



Evidence Base

October 2020

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1 Introduction

This document sets out the evidence upon which the Thornbury Neighbourhood Development Plan is based. The content has been derived from a number of areas; most significantly, the extensive consultation and engagement processes undertaken with the local community. The method for this has been described within the Consultation Statement. In addition a variety of other data sources have been used to inform the development of this Plan, including the 2011 Census, the information and evidence underpinning the South Gloucestershire Core Strategy, the Strategic Housing Land Availability Assessment and planning policy documents at local and national level. The following sets out the provenance of the evidence in accordance with the Aims, Objectives, Actions and Policies contained in the Neighbourhood Plan.

2 Vision and Strategic Direction

Element	Neighbourhood Plan Text	Supporting Evidence		
<p>Vision</p>	<p>Thornbury will retain its market town and historic character and its sense of community. It will keep and expand its green spaces, streamside walks, connections with nature and access to the countryside. It will be resilient to climate change and will provide well planned, high quality, sustainable and affordable homes. It will support the prosperity and wellbeing of its residents by providing a vibrant town centre, quality local jobs, a good choice of retail and employment facilities and appropriate services.</p>	<p>The vision has been developed on the basis of community consultation, taking account of the issues that are important to residents and how they would like to see their town developing in the future.</p> <p>Sources:</p> <table border="1" data-bbox="1243 635 2033 711"> <tr> <td data-bbox="1243 635 1606 711">APPENDIX 1 – Community Survey Results</td> <td data-bbox="1606 635 2033 711">Sections 3.1 to 3.13</td> </tr> </table>	APPENDIX 1 – Community Survey Results	Sections 3.1 to 3.13
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Element	Neighbourhood Plan Text	Supporting Evidence						
Strategic Objectives	<ul style="list-style-type: none"> • Preserve its unique character and historic identity and rural separation through well planned holistic high-quality placemaking and design. Provide high-quality, well designed, affordable, sustainable housing that meets the needs of people of all ages and which does not distinguish between owned or rented properties. • Support a vibrant, unique and historic town centre with mixed retail, business and residential facilities and a thriving economy that provides jobs for local people to enable them to work where they live. • Support the timely provision of appropriate services, infrastructure and community facilities to meet the needs of a growing population. • Be resilient to climate change, support and protect the natural environment through sustainable development and strengthen its sense of community, creating connections to enhance integration between existing and new developments. • Promote active, smarter and sustainable ways of getting around, establishing appropriate transport infrastructure to support population growth, developing the network of paths and cycleways and green corridors. 	<p>The overall objective headings for the Neighbourhood Plan reflected the initial issues-based consultation, and set the framework for the Neighbourhood Plan working alongside the Local Plan and National Planning Policy Framework to set planning policy for Thornbury from the “grassroots” up. Linked to these high-level objectives are aims and objectives relating to each of the chapters of the Neighbourhood Plan, which will provide the detail which local people in Thornbury told us in consultation on the future of the town and which is addressed through land use planning policies.</p> <p>The community-driven evidence for the development of the strategic aims and objectives is contained in the Issues Report, which was derived from the initial scoping consultation phases. The Issues Report is at Appendix 2.</p> <p>Alongside the community evidence, information was obtained from the South Gloucestershire Core Strategy and supporting evidence, to help develop high level aims and objectives.</p> <p>Sources:</p> <table border="1" data-bbox="1240 1050 2027 1284"> <tr> <td data-bbox="1240 1050 1608 1129">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1608 1050 2027 1129">Sections 3.1 to 3.13</td> </tr> <tr> <td colspan="2" data-bbox="1240 1129 2027 1209">South Gloucestershire Core Strategy</td> </tr> <tr> <td colspan="2" data-bbox="1240 1209 2027 1284">National Planning Policy Framework (NPPF)</td> </tr> </table>	APPENDIX 1 - Community Survey Results	Sections 3.1 to 3.13	South Gloucestershire Core Strategy		National Planning Policy Framework (NPPF)	
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National Planning Policy Framework (NPPF)								

3 Identity and Coherent Development

Element	Neighbourhood Plan Text	Supporting Evidence								
