature of any new housing, on whatever scale, and attempt to ensure that the village spirit is maintained in any new developments.
- 2.4. The Neighbourhood Plan reflects the preference expressed by residents that any new developments should be modest in scale and phased over the life of the Neighbourhood Plan with an emphasis on 2 and 3 bedroomed units. This type of development will appeal to those who wish to downsize to a smaller house and yet stay within the village. Improving the housing choice for the older generation is another key driver for the Neighbourhood Plan and will encourage the development of a more balanced and vibrant community.

Policy 001 – Electric Car Charging Points

Policy Statement: As appropriate to their scale, layout and design new residential developments should have access to electric vehicle charging provision, including a combination of both active and passive provision. Electric vehicle charging points should be provided for both on-street and off-street spaces in accordance with the most up-to-date national or local standards and should include a combination of standard and fast charging points.

Reason: In line with Government proposals, NPPF guidelines (paras 105, 110), and the Local Plan policy CS8 and the statements on air quality and climate emergency, new residential developments should be provided with electric vehicle charging facilities to comply with the relevant standards in place at that time. This will encourage take-up of electric vehicles and minimise the effect of vehicle emissions. This policy is also reinforced by the 2019 SGC Air Quality Annual Status Report, which encourages the use of electric vehicles over diesel or petrol, and by the document "Incorporating EV in Local Planning Policy", a copy of which is in the Evidence Base.

Policy 002 – Appearance of Dwellings

Policy Statement: New buildings should reflect the rural environment of Charfield and take its local characteristics and materials into account. Where appropriate they should also be designed to incorporate best practice construction principles. The development of modern designs will be supported where they do not detract from the character and appearance of the village. Modern designs which incorporate low carbon technology will be particularly supported.

Reason: Charfield's identity as a rural village must be maintained. It is also important that new buildings should stay in character, in order to keep the appearance of a single community. This policy aligns with Local Plan policies PSP1 – Local Distinctiveness and CS1 – High Quality Design.

Policy 003 – Design of Buildings

Policy Statement: All new developments should use modern construction methods and be ecologically and environmentally friendly and energy-efficient. Current, recognised, sustainable building standards should be incorporated within the design of the buildings concerned. Development which incorporates any or all of the following features will be particularly supported:

- Solar panelled roofs
- Porous tarmac or permeable hard surfaces
- Geo-thermal heating
- Water conservation methods

Charfield Neighbourhood Plan

- Measures to address the risk of overheating

Reason: The UK has committed to significantly reduce its greenhouse gas emissions. The construction industry is a notorious user of resources. Previously, the energy used in constructing and operating buildings in the UK was responsible for half of the country's greenhouse gas emissions. With the potential for higher temperatures in the summer months, and storms and flooding in the cooler, the materials used need to act effectively, for example, not promoting mould, damp or condensation. Improving drainage systems, reinforcing walls, using more efficient windows, using solar panels and enlarging pipework are examples of ways we can improve our contribution to climate change. Additionally, architects now must design buildings that are environmentally sustainable, use suitable raw materials and are low on pollution. (from "The Challenge of Climate Change for the Construction Industry – Carmichael). The design of developments should include measures to address risk of overheating from current and projected climate for the lifetime of the buildings (reference UK Climate Projections 2018 [UK Climate Projections](#)). Also overheating assessments should be done following the latest CIBSE methodology (currently TM52 [CIBSE - Building Services Knowledge](#)). This policy aligns with Local Plan policies PSP6 – Onsite Renewable & Low Carbon Energy and CS3 – Renewable and Low Carbon Energy Generation.

Policy 004 – Size of Dwellings

Policy Statement: New housing developments should provide a wide variety of housing type and size to accommodate a range of different households, including families, single persons, older persons, and low-income households as evidenced by local needs assessments and strategic housing market assessments. Proposals which include smaller dwellings (one or two bedroom) will be particularly supported.

Reason: New residential developments can sometimes concentrate on delivering larger houses. Policy 004 applies the housing needs approach in the Core Strategy. The second part of the policy offers particular support to the development of one- and two-bedroom houses. In doing so it acknowledges that, there is a need in Charfield to provide homes that our children can afford and that older residents can downsize into should they wish, without having to leave the village. This could free up available family-sized housing stock enabling growing Charfield families to stay in the village. Some provision for retirement homes would also be welcome, including facilities such as wet rooms and other aids for the less mobile. The village supports the Local Plan policy CS18 for Affordable Housing – a term used to indicate assistance with the purchase or rent of a house (see Glossary) – but also recognises that this is not necessarily the same as housing that is affordable to those on lower incomes at the lower end of the open market. This policy also aligns with Local Plan policy CS17 – Housing Diversity.