<p>Aim and Objectives</p>	<p>Aim: To preserve Thornbury’s unique character and historic identity and rural separation through well planned, holistic, high-quality, placemaking and design.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • To maintain the separate identities of Thornbury and its surrounding villages and hamlets both physically and through their unique characters. • To ensure new developments are carefully planned and co-ordinated so that they place the proposed site within the wider context of the area. • To create quality places for existing and new residents. 	<p>Sustainable future development in the town of Thornbury is essential, and the Neighbourhood Plan seeks to embrace sustainable future growth, recognising that growth is essential to provide and maintain services and facilities which help to build self-containment. Sustainable development which reflects local distinctiveness and circumstances is a principle of the National Planning Policy Framework.</p> <p>Sources:</p> <table border="1" data-bbox="1093 762 2040 1066"> <tbody> <tr> <td data-bbox="1093 762 1570 842">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1570 762 2040 842">Sections 3.3, 3.4, 3.5</td> </tr> <tr> <td data-bbox="1093 842 1570 914">National Planning Policy Framework</td> <td data-bbox="1570 842 2040 914">Chapter 12: Achieving Well Designed Places</td> </tr> <tr> <td data-bbox="1093 914 1570 994">South Gloucestershire Core Strategy</td> <td data-bbox="1570 914 2040 994">Policy CS32 Thornbury</td> </tr> <tr> <td data-bbox="1093 994 1570 1066">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1570 994 2040 1066">PSP 1: Local Distinctiveness</td> </tr> </tbody> </table>	APPENDIX 1 - Community Survey Results	Sections 3.3, 3.4, 3.5	National Planning Policy Framework	Chapter 12: Achieving Well Designed Places	South Gloucestershire Core Strategy	Policy CS32 Thornbury	South Gloucestershire Policies, Sites and Places Plan	PSP 1: Local Distinctiveness
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<p>Policy 1: Rural Character and Landscape Setting</p>	<p>The rural hamlets and villages surrounding Thornbury have separate characters and identities and play an important role within the wider landscape. Development which effectively merges the town of Thornbury with surrounding hamlets and villages will not be supported. This is essential in order to maintain the separate rural character of these hamlets and villages and to preserve the landscape setting of Thornbury. All development must demonstrate that it will conserve or enhance the important views identified in Appendix C.</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> • Protect, enhance or create easy access routes from Thornbury Town into the countryside for walking, cycling and riding (See Figure 8. Green Infrastructure within Thornbury) • Protect key views and vistas as shown in Appendix C. • Be sensitive to and reflective of the separate characters and identities of nearby and adjacent villages and hamlets. • Protect the rural character of Thornbury’s local environs, taking into account Thornbury’s location in the bowl of the Severn Vale (see Figure 6. Severn Ridges Plan). 	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1180 316 1592 392">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1592 316 2080 392">Sections 3.2, 3.3, 3.4, 3.5, 3.11</td> </tr> <tr> <td data-bbox="1180 392 1592 469">APPENDIX 2 - Issues Report</td> <td data-bbox="1592 392 2080 469">Section 2</td> </tr> <tr> <td data-bbox="1180 469 1592 563">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1592 469 2080 563">Section 2.2</td> </tr> <tr> <td data-bbox="1180 563 1592 639">South Gloucestershire Core Strategy</td> <td data-bbox="1592 563 2080 639">Policy CS5 Location of Development Policy CS32 Thornbury</td> </tr> <tr> <td data-bbox="1180 639 1592 716">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1592 639 2080 716">PSP1: Local Distinctiveness</td> </tr> <tr> <td data-bbox="1180 716 1592 793">National Planning Policy Framework</td> <td data-bbox="1592 716 2080 793">Chapter 12: Achieving Well Designed Places</td> </tr> </tbody> </table>		APPENDIX 1 - Community Survey Results	Sections 3.2, 3.3, 3.4, 3.5, 3.11	APPENDIX 2 - Issues Report	Section 2	APPENDIX 3 - Options Worksheets	Section 2.2	South Gloucestershire Core Strategy	Policy CS5 Location of Development Policy CS32 Thornbury	South Gloucestershire Policies, Sites and Places Plan	PSP1: Local Distinctiveness	National Planning Policy Framework	Chapter 12: Achieving Well Designed Places
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Element	Neighbourhood Plan Text	Supporting Evidence								
<p>Policy 2: Neighbourhood Development Frameworks</p>	<p>Applicants for development schemes for any major development site within the Neighbourhood Plan area are encouraged to prepare Neighbourhood Development Frameworks for approval by The Local Planning Authority with the submission of any planning application. Where a site crosses multiple land ownerships, the different landowners are encouraged to work together to prepare a joint development framework that demonstrates how comprehensive development will be delivered.</p> <p>The development frameworks should demonstrate how good placemaking can be achieved through establishment of:</p> <ul style="list-style-type: none"> • A clear vision and concept for the development • A development and land use plan showing the mix and type of development to come forward, including the broad locations of necessary supporting services, including local centres, health and education • Framework plans establishing the intended form and grain of development, character areas, densities and building typologies, which respond to local character and context • A movement plan establishing the street hierarchy and typologies, and sustainable transport measures prioritising walking, cycling and public transport • A green infrastructure plan setting out the network and typology of green spaces, links and areas of ecological importance • A phasing and delivery plan, demonstrating a logical pattern of development that helps build community with supporting facilities provided at the right time <p>Neighbourhood Development frameworks should outline how infrastructure (physical, social and green) will be delivered and the mechanisms by which landowners will work together to deliver those infrastructure items. Provision of waste water treatment and appropriate drainage is essential and must be agreed with the relevant organisations, including the statutory water company and the Environment Agency, as well as the lead local flood authority. All infrastructure shall be well designed and accord with best practice and design principles outlined in the development plan and other relevant guidance.</p> <p>The Neighbourhood Development Frameworks will be subject to a programme of community consultation and supported by a statement outlining feedback received during the process and how the framework has responded to this.</p>	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1675 316 1906 424">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1906 316 2074 424">Section 3.3</td> </tr> <tr> <td data-bbox="1675 424 1906 501">APPENDIX 2 - Issues Report</td> <td data-bbox="1906 424 2074 501">Sections 2 and 6</td> </tr> <tr> <td data-bbox="1675 501 1906 609">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1906 501 2074 609">Section 2.2</td> </tr> <tr> <td data-bbox="1675 609 1906 715">South Gloucestershire Core Strategy</td> <td data-bbox="1906 609 2074 715">Policy CS32 Thornbury</td> </tr> </tbody> </table>	APPENDIX 1 - Community Survey Results	Section 3.3	APPENDIX 2 - Issues Report	Sections 2 and 6	APPENDIX 3 - Options Worksheets	Section 2.2	South Gloucestershire Core Strategy	Policy CS32 Thornbury
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4 Housing

Element	Neighbourhood Plan Text	Supporting Evidence									
<p>Aim and Objectives</p>	<p>Aim: To provide high-quality, affordable, tenure-blind sustainable housing that meets the needs of people of all ages.</p> <p>Objectives:</p> <ul style="list-style-type: none"> To ensure housing and its associated infrastructure is well planned and of high-quality. To make best use of the latest sustainable design and technology to create homes that minimise the use of environmental resources, mitigate against and be resilient to the impact of climate change. To provide a mix of housing types, tenures and levels of affordability to meet the varying needs of our population including younger and older people and be tenure-blind. To provide well integrated infill and brownfield development. 	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1025 475 1429 550">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1429 475 2031 550">Section 3.4, 3.5</td> </tr> <tr> <td data-bbox="1025 550 1429 659">ONS</td> <td data-bbox="1429 550 2031 659">ONS 2018 Mid-Year Population Estimates, February 2020, evidencing a 6% population growth in the period 2011-2018</td> </tr> <tr> <td data-bbox="1025 659 1429 986">South Gloucestershire Core Strategy</td> <td data-bbox="1429 659 2031 986"> Policy CS5 – Location of development Policy CS15 – Distribution of housing Policy CS16 – Housing density Policy CS17 – Housing diversity Policy CS18 – Affordable housing Policy CS19 – Rural housing exception sites Policy CS20 – Extra care housing Policy CS32 - Thornbury Policy CS33 – Housing opportunity (Thornbury) </td> </tr> <tr> <td data-bbox="1025 986 1429 1094">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1429 986 2031 1094">Sections on Managing Future Development and Providing Housing and Community Infrastructure</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Section 3.4, 3.5	ONS	ONS 2018 Mid-Year Population Estimates, February 2020, evidencing a 6% population growth in the period 2011-2018	South Gloucestershire Core Strategy	Policy CS5 – Location of development Policy CS15 – Distribution of housing Policy CS16 – Housing density Policy CS17 – Housing diversity Policy CS18 – Affordable housing Policy CS19 – Rural housing exception sites Policy CS20 – Extra care housing Policy CS32 - Thornbury Policy CS33 – Housing opportunity (Thornbury)	South Gloucestershire Policies, Sites and Places Plan	Sections on Managing Future Development and Providing Housing and Community Infrastructure
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Element	Neighbourhood Plan Text	Supporting Evidence										
<p>Policy 3: High-Quality Design</p>	<p>Development must reflect principles of high-quality, sustainable design, in particular, it should:</p> <ul style="list-style-type: none"> • Contribute to the creation of high-quality places through a design-led approach underpinned by good design principles and reflecting a thorough site appraisal • Ensure all buildings, spaces and the public realm are well-designed and display a high level of architectural quality which responds positively to local context, paying particular attention to traditional local character and distinctiveness • Seek to optimise the capacity of the site by responding appropriately to the scale, character, materials, grain and architectural rhythm of the existing built form • Demonstrate how they respond to the landscape, local and longer-views, the environment and historic assets and market town character • Contribute to the creation of green and attractive environments, echoing Thornbury’s linear parks, linked green spaces through the provision of high-quality green space for recreation and biodiversity • Integrate well with existing neighbourhoods, positively contributing to the public realm and street environment, creating well connected, accessible and safe places. This should include establishing a walkable environment which connects with Thornbury’s many (urban and rural) public rights of way and contributes towards strengthening the connectivity of formal and informal routes through and around the town, encouraging sustainable transport, especially walking and cycling • Have active frontages, particularly at street level, and provide a clear distinction between areas of public and private realm • Demonstrate how they respond to and enhance the amenity value of an area through consideration of matters such as overlooking, natural light, micro-climate, outlook and amenity space • Be designed with flexibility and adaptability in mind, so that they can respond to changing social, environmental, economic and technological needs • Provide for adequate parking and garages at least to the parking standards stipulated by South Gloucestershire Council’s Development Plan • Ensure the road infrastructure provides adequate space for on-street parking and road widths are adequate for bus, refuse and emergency vehicle access <p>Applications for major developments are encouraged to demonstrate how they respond to best practice through submission of a Building for Life 12 assessment (or a later equivalent).