Policy 005 – Housing Density

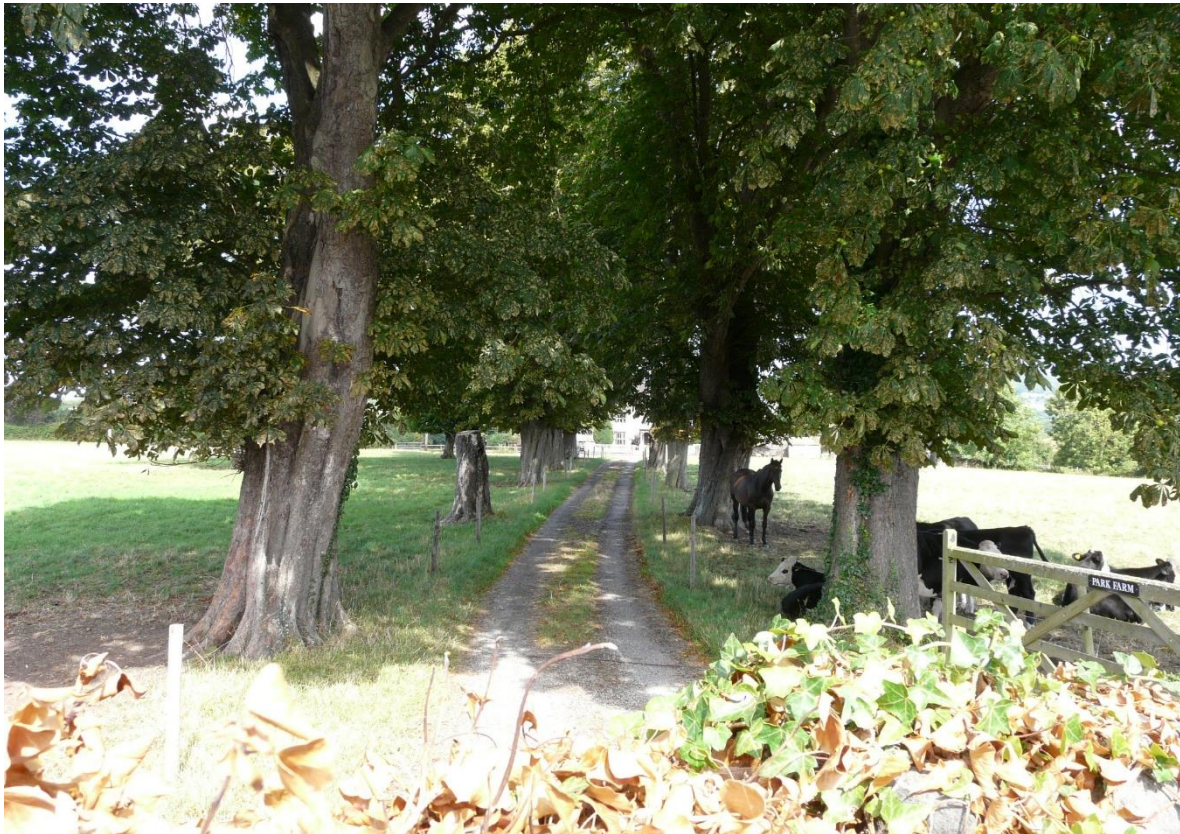
Policy Statement: Proposals for new housing development should be designed and arranged in a way which meets the following criteria:

- their density and layout take account of the density and layout of adjoining residential areas;
- their layout respects and where practicable enhances the natural, built and historic environment of the neighbourhood area and through design and the use of materials reinforces local distinctiveness and a strong sense of place; and
- the overall development is of a scale and form which complements the character of the immediate area and does not result in an unacceptable loss of amenity for existing residents.

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Reason: Recent developments have given the village a more crowded feel which is unwelcome. In order for Charfield to remain an attractive place to live, residents should not feel crowded or cramped and should have a “breathing space” around their properties.

This policy is in line with the National Planning Policy Framework (paragraphs 122 & 123) where the aim is to achieve appropriate densities and maintain the desirability of an area’s prevailing character and setting, and to secure well-designed, attractive and healthy places. It is also in line the Local Plan policy CS16 where it states that new development “should be informed by the character of the local area” and “maintain a pattern of green and open space”, and by CS1 which requires that “density and overall layout is well integrated with existing adjacent development”. It should be noted that the NPPF (and associated sections of the Local Plan) require that housing density should be maximised “in and around town centres and other locations where there is good pedestrian access to frequent public transport services”. As Charfield does not fall into this category, there is no clear requirement to increase overall housing density in the area covered by this plan.



(Charfield – Park Farm)

Infrastructure

2.5. Charfield is situated on an existing live railway line. Whilst the station is currently closed any additional housing in this location could support a case for potentially reopening the station and rural bus improvements. Significant highway infrastructure may also be required. However, recent studies carried out by Network Rail indicate that the current level of housing in Charfield may be able to justify the re-opening of the railway station. The Neighbourhood Plan will expand on these themes, specifically addressing the following key areas:

- road and rail network
- public transport
- utilities

Charfield Neighbourhood Plan

- telecommunications
- 2.6. Investment in village infrastructure will be one of the main drivers in changing the existing situation where Charfield is a car-dependent location with very little local employment and where the older generation feel it is necessary to leave the village because of lack of infrastructure. The existing population is weighted towards working age people with young families. Residents travel out of the village for work, school, health and most social activities.
- 2.7. Core to the Neighbourhood Plan has been to address traffic issues in the village. The Wotton Road (B4058) bisects the village and is a major route for traffic to and from the rural settlements to the north, onto the M5 and the A38. There are some minor roads that cross the M5 to the west, but these are not realistic alternatives except in emergencies.
- 2.8. The village has grown up on either side of the road and existing infrastructure is situated either side. New developments will all have to access onto and off this B road. There is existing peak time congestion, which can result in traffic jams and cars at a standstill along this road up to the Tafarn Bach roundabout.
- 2.9. Off peak traffic is also a problem – there are a large number of HGVs, particularly from the nearby quarries, which cause pollution, down-drafts and noise, making it unpleasant and dangerous for pedestrians to walk along the pavements. There are very few safe crossing points. There is also a problem with speeding.

Policy 006 – Broadband Connectivity

Policy Statement: All new developments should provide suitable connections to services to ensure that future occupiers have access to full fibre broadband.