</p>	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1597 316 1850 424">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1850 316 2101 424">Section 3.3. 3.4, 3.5</td> </tr> <tr> <td data-bbox="1597 424 1850 504">APPENDIX 2 - Issues Report</td> <td data-bbox="1850 424 2101 504">Sections 2, 5, 6</td> </tr> <tr> <td data-bbox="1597 504 1850 612">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1850 504 2101 612">Section 2.2</td> </tr> <tr> <td data-bbox="1597 612 1850 721">South Gloucestershire Core Strategy</td> <td data-bbox="1850 612 2101 721">CS32 Thornbury</td> </tr> <tr> <td data-bbox="1597 721 1850 970">South Gloucestershire Policies, Sites & Places Plan</td> <td data-bbox="1850 721 2101 970">PSP 1: Responding to Climate Change and High Quality Design – Local Distinctiveness PSP2 Landscape</td> </tr> </table>	APPENDIX 1 - Community Survey Results	Section 3.3. 3.4, 3.5	APPENDIX 2 - Issues Report	Sections 2, 5, 6	APPENDIX 3 - Options Worksheets	Section 2.2	South Gloucestershire Core Strategy	CS32 Thornbury	South Gloucestershire Policies, Sites & Places Plan	PSP 1: Responding to Climate Change and High Quality Design – Local Distinctiveness PSP2 Landscape
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<p>Policy 4: Design Review</p>	<p>Planning permission will not be granted for development of a poor design that does not respond to the opportunities for improving local character and quality.</p> <p>Emerging schemes for major development should be assessed through design review. Design review of smaller schemes is also encouraged including those in sensitive or important locations, such as the town centre and conservation areas.</p> <p>It is envisaged that schemes will be referred to a recognised Design Review Panel. Design reviews should take place early in the process and engage the local community to allow scope for input into the emerging design. The final scheme submitted to the Council should include a report on the design review process and how the scheme has responded to this. Design review of live applications is also encouraged.</p>	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1144 376 1722 451">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1722 376 2074 451">Section 3.3, 3.4, 3.5</td> </tr> <tr> <td data-bbox="1144 451 1722 528">APPENDIX 2 - Issues Report</td> <td data-bbox="1722 451 2074 528">Section 2</td> </tr> <tr> <td data-bbox="1144 528 1722 624">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1722 528 2074 624">Section 2.2</td> </tr> <tr> <td data-bbox="1144 624 1722 699">South Gloucestershire Core Strategy</td> <td data-bbox="1722 624 2074 699">Policy CS1 High Quality Design</td> </tr> <tr> <td data-bbox="1144 699 1722 842">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1722 699 2074 842">PSP1: Responding to Climate Change and High Quality Design – Local Distinctiveness</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Section 3.3, 3.4, 3.5	APPENDIX 2 - Issues Report	Section 2	APPENDIX 3 - Options Worksheets	Section 2.2	South Gloucestershire Core Strategy	Policy CS1 High Quality Design	South Gloucestershire Policies, Sites and Places Plan	PSP1: Responding to Climate Change and High Quality Design – Local Distinctiveness
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<p>Policy 5: Sustainable Design and Construction</p>	<p>Developers are encouraged to produce proposals for new development which embed sustainable design and construction techniques from the outset including:</p> <ul style="list-style-type: none"> • Maximising energy efficiency and integrating the use of renewable and low carbon energy • Waste and recycling during construction and operation • Conserving water resources and minimising vulnerability to flooding • The type, lifecycle and source of materials to be used • Flexibility and adaptability, allowing for future modification of use and layout, facilitating future refurbishment and retrofitting • Opportunities to incorporate measures which enhance the biodiversity value of developments such as green roofs <p>Applications for development are encouraged to demonstrate a higher standard of energy efficiency than current Building Regulations or compliance with BREEAM, LEED or equivalent standards in use at the time of submission. Encouragement is also given to schemes that meet Passivhaus standards.</p> <p>House builders are encouraged to register for assessment under the Home Quality Mark. This should show how resource efficiencies and climate change adaptation measures will be incorporated through aspects such as the layout of the proposed development, orientation, massing, landscaping and building materials.</p> <p>Waste, recycling and storage areas should be carefully designed into any new development and be in accordance with the South Gloucestershire Waste Collection: Guidance for new developments SPD 2015 (or successor guidance).</p> <p>All new dwellings will be expected to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day (or a future higher building regulations standard) and include rainwater harvesting or other methods of capturing rainwater for use by the residents.