Reason: In line with the national telecoms strategy drawn up by the Department for Digital, Culture, Media and Sports (DCMS), all new build properties should be fitted with full-fibre broadband. This will not only support the Government's strategy in this area but will also facilitate homeworking, thus reducing the burden on the village's road network and helping meet emissions targets.

Policy 007 – Footpaths

Policy Statement: Safe pedestrian and cycle paths should be incorporated into new developments, including linking up with existing pathways. There should be interconnectivity of footpaths, linking to other parts of the village and to the proposed Greenway.

Reason: Charfield should be designed so that walking around the village is both easy and pleasurable. We want to encourage people to walk, both for health reasons and because it is better for the environment. Pedestrians should not be expected to walk in or close to busy roads. This policy aligns with Local Plan policy PSP10 – Active Travel Routes.

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(Charfield – Play Equipment)

Retail and Employment

2.10. Availability of employment land in the Charfield area is limited. Allocations for large new residential development should therefore be accompanied by a substantial amount of new employment land. Detailed employment provision and location to be addressed through the local planning process.

Policy 008 – Business Hub

Policy Statement: Proposals for the development of a business hub will be supported.

Reason: The village has identified the need for a Business Hub, where well-lit and heated office space can be rented, including provision for modern facilities like high-speed internet access, meeting rooms and catering facilities. Already there is a growing number of people who work from home, either as an occasional home-working break from the office or as self-employed businesspeople. This is expected to increase further as the population grows and congestion makes home working more feasible. A local space where residents can carry out their business will help to alleviate the commuting problem and promote local enterprise.

This hub may best be combined with a new Community Centre if practical, providing a mixed-use building. A Business Hub should support the growing number of residents working from home and small businesses in the area, comprising rooms with good broadband connections that can be made available for small businesses and home workers to meet clients and conduct meetings in a confidential manner. Evidence collected from the community shows that there is a desire for this kind of facility.

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Leisure and Wellbeing

Policy 009 – Community Centre

Policy Statement: Proposals for the development of a community centre will be supported.

Reason: The Memorial Hall is the only such community asset in the village currently and demands for its services are already stretched with the current population. The main hall is booked out every evening, with sports clubs and fitness classes currently being turned away. The main hall is also not suitable for ball or racquet games (see <https://charfield.org/hall> for evidence of current hall usage). The village currently has no sports studio or business hub to contribute to the sustainability of any population growth. Particular support will be offered to proposals which complement the existing Memorial Hall and include a large auditorium, a range of meeting rooms, games courts leisure studios, office space and an equipped kitchen area.



(Charfield Memorial Hall)

Policy 010 – Allotments

Policy Statement: Proposals for the development of allotments will be supported.

Reason: This policy highlights the ongoing requests received by the Parish Council for the provision of allotments. The policy would support the development of free-standing allotments or allotments within new residential developments. The policy complements Local Plan Policy CS24.

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Environment, Sustainability and Design Quality

2.11. Listed Buildings, the escarpment, Elbury Hill and the river flood zone provide the basis of a permanent and varied green infrastructure and public open space strategy.

A Green Infrastructure network will enhance and protect the Little Avon River and its flood zone, setting to Elbury Hill, St James' Church, local SSSI & SNCIs and Listed Buildings.

Any new development must provide sustainable drainage systems (SuDS). This is to support the principle that the rate of outflow of storm water drainage from a development should not be greater than that from the existing undeveloped site.

New, large developments should also provide a full range of new and/or improved open spaces, including sports pitches, play areas and allotments.



(Charfield – Cricket on the Memorial Hall field)

Policy 011 – Street Trees

Policy Statement: As appropriate to their scale, nature and location new developments should include street trees and shade trees in any associated green spaces. Trees should be local native species. Specimen trees should be located within the development to allow their natural growth to full maturity without unacceptably impacting on the level of lights for residents of properties in their immediate locality.

Reason: This policy aligns with the NPPF, which states in paragraph 91: "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling." and in paragraph 181: "Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement." This policy

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also aligns with South Gloucestershire Council's strategic goal of increasing tree canopy cover across the district as described in their Tree Asset Management Plan. The policy complements Local Plan Policies CS1 and PSP3. This policy has been designed to be applied as appropriate to the development concerned. Street trees could be planted in avenues on larger developments. The use of native trees is particularly important. The use of beech and oak would actively be supported. Trees should be efficient at reducing air pollution, be resistant to pests and disease and be resilient to the effects of climate change. They should be selected in accordance with up-to-date specialist scientific advice and the arboricultural advice of South Gloucestershire Council. Where street trees are embedded in the pavement or road, root protection systems should be used which minimise ground heave and allow for watering and/or drainage.

Policy 012 – Landscape Buffering

Policy Statement: Proposals for large new development should be designed in a way which safeguards the amenities of adjacent residential properties. The design and layout of new development proposals should address:

- the potential for trees, ditches and hedgerows to provide screening and privacy between new and existing dwellings;
- the design and alignment of footpaths; and
- the resulting distances between existing and new dwellings.

Reason: This matter is one of great significance to local residents. The policy has been designed in a general fashion. Development proposals should respond to its approach in a fashion which relate to the circumstances of the site concerned and its relationship with existing homes. Where it would represent an appropriate solution to any development site the incorporation of a landscape buffer into landscaping schemes would be supported.

This policy aligns with the NPPF which states in paragraph 91: "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; and b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas;"

NPPF paragraph 165 states: "Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate".

The policy relates to PSP Plan policy PSP2 Landscape, PSP20 Flood Risk, Surface Water and Watercourse Management and CS policy CS2 Green Infrastructure. The policy will facilitate the aims and aspirations of PSP20 especially in respect of point 1 Flood Risk and Surface Water Management and point 2. Land Drainage and Water Quality outlined in the PSP Plan.



(Charfield – St. John's Church)

Policy 013 – Tree and Hedgerow Preservation

Policy Statement: The removal of mature trees and hedgerows should be avoided wherever practicable. Development proposals should preserve existing trees and hedgerows. Trees or hedgerows that are deemed necessary to be cut or removed shall only be so worked upon out of the normal bird nesting season. Any such removal shall be compensated for by planting replacements.

Reason: There is an overarching desire for the retention of existing mature hedgerow and trees of semi-mature years (where the tree is of significant size but likewise has a significant life expectancy). Replacement planting takes many years, running to decades, to replace not only the tree but also the micro-fungal and biodiverse environment beneath it. Tree Protection Orders must be adhered to, and hedgerows must also be similarly protected if Charfield is to retain its countryside nature. This policy also aligns with South Gloucestershire Council's strategic goal of increasing tree canopy cover across the district as described in their Tree Asset Management Plan. This policy complements Local Plan Policy PSP19.

Section 3 – Appendices and Supporting Documents



(Charfield Primary School)

Appendix 1: Basic Conditions Statement

This Basic Conditions Statement has been prepared to meet Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The Neighbourhood Plan has been prepared by a Steering Group on behalf of the Parish Council, a qualifying body, for the Neighbourhood Area, which coincides with the parish boundary of Charfield and which was designated by South Gloucestershire Council on 27/01/2016. The Steering Group has consulted the local community and other stakeholders throughout the preparation of the Neighbourhood Plan, as required by the Regulations. This is detailed in the Consultation Statement, which is contained in an appendix of this document.

The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. The NPPF was first published in 2012 and subsequently revised in July 2018 and in February 2019. In overall terms, there are three NPPF paragraphs (28 - 30) that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded. The Neighbourhood Plan contains non-strategic policies to manage development in the Parish. The Steering Group believes the Neighbourhood Plan is planning positively to support the strategic development needs of the Parish. The Plan represents a vision, objectives and policies for the Parish that reflect the desires of the majority of the local community for the kind of place that the Parish should be in the coming years.

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None of the policies of the Neighbourhood Plan have required a balancing exercise to be undertaken in having regard to national policy as none are considered to be inconsistent with national policy.

These are the basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum (from the Government's Guidance for Neighbourhood Planning, paragraph 065 Reference ID: 41-065-20140306 <https://www.gov.uk/guidance/neighbourhood-planning--2#contents>):

Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

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Policy Group	National Planning Policy Framework Conformity
Housing	The policies in this group conform with NPPF paragraph 61 which states “the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”, and paragraph 77: “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs”.
Infrastructure	The policies in this group conform with NPPF paragraph 91 which states “Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”, and paragraph 102 which states “Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; c) opportunities to promote walking, cycling and public transport use are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places”.
Retail and Employment	The policies in this group conform with NPPF section 6 (paragraphs 80 – 82) “Building a strong, competitive economy”.
Getting Around	The policies in this group conform with NPPF paragraph 104(d) which states “Planning policies should provide for high quality walking and cycling networks and supporting facilities such as cycle parking”.

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Leisure and Wellbeing	The policies in this group conform with NPPF paragraph 96 which states “Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.”
Environment, Sustainability and Design Quality	The policies in this group conform with NPPF section 15 (paragraphs 170 – 183) “Conserving and enhancing the natural environment” and section 12 (paragraphs 124 - 132) “Achieving well-designed places”.
Construction Environmental Management Plans	The policies in this group have no direct correlation with the NPPF, but do not conflict with any statements therein.

CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT.

The NPPF has three primary objectives for the planning process (paragraph 8):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

This neighbourhood plan does not identify land for development, as the S.Glos Local Plan will do this. However, the plan does provide for coordinated provision of infrastructure and therefor has an overall positive impact in this area.

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;

The neighbourhood plan requires that a range of homes be built to cater for the differing needs of the community, and that there is provision for accessible services and open spaces. The Steering Group believe that the plan has a very strong positive impact in this area.

- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The neighbourhood plan contains several policies aimed at protecting the natural environment, improving biodiversity, minimising waste and pollution and contributing to a low carbon economy. The Steering Group believe that the plan has a very strong positive impact in this area.

The NPPF (paragraph 32) requires that local plans should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued.

COMPATIBILITY WITH EU LEGISLATION

The Steering Group believes that the Plan is not likely to have any significant negative environmental effects and therefore that a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC (see Section 6) and Environmental Assessment of Plans and Programmes Regulations 2004 is not required. The Steering Group believes it has met

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its obligations in relation to the EU Directive on the requirement of a Strategic Environmental Assessment (SEA).

The Steering Group has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act.

The steering group notes that the South Glos Council are to undertake a Screening Opinion and consult with statutory consultees for a period of 5 weeks. SGC will then include the Screening Opinion and Statement of Determination in the Evidence Base.



(Charfield in winter)

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Appendix 2: Consultation Statement

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explains how they were consulted;
- summarises the main issues and concerns raised by the persons consulted;
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.