</p> <p>The impact on flood risk from development should be minimised and opportunities maximised to implement sustainable urban drainage systems through use of green roofs, swales, planting and ponds etc.</p> <p>Encouragement is given to proposals for development that maximise the opportunities for using on-site renewable forms of energy.</p>	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1659 316 1888 424">APPENDIX 1 – Community Survey Results</td> <td data-bbox="1888 316 2094 424">Sections 3.3, 3.4 , 3.5</td> </tr> <tr> <td data-bbox="1659 424 1888 533">South Gloucestershire Core Strategy</td> <td data-bbox="1888 424 2094 533">Policy CS1: High Quality Design</td> </tr> <tr> <td data-bbox="1659 533 1888 820">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1888 533 2094 820">Responding to Climate Change and High Quality Design: Onsite Renewable and Low Carbon Energy</td> </tr> </table>	APPENDIX 1 – Community Survey Results	Sections 3.3, 3.4 , 3.5	South Gloucestershire Core Strategy	Policy CS1: High Quality Design	South Gloucestershire Policies, Sites and Places Plan	Responding to Climate Change and High Quality Design: Onsite Renewable and Low Carbon Energy
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<p>Policy 6: Energy Efficiency</p>	<p>Development proposals which demonstrate that the proposed buildings have a net emission rate of zero or below, or are proposed to be certified Passivhaus buildings, are encouraged and will be considered favourably, subject to other policies.</p> <p>Development which contributes to both mitigating and adapting to climate change and to meeting the national targets to reduce carbon emissions beyond the minimum requirements will be supported. All new housing development is encouraged to exceed the minimum energy standards in current Building Regulations.</p>	<p>Sources:</p> <table border="1" data-bbox="1279 316 2114 639"> <tr> <td data-bbox="1279 316 1753 392">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1753 316 2114 392">Sections 3.3, 3.4, 3.5</td> </tr> <tr> <td data-bbox="1279 392 1753 469">APPENDIX 2 - Issues Report</td> <td data-bbox="1753 392 2114 469">Section 2</td> </tr> <tr> <td data-bbox="1279 469 1753 563">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1753 469 2114 563">Section 2.2</td> </tr> <tr> <td data-bbox="1279 563 1753 639">South Gloucestershire Core Strategy</td> <td data-bbox="1753 563 2114 639">Policy CS1: High Quality Design</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Sections 3.3, 3.4, 3.5	APPENDIX 2 - Issues Report	Section 2	APPENDIX 3 - Options Worksheets	Section 2.2	South Gloucestershire Core Strategy	Policy CS1: High Quality Design		
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<p>Policy 7: Renewable Energy</p>	<p>Proposals for small scale renewable energy installations, particularly domestic solar provision within new and existing residential and commercial development, will be supported in accordance with Core Strategy Policy CS3: Renewable and Low Carbon Energy Generation. Major developments should provide sufficient renewable energy generation to reduce carbon emissions from anticipated (regulated) energy use in new buildings by at least 10% unless it can be clearly demonstrated that this is not viable.</p>	<p>Sources:</p> <table border="1" data-bbox="1279 721 2114 1125"> <tr> <td data-bbox="1279 721 1753 798">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1753 721 2114 798">Sections 3.3, 3.4, 3.5</td> </tr> <tr> <td data-bbox="1279 798 1753 874">APPENDIX 2 - Issues Report</td> <td data-bbox="1753 798 2114 874">Section 2, 6</td> </tr> <tr> <td data-bbox="1279 874 1753 968">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1753 874 2114 968">Section 2.2</td> </tr> <tr> <td data-bbox="1279 968 1753 1045">South Gloucestershire Core Strategy</td> <td data-bbox="1753 968 2114 1045">CS3: Renewable and Low Carbon Energy Generation</td> </tr> <tr> <td data-bbox="1279 1045 1753 1125">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1753 1045 2114 1125">PSP6: Onsite Renewable and Low Carbon Energy</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Sections 3.3, 3.4, 3.5	APPENDIX 2 - Issues Report	Section 2, 6	APPENDIX 3 - Options Worksheets	Section 2.2	South Gloucestershire Core Strategy	CS3: Renewable and Low Carbon Energy Generation	South Gloucestershire Policies, Sites and Places Plan	PSP6: Onsite Renewable and Low Carbon Energy
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Element	Neighbourhood Plan Text	Supporting Evidence									
<p>Policy 8: Mixed Development</p>	<p>A minimum of 35% affordable housing is expected for developments of 10 dwellings or more as set out in the South Gloucestershire Core Strategy as amended by the NPPF 2019. The provision of 35% affordable housing in terms of tenure & house type shall be in line with the West of England Strategic Housing Market Assessment or as updated by future housing market assessments. Reference should also be made to South Gloucestershire's Affordable Housing and Extra Care Housing Supplementary Planning Document May 2014 or as updated. Preference will be given to residential schemes which offer a mix of dwelling types and tenures, including some or all of the following:</p> <ul style="list-style-type: none"> • Flats and apartments • Smaller properties (studios, one and two beds) that provide homes that younger and older people can afford • Accessible and adaptable housing development flexible to the needs of the elderly or those with disabilities • Self-build • Build-to-rent <p>The larger the proposal, the greater the number of the above elements will be expected to be included.</p>	<p>Sources:</p> <table border="1" data-bbox="1391 316 2056 671"> <tbody> <tr> <td data-bbox="1391 316 1736 392">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1736 316 2056 392">Sections 3.4, 3.5</td> </tr> <tr> <td data-bbox="1391 392 1736 469">APPENDIX 2 - Issues Report</td> <td data-bbox="1736 392 2056 469">Section 2</td> </tr> <tr> <td data-bbox="1391 469 1736 563">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1736 469 2056 563">Section 2.2</td> </tr> <tr> <td data-bbox="1391 563 1736 671">South Gloucestershire Core Strategy</td> <td data-bbox="1736 563 2056 671">Policy CS18: Affordable housing Policy CS32: Thornbury</td> </tr> </tbody> </table>		APPENDIX 1 - Community Survey Results	Sections 3.4, 3.5	APPENDIX 2 - Issues Report	Section 2	APPENDIX 3 - Options Worksheets	Section 2.2	South Gloucestershire Core Strategy	Policy CS18: Affordable housing Policy CS32: Thornbury