(Charfield – Consultation at the Village Fete 2019)

Informal consultation for the current version of the plan has been held over a 12-month period, from June 2018 to June 2019. This consultation period included three village-wide events and continuous consultation via the village forum. During this time, the plan has also been available on the Parish Council website. Details of the most recent public consultations, prior to the section 15 consultation, are as follows:

- June 2019 – a stall at the Charfield Village Fete enabled members of the community to examine the plan and make comments on it, signing an attendance sheet to provide evidence of consultation. Photographic evidence of the event is available.
- June 2019 – a village meeting (advertised throughout the village) was held at the village hall and attended by over 80 residents. The plan was presented, and opportunity was given for those present to ask questions and offer feedback. Photographic evidence of the event is available.
- 2018-2019 – the community was presented with topics from the plan via the village community Facebook group and asked for their opinions and feedback.
- June 2018 – a stall at the Charfield Village Fete enabled members of the community to examine the current plan and make comments on it.
- November 2016 – a village-wide survey was carried out, posting leaflets through every dwelling, including pre-paid reply envelope, followed by 3 surgeries at locations around the village to offer advice and guidance on the Plan. A 32% response rate was achieved on the survey.
- April 2016 – Consultation event at the Village Hall.
- November 2015 – Drop-in session at the Village Hall.

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(Charfield – Consultation at the Village Hall 2016)

All feedback from these consultations has been incorporated into the plan. No major issues have been raised during consultation and all suggestions have been considered and, where appropriate, incorporated into the plan. In most cases, feedback from the community has been overwhelmingly positive. This feedback is available in the Evidence Base. Records from previous consultations are stored with the Parish Council and are also available in the Evidence Base. The local bodies consulted during preparation of this plan include:

- Business Units (Charfield & Churchend)
- Bryant Motors
- CHADRA (Charfield and District Residents Association)
- Charfield Memorial Hall
- Charfield Primary School
- Churches
- Community Police
- Cricket Club
- CUGUC (Clean Up Green Up Charfield)
- Doctors
- Football Club
- Gloucestershire Wildlife Trust
- Knightstone Housing Trust
- Merlin Housing Association
- Mike Fews Garage
- Mothers and Toddlers Club
- Over 60s Lunch Club
- Renishaw
- Royal British Legion
- Scouts & Guide
- Steve's Shop (now Costcutters)
- Theatre Club
- The Garage
- The Nursery
- The Pear Tree
- The Railway Tavern
- Tortworth Estate
- Zumba Club

A formal consultation was held in accordance with the regulations in September 2019. The consultation lasted for 6 weeks and involved the residents, local interest groups, and the bodies required by the regulations, as detailed below. A Public Notice was placed in the Thornbury Gazette (see Evidence Base), posters were placed in the village notice boards

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and copies of the plan were deposited with the three village pubs, the garage and the shop. Copies of these posters and the covering letters used are included in the Evidence Base. An online copy was available to view or download from the Parish Council's website.

The feedback from that consultation has been incorporated into this version of the document, and is available in the Evidence Base. A further meeting was then held with the S.Glos Planning Dept (Danny Dixon and Patrick Conroy) on February 5th 2020, to discuss any final amendments to this document before formal examination.

List of bodies contacted in the formal consultation:

Businesses:

- Wyecliffe Picture Framing
- Global Building Controls
- AGC Financial
- Chappel Dix
- Rio Pools
- Ecus Ltd
- Moore's Custom Campers
- Sheppard Engineering
- Dando Surveying Ltd
- Codex Absolute Ltd
- Vapor Clean
- Cotswold Marble and Granite
- Aston Cord Energy Services Ltd
- Brande Agency
- ER Systems
- SofaRiot
- Freeze Frame Video & Photography
- Echo Direct Marketing
- ClearVue Window Cleaning
- Bitesized Golf
- Cherish Cakes
- Brand124 Communication
- KDS Painting & Decorating
- Briant Tyres
- RS Carpentry Services
- Martyns Fencing
- Jones Brothers
- MJ Fews Ltd
- Renishaw
- The Railway Tavern
- Charfield Service Station
- Cost Cutter
- The Pear Tree
- The Plough
- Tortworth Court Hotel
- Tortworth Estate

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Local Bodies:

- South Gloucs Council
- CHADRA
- Charfield Memorial Hall
- Charfield Pre-School
- Charfield Primary School
- Friends of Charfield Primary School
- St. John's Church
- St. James Church
- MP
- Hawk and Owl Trust
- Cricket Club
- Dementia Connections
- CUGUC
- Greenway Group
- Mothers and Toddlers Club
- Scouts
- Guides
- Rainbows
- Oak Tree Nursery
- Natural Choice Nurseries
- Zumba Club
- Precise Pilates
- Yarn Bombers
- Royal British Legion
- Congregational Church
- Community Police
- Football Club
- Gloucestershire Wildlife Trust
- Over 60s Lunch Club

Regional Organisations

- South Gloucs LPA
- Coal Authority
- Natural England
- Homes and Communities Agency (now Homes England)
- English Heritage
- Network Rail
- Highways England
- British Telecom
- Virgin Media
- National Grid
- British Gas
- Wessex Water
- NHS Primary Healthcare Trust
- Environmental Agency
- Historic England
- Marine Management Organisation
- Mobile Operators Association

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Appendix 3: Equalities Statement

The Equality Act 2010 (the Act) transposed into English, Welsh and Scottish law the various European Equal Treatment Directives. It also brought several earlier pieces of domestic legislation under a single Act, harmonising the level of protection that is afforded to all characteristics by new policies and programmes. Everybody is protected by the Act. Essentially it seeks to ensure that no group or individual are disadvantaged as a result of decisions being made that fail to take account of the requirements of all groups. The Act names several 'protected characteristics' that could either accidentally or deliberately be discriminated against during the course of decision making or policy processes. Those protected characteristics are:

- Age;
- Disability;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion and belief;
- Sex;
- Sexual orientation; and
- Gender reassignment.

It could be argued that it is unlikely the type of policy, guiding the development of land, that will be included in a document such as a Neighbourhood Development Plan, will give rise to significant impact (either negative or positive) on a group with a protected characteristic. However, the possibility exists and there is a requirement to screen the presumed outcomes of policies in this regard. It is relevant to note that the Charfield Neighbourhood Plan has been drafted following significant community consultation which employed a wide variety of means to ensure that all members of the community were able to contribute. Those means are set out in some detail in the Consultation Statement. The policies within the Plan focus on delivering development and land use outcomes on behalf of the whole community, whilst recognising the need for certain types of development to address specific deficiencies in provision within the parish e.g. small dwellings.

The latest (2011) census shows how Charfield's population (2538 in 985 dwellings) compares with England and Wales as a whole.

- Charfield has a more even gender split (50.1% male) compared with E&W (49.2%)
- There are more children under 16 years old (21.4% vs E&W 18.8%)
- There are fewer older residents over 64 years old (14.5% vs 16.5) although the proportion of retired population is above average (15.7% vs 13.8%)
- Unemployment is below average (2.1% vs 4.4%)
- Commuting is overwhelmingly dependent on driving a car/van (80.7% vs 57.5%) whereas those who walk or cycle to work are far fewer than average (6% vs 13.6%) and public transport usage is also far below average (0.9% vs 16.4%)
- Charfield has far more detached (44.4% vs 22.6%) and semi-detached (39.8% vs 30.7%) houses than the national average
- Multiple car ownership per household is also well above average (64.5% vs 32.2%) with far fewer household having no car at all (4.5% vs 25.6%)
- The primary ethnic group is by far White British (97.3% vs 80.5%)
- The dominant religion is Christian (62.7% vs 59.3%) although there is a higher than average percentage with "no religion" (29.6% vs 25.1%)
- The general health (good or very good) is above average (88.1% vs 81.2%)

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Appendix 4: Aspirations

There are a number of areas where the village has aspirations, but which are outside the scope of a Neighbourhood Plan. Nonetheless, the village would like these aspirations documented in the hope that they will inform and influence policymakers in local and national Government.

Aspiration 01 – Traffic Control

Aspiration: The Parish Council will work with South Gloucestershire Council to ensure that the following traffic potential control measures Wotton Road are evaluated and where appropriate implemented:

- speed limits within the village enforced by cameras;
- light-controlled pedestrian crossings.

Speed cameras to be sighted so that speeds are reduced on entering the village from either direction, and undue acceleration is discouraged through the centre of the village and at accident blackspots.

Reason: As the village expands and more cars are used for commuting and other purposes, the pressure on Wotton Road to handle all this traffic will increase. The increase in size of neighbouring towns and villages, which all use Charfield as their route to the M5, A38, and access to towns to the South, will only serve to exacerbate this issue. The road itself, due to its nature, cannot be widened, therefore other measures will need to be put in place to control the traffic and ensure a smooth flow through the village. A number of measures have been tried in the past, but these were unsuccessful, and we would not want to see those experiments repeated. It is noted that neighbouring Kingswood village has successfully introduced speed control cameras.

Aspiration 02 – Access to Wotton Road

Aspiration: The Parish Council will work with South Gloucestershire Council to ensure that potential traffic control measures are evaluated and where appropriate implemented for side-roads which adjoin Wotton Road.

Reason: Local residents often complain about the difficulties in joining the main road at rush-hour. This issue will only get worse as Charfield grows and as the through traffic also increases due to other out-of-area developments.

Aspiration 03 – Relief Road

Aspiration: In the event that major new developments take place within the Plan period, the Parish Council will lobby South Gloucestershire Council to plan and develop a secondary route through/around the village. This route should provide an alternative means of crossing the railway line and include a safe foot/cycle path.

Reason: This policy will help reduce congestion on the Wotton Road and improve safety and throughflow. There are already issues with child safety at school times, which will only get worse as traffic volumes increase.

Aspiration 04 – Home Working

Aspiration: The Parish Council will work with developers and South Gloucestershire Council to ensure that restrictive covenants are not applied to new homes which would otherwise prevent homeworking or operating a business from home.

Reason: Home working reduces the amount of traffic on the roads, thereby reducing greenhouse gas emissions. Whilst Charfield does not want to see large commercial vehicles

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parked on narrow streets, a blanket ban on home-working, as sometimes applied by developers, runs contrary to ours and the Government's green policies.

Aspiration 05 – Health Clinic

Aspiration: The Parish Council will work with South Gloucestershire Council and relevant organisations to secure a health facility, including dispensing facilities in the neighbourhood area. This could be part-time or full-time depending on the growth of the village and the population profile.

Reason: Charfield is currently served mainly by doctors' surgeries in Gloucestershire (plus some in Yate and Thornbury). Likewise, with dentists' surgeries and other health practices. The provision of health services lies with Bristol North Somerset South Gloucestershire Clinical Commissioning Group (BNSSGCCG) and the current local arrangement is that Charfield residents take health care cross boundary at Wotton. Appointments are being put back as the population increases. This delay is expected to increase as populations in both Charfield, Wotton and adjacent locations increase. At the same time, the elderly and those with no personal transport can find it hard to make the journey to out-of-area surgeries, with poor bus services and a significantly steep hill to negotiate. The facility could provide a repeat prescription service whereby pre-ordered medical supplies could be routinely transported from out-of-area surgeries to Charfield. Whilst there is planned expansion at the Wotton surgery, this does not mitigate the problem of those requiring these services being unable to get to the Wotton surgery.