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<p>Policy 9: Brownfield and Infill Sites</p>	<p>Development of infill sites within the settlement boundary or redevelopment of previously developed sites, for example the Castle School Sixth Form Centre, will be supported where the following criteria have been met:</p> <ul style="list-style-type: none"> • The development is proposed at a high density, making good use of the available land whilst still respecting the character and appearance of the surrounding area including any heritage assets • Opportunities to reinforce the existing green infrastructure network around and through the site have been taken in accordance with policy 17 • The development connects with existing walking and cycling routes within Thornbury and takes opportunities to create new links or routes through the site in accordance with policy 21 • The development does not result in the loss of locally important green space as set out in Policy 19: Local Green Space. <p>For previously developed sites in the town centre boundary as identified in PSP31 and defined on the South Gloucestershire Policies Map, such as Thornbury library, there is a preference for ‘main town centre uses’ other than residential.</p>	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1200 376 1641 451">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1641 376 2056 451">Sections 3.4, 3.5, 3.10</td> </tr> <tr> <td data-bbox="1200 451 1641 526">APPENDIX 2 - Issues Report</td> <td data-bbox="1641 451 2056 526">Sections 2, 6</td> </tr> <tr> <td data-bbox="1200 526 1641 617">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1641 526 2056 617">Section 2.2</td> </tr> <tr> <td data-bbox="1200 617 1641 692">National Planning Policy Framework</td> <td data-bbox="1641 617 2056 692">Chapter 11: Making Effective Use of Land</td> </tr> <tr> <td data-bbox="1200 692 1641 767">South Gloucestershire Core Strategy</td> <td data-bbox="1641 692 2056 767">Policy CS15: Distribution of Housing</td> </tr> </tbody> </table>		APPENDIX 1 - Community Survey Results	Sections 3.4, 3.5, 3.10	APPENDIX 2 - Issues Report	Sections 2, 6	APPENDIX 3 - Options Worksheets	Section 2.2	National Planning Policy Framework	Chapter 11: Making Effective Use of Land	South Gloucestershire Core Strategy	Policy CS15: Distribution of Housing
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5 Town Centre and Economy

Element	Neighbourhood Plan Text	Supporting Evidence									
<p>Aim and Objectives</p>	<p>Aim: Support a vibrant, unique and historic town centre with mixed retail, business and residential facilities and a thriving economy that provides jobs for local people to enable them to work near where they live.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • To protect and enhance the historic character of the town, in particular the town centre and the Conservation Area. • To promote the vibrancy, uniqueness and viability of the town centre, providing a varied and comprehensive shopping experience for all. • To encourage the increase of employment development to enable local people to work in Thornbury. 	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1240 475 1653 550">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1653 475 2029 550">Sections 3.7, 3.8, 3.9</td> </tr> <tr> <td data-bbox="1240 550 1653 625">National Planning Policy Framework</td> <td data-bbox="1653 550 2029 625">Chapter 7: Ensuring the Vitality of Town Centres</td> </tr> <tr> <td data-bbox="1240 625 1653 700">South Gloucestershire Core Strategy</td> <td data-bbox="1653 625 2029 700">Policy CS14: Town Centres and Retail</td> </tr> <tr> <td data-bbox="1240 700 1653 775">South Gloucestershire Policies, Sites and Places document</td> <td data-bbox="1653 700 2029 775">PSP1: Local Distinctiveness</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Sections 3.7, 3.8, 3.9	National Planning Policy Framework	Chapter 7: Ensuring the Vitality of Town Centres	South Gloucestershire Core Strategy	Policy CS14: Town Centres and Retail	South Gloucestershire Policies, Sites and Places document	PSP1: Local Distinctiveness
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Element	Neighbourhood Plan Text	Supporting Evidence													
<p>Policy 10: Town Centre Design Principles</p>	<p>All proposed development will be required to reflect best practice design principles, responding positively to the character and qualities of the town centre as defined on the South Gloucestershire Policies Map. Key design principles for the town centre include the following:</p> <ul style="list-style-type: none"> • Active frontages and street level activity should be provided • Generous floor to ceiling heights at ground floor level should be provided to allow for flexibility and change of use over time • The principal points of access to buildings should be from the main street on to which it fronts • Buildings should respect the prevailing building height in the town centre. Where building heights vary this change should be subtle and step up or down by no more than half to one storey between buildings • Proposals for new development should respect local context through continuity of the building line, responding to adjacent building heights, roof and cornice lines and protecting important views or gaps. • Buildings should be aligned with the back of the pavement edge and also provide space for activity within the public realm • Corner buildings should be well articulated and blank gable ends avoided • Blank walls and exposed back land areas, including servicing yards and car parking should be screened from view, preferably through the wrapping of these with active development edges. Alternatively, opportunities for green walls and artwork that enhances the quality of the townscape will be encouraged • Development to the rear of existing buildings will be considered acceptable where it would be appropriate to enclose space, define the public and private realm or create new active frontages, and would not unduly impact upon the operation of existing units or the historic importance of the place. <p>Applications will need to demonstrate how they reflect local vernacular and urban grain/historic pattern of development through the scale and design for buildings and use of materials, contributing positively to the quality and character of the town centre, and the high-quality historic townscape of the conservation area. Applications will need to demonstrate how they reflect local vernacular through the scale and design for buildings and use of materials, contributing positively to the quality and character of the town centre, and the high-quality historic townscape of the conservation area.</p>	<p>Sources:</p> <table border="1" data-bbox="1621 316 2033 1152"> <tbody> <tr> <td data-bbox="1621 316 1839 424">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1839 316 2033 424">Sections 3.8, 3.9</td> </tr> <tr> <td data-bbox="1621 424 1839 501">APPENDIX 2 - Issues Report</td> <td data-bbox="1839 424 2033 501">Section 3</td> </tr> <tr> <td data-bbox="1621 501 1839 609">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1839 501 2033 609">Section 3.2</td> </tr> <tr> <td data-bbox="1621 609 1839 753">National Planning Policy Framework</td> <td data-bbox="1839 609 2033 753">Chapter 7 : Ensuring the Vitality of Town Centres</td> </tr> <tr> <td data-bbox="1621 753 1839 1008">South Gloucestershire Core Strategy</td> <td data-bbox="1839 753 2033 1008">Policy CS1: High Quality Design Policy CS14: Town Centres and Retail</td> </tr> <tr> <td data-bbox="1621 1008 1839 1152">South Gloucestershire Policies, Sites and Places DPD</td> <td data-bbox="1839 1008 2033 1152">Chapter 10: Town Centres</td> </tr> </tbody> </table>		APPENDIX 1 - Community Survey Results	Sections 3.8, 3.9	APPENDIX 2 - Issues Report	Section 3	APPENDIX 3 - Options Worksheets	Section 3.2	National Planning Policy Framework	Chapter 7 : Ensuring the Vitality of Town Centres	South Gloucestershire Core Strategy	Policy CS1: High Quality Design Policy CS14: Town Centres and Retail	South Gloucestershire Policies, Sites and Places DPD	Chapter 10: Town Centres
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<p>Policy 11: Preserving Historic Identity</p>	<p>Any new development or improvements proposed in the town centre should be undertaken with a view to preserving and enhancing the historic market town character and identity of Thornbury. Within the Conservation Area, development should respect the provisions of the 2004 Thornbury Conservation Area Advice Note, produced by South Gloucestershire Council, the following elements of which are especially pertinent:</p> <ul style="list-style-type: none"> • Respect for the style and form of the town centre buildings and streetscape, enhancing the character and appearance of the historic market town and • The use of materials which are sustainable and fit for purpose, but which blend with the existing colours and styles and • A consistent and appropriate style of street furniture including benches, lighting, signage and bins and • Maintain the views over the lowland levels and Severn Estuary and the open aspects to the west and north with the old town walls set within open space and the open spaces identified within the town development boundary. 	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1335 376 1749 453">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1749 376 2029 453">Section 3.9</td> </tr> <tr> <td data-bbox="1335 453 1749 529">APPENDIX 2 - Issues Report</td> <td data-bbox="1749 453 2029 529">Section 3</td> </tr> <tr> <td data-bbox="1335 529 1749 732">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1749 529 2029 732">Section 3.2</td> </tr> <tr> <td data-bbox="1335 732 1749 879">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1749 732 2029 879">PSP:17 Heritage Assets and the Historic Environment</td> </tr> <tr> <td data-bbox="1335 879 1749 879">National Planning Policy Framework</td> <td data-bbox="1749 879 2029 879">Chapter 16: Conserving and Enhancing the Historic Environment</td> </tr> </tbody> </table>		APPENDIX 1 - Community Survey Results	Section 3.9	APPENDIX 2 - Issues Report	Section 3	APPENDIX 3 - Options Worksheets	Section 3.2	South Gloucestershire Policies, Sites and Places Plan	PSP:17 Heritage Assets and the Historic Environment	National Planning Policy Framework	Chapter 16: Conserving and Enhancing the Historic Environment