Aspiration 06 – Climate Change

Aspiration: Greenhouse gas emissions should be reduced by 80% over the life of the Neighbourhood Plan. All new developments must contribute to this goal.

Reason: The Climate Change Act (2008) gives the UK a target to reduce emissions by 80% by 2050. More recent government announcements plan for "net zero" greenhouse gases by 2050. Charfield wishes to be seen as leading in this area and whilst carbon neutrality may be unreachable in the Neighbourhood Plan's time frame, all reasonable efforts should be made to take us in this direction. The aspiration complements Local Plan Policies CS3 and PSP6.

Aspiration 07 – Bus Stops

Aspiration: The Parish Council will work with South Gloucestershire Council to ensure that bus stops include appropriate facilities, and where necessary, incorporate a layby and bus shelter.

Reason: Buses should not hold up traffic whilst they are at a stop and passengers should have somewhere dry to wait for a bus. It is recognised that in the older part of the village, it may not be feasible to add a layby to an existing bus stop.

Aspiration 08 – Retail Units

Aspiration: The Parish Council will work with property owners and independent traders to support the development small shop units in Charfield.

Reason: As the village grows, more local retail provision is required. This will help reduce the need to drive out-of-area for these items and improve the feel of the village. It is important to support local producers and traders, and maintain the feel and character of a rural village. The village will not welcome warehouses or industrial development, as this would be inappropriate for such a location, and HGV traffic should not be increased on the B-roads that comprise the transport infrastructure. Moreover, this type of low-density employment would not provide a net benefit to the area.

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The rural nature of Charfield lends itself to small business enterprises that thrive in this location, the older business parks of Charfield Mills and Woodend Lane have been joined in recent years by the business parks of Churchend, Charfield Barns and the Tortworth Business Park, these areas are responsible for around 60 SMEs offering local employment. Any future need should be aimed at the small business and start up units. This aspiration complements Local Plan policies PSP28 – Rural Economy, and CS14 which states that development in local centres will be primarily to meet local needs only, and of a scale appropriate to the settlement.



(Charfield Congregational Church)

Aspiration 09 – Tortworth Footway

Aspiration: The Parish Council will work with South Gloucestershire Council to secure pedestrian and cycle connections/improvements towards Tortworth along the Wotton Road to the Tafarn Bach roundabout and along the B4059 (or along another viable alternative routes). The Parish Council will also work with the adjacent local planning authorities, neighbouring parish councils, landowners and developers to secure a foot/cycle way to Tortworth where such improvements would lie outside of the plan area.

Reason: One of the key drivers for people wishing to live in Charfield is easy access to the countryside. For many years this has been hampered by a lack of footway from Tortworth to Charfield on the B4509, which impacts negatively on the use of an otherwise excellent six-mile walking route. Increasing traffic to and from the motorway is making pedestrian travel along this road more dangerous year on year. Even the bus shelter at Tafarn Bach lacks a pedestrian footway from the village, making it hazardous in use not only for adults but for children catching school buses.

Aspiration 10 – Wotton-Kingswood-Charfield Greenway

Aspiration: The Parish Council will work with South Gloucestershire Council, adjacent local planning authorities, neighbouring parish councils, landowners and developers to secure a Wotton-Kingswood-Charfield Greenway.

Reason: The greenway will provide a safe path for pedestrians and cyclists to travel in a healthy and environmentally friendly way for recreation, to make use of amenities and to reach places of work and school along the route. Trips made by foot or bicycle would take journeys

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off the road and so reduce pollution, relieve congestion and improve safety for road users, as well as providing a link to other sustainable transport solutions.

Aspiration 11 – Tree and Hedgerow Netting

Aspiration: The Parish Council will work with developers and other organisations to promote and encourage the use of sensitive measures for protecting trees and hedgerows before and during development. Where practicable the use of netting should be avoided.

Reason: The netting of trees and hedgerows for the purposes of restricting birds nesting is abhorrent to the community. This practice, prior to development of (or obtaining permission to develop) a piece of land, is detrimental to wildlife (RSPB & CIEEM 25/3/2019). Whilst the CIEEM (Chartered Institute of Ecology and Environmental Management) advice is to only net trees in exceptional circumstances, the community believes that, with suitable planning, this practice can be avoided altogether.

Aspiration 12 – Maintenance of Bus Routes

Aspiration: The Parish Council will work with South Gloucestershire Council to ensure that both new developments and existing bus routes through the village are kept clear from parked vehicles by a combination of the enforcement of parking restrictions, and the appropriate provision of off-road parking in new developments.

Reason: Buses and waste collection vehicles are already finding it difficult to navigate the village and at times have been completely blocked by parked cars. Whilst parking restrictions themselves fall outside the scope of a Neighbourhood Plan, the village does not wish to see the problem compounded by the design of new developments.

Aspiration 13 – Pavement Size

Aspiration: The Parish Council will work with South Gloucestershire Council to ensure that pavements are of an appropriate size and design to enable pushchairs to pass each other and to provide suitable access for wheelchairs.

Reason: Charfield should be designed so that walking around the village is both easy and pleasurable. We want to encourage people to walk, both for health reasons and because it is better for the environment. Pedestrians should not be expected to walk in or close to busy roads.

Aspiration 14 – Emissions

Aspiration: The Parish Council will work with developers and other organisations to secure developments which would deliver net zero carbon development (regulated and unregulated emissions) in terms of heat and power.

Reason: The village wishes to apply an 'energy hierarchy' type policy to new development so that firstly, energy consumption is minimised and energy efficiency is improved significantly beyond basic building regulations requirements; secondly, a renewable heating system is used (not gas); and then thirdly on-site energy generation should be maximised (e.g. Solar PV/Solar thermal) to offset carbon emissions. The policy complements Local Plan Policies CS3 and PSP6.

Aspiration 15 – Gas Energy

Aspiration: The Parish Council will work with developers and other organisations to promote and encourage the use of gas free heating systems before national legislation requires such an approach'.

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Reason: Chancellor Phillip Hammond's Spring 2019 Statement announced no new gas connections for housing by 2025 - this was in response to the Committee for Climate Change report into UK housing - [UK housing: Fit for the future? - Committee on Climate Change](#). We therefore require the use of alternative renewable sources of heat for all new development e.g. air/ground source heat pumps, micro heat networks etc.

Aspiration 16 – Wildlife Migration Routes

Aspiration: The Parish Council will work with developers, South Gloucestershire Council and other organisations (including the British Hedgehog Preservation Society) to promote and encourage the use of design features which protect hedgehogs whilst development takes place. In addition, it will promote solutions for new development which incorporate wildlife migration routes which are appropriate to the site concerned and its surroundings.

Reason: Hedgehogs are one of a number of protected species living in and around Charfield. Hedgehogs are known to roam widely and travel up to three kilometres in a single night. Ensuring free access to and through gardens will allow them to flourish. This will likewise have a positive impact on gardens through predating slugs that could lead to a consequent reduction in the use of slug pellets and other pesticides. Guidance issued by the British Hedgehog Preservation Society should be followed in this respect.

Aspiration 17 – Construction Environmental Management Plans


































Aspiration: The Parish Council will work with South Gloucestershire Council and relevant developers concerned to ensure that large developments are sensitively managed during their construction phases. Where necessary the Parish Council will encourage South Gloucestershire Council to require developers to comply with a Construction Environment Management Plan that reflects the nature and location of the site as part of the determination of the planning application concerned'

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Appendix 5: Evidence Base

During the course of compiling this Neighbourhood Plan, a number of public consultations were carried out and a great deal of evidence was gathered from the community. Much of this documentation is paper-based, from the various public meetings that were held in the village, the village-wide survey in 2016, or exists on the village Facebook forum where questions were asked and opinions gathered. The feedback from these consultations has been collated and anonymised, and is available on the Charfield Parish Council website, along with the 2016 survey results (<http://charfieldparishcouncil.org.uk/cnp/village-survey-analysis/>). The hardcopy evidence is also available to view from the Parish Council, on application.

Much of this paper evidence has been digitised and forms part of the Evidence Base documentation submitted for examination alongside this plan document. The Evidence base documentation comprises:

-  2019-SGC-Air-Quality-Annual-Status-Report.pdf
-  Charfield Neighbourhood Plan Survey 2016 - summary analysis.pdf
-  Charfield_2018 SAP.pdf
-  CNP - letter to interested parties re representation.docx
-  CNP Banner 2016.05.20 147.jpeg
-  CNP consultation email list.xlsx
-  CNP Survey Nov 2016 Text box analysis Rosher Anonymised copy.xlsx
-  Consultation Flyer.pdf
-  FINAL Good reasons why you should complete and return this survey.pdf
-  First 47 Responses.jpg
-  Freetext 1-50.pdf
-  Freetext 51-100.pdf
-  Freetext 101-150.pdf
-  Freetext 151-200.pdf
-  Freetext 201-250.pdf
-  Freetext 251-289.pdf
-  Freetext 290-330.pdf
-  Freetext 331-332.pdf
-  Freetext 333-351.pdf
-  Gazette Notice small.jpeg
-  Incorporating EV in Local Planning Policy.pdf
-  SNAP Charfield NDP October 2016 - Questionnaire v3.pdf
-  Survey FINAL COVER SHEET.pdf
-  Survey Results 2016.10.19 020 small.jpg
-  Village Engagement April 2016 IMG_2281 small.JPG
-  Village Engagement April 2016 IMG_2290.jpeg
-  Village Engagement June 2019 IMG_5236.jpeg
-  Village Facebook Forum key comments (anonymised) - Employment Units.pdf
-  Village Facebook Forum key comments (anonymised) - Landscape Buffer.pdf
-  Village Facebook Forum key comments (anonymised) - Leisure and Recreation.pdf
-  Village Facebook Forum key comments (anonymised) - Retail Units.pdf
-  Village Facebook Forum key comments (anonymised) - Wotton Rd Traffic.pdf
-  Village Meeting.jpg

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Appendix 6: Glossary

Term	Definition
Affordable Housing	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).
CIL	Community Infrastructure Levy – a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area.
NPPF	National Planning Policy Framework – the document setting out the Government’s planning policies for England and how these should be applied. The NPPF was first published in 2012 and subsequently revised in July 2018 and in February 2019. This document takes account of the latest version.
SGC	South Gloucestershire Council – your local county council.
SNCI	Site of Nature Conservation Interest – a site which contains features of substantive nature conservation value at a local level.
SSSI	Site of Special Scientific Interest – describes an area that’s of particular interest to science due to the rare species of fauna or flora it contains - or even important geological or physiological features.

End of Document