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<p>Policy 12: Town Centre Vitality</p>	<p>Development Any proposals for development in the town centre should add to the vitality and viability of the centre and enhance its image as a destination for a rewarding and enjoyable shopping or leisure experience. Proposals for retail development and other complementary uses within the town centre are welcome, particularly where they strengthen the retail offer and visitor experience. Applications for development will be required to demonstrate how they:</p> <ul style="list-style-type: none"> • Respond to good practice design principles • Strengthen the core retail area in the town centre • Optimise the use of land through the mixing of development and management of car parking provision • Facilitate new and improved pedestrian and cycle routes • Contribute to the delivery of an improved public realm within the town centre <p>Suitable town centre uses include:</p> <ul style="list-style-type: none"> • Retail development • Leisure and entertainment • Office development • Arts, culture and tourism <p>Proposals for additional town centre retail provision and supporting facilities such as public toilets and changing facilities will be encouraged to promote a diverse retail offer in the town and encourage visitors to stay longer.</p>	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1447 316 1753 424">APPENDIX 1 – Community Survey Results</td> <td data-bbox="1753 316 2018 424">Sections 3.7, 3.8, 3.9</td> </tr> <tr> <td data-bbox="1447 424 1753 501">APPENDIX 2 - Issues Report</td> <td data-bbox="1753 424 2018 501">Section 3</td> </tr> <tr> <td data-bbox="1447 501 1753 593">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1753 501 2018 593">Section 3.2</td> </tr> <tr> <td data-bbox="1447 593 1753 702">National Planning Policy Framework</td> <td data-bbox="1753 593 2018 702">Chapter 7: Ensuring the Vitality of Town Centres</td> </tr> <tr> <td data-bbox="1447 702 1753 778">South Gloucestershire Core Strategy</td> <td data-bbox="1753 702 2018 778">Policy CS14: Town Centres and Retail</td> </tr> <tr> <td data-bbox="1447 778 1753 922">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1753 778 2018 922">Chapter 10: Town Centres PSP 31: Town Centre Uses</td> </tr> </table>	APPENDIX 1 – Community Survey Results	Sections 3.7, 3.8, 3.9	APPENDIX 2 - Issues Report	Section 3	APPENDIX 3 - Options Worksheets	Section 3.2	National Planning Policy Framework	Chapter 7: Ensuring the Vitality of Town Centres	South Gloucestershire Core Strategy	Policy CS14: Town Centres and Retail	South Gloucestershire Policies, Sites and Places Plan	Chapter 10: Town Centres PSP 31: Town Centre Uses
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<p>Policy 13: Provision for office and light industrial units</p>	<p>Applications for office and light industrial units are encouraged where they:</p> <ul style="list-style-type: none"> • Provide for local employment including small scale social enterprises, small and medium size businesses, and live/work units, particularly where they reduce out-commuting • Provide flexible employment space and support small and medium sized businesses in the town centre and existing employment areas. <p>Applications for new business-related development should improve the quality of the environment and should accord with best practice design principles.</p> <p>To support a thriving and diverse economy in Thornbury, proposals which will intensify the use of the remaining safeguarded employment land will be supported, provided HGV and other traffic/transport impacts of the proposal are adequately mitigated to avoid road safety hazards and harm to residential amenity.</p>	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1335 376 1727 451">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1727 376 2031 451">Sections 3.7, 3.8</td> </tr> <tr> <td data-bbox="1335 451 1727 526">APPENDIX 2 - Issues Report</td> <td data-bbox="1727 451 2031 526">Section 3</td> </tr> <tr> <td data-bbox="1335 526 1727 627">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1727 526 2031 627">Section 3.2</td> </tr> <tr> <td data-bbox="1335 627 1727 735">National Planning Policy Framework</td> <td data-bbox="1727 627 2031 735">Chapter 6: Building a Strong and Competitive Economy</td> </tr> <tr> <td data-bbox="1335 735 1727 844">South Gloucestershire Core Strategy</td> <td data-bbox="1727 735 2031 844">Policy CS13: Non Safeguarded Economic Development Sites</td> </tr> <tr> <td data-bbox="1335 844 1727 919">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1727 844 2031 919">Chapter 7: Maintaining Economic Prosperity</td> </tr> </table>	APPENDIX 1 - Community Survey Results	Sections 3.7, 3.8	APPENDIX 2 - Issues Report	Section 3	APPENDIX 3 - Options Worksheets	Section 3.2	National Planning Policy Framework	Chapter 6: Building a Strong and Competitive Economy	South Gloucestershire Core Strategy	Policy CS13: Non Safeguarded Economic Development Sites	South Gloucestershire Policies, Sites and Places Plan	Chapter 7: Maintaining Economic Prosperity
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6 Services and Facilities

Element	Neighbourhood Plan Text	Supporting Evidence									
Aim and Objectives	<p>Aim: To support the timely provision of appropriate services, infrastructure and community facilities to meet the needs of a growing population.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • To ensure infrastructure to support growth is in place before new homes and businesses are occupied. • To provide places for relaxation and play and draw different parts of the Thornbury community together through the creation of facilities that draw people to them. 	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1155 496 1599 571">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1599 496 2031 571">Sections 3.1, 3.2</td> </tr> <tr> <td data-bbox="1155 571 1599 646">National Planning Policy Framework</td> <td data-bbox="1599 571 2031 646">Chapter 8: Promoting Safe and Healthy Communities</td> </tr> <tr> <td data-bbox="1155 646 1599 756">South Gloucestershire Core Strategy</td> <td data-bbox="1599 646 2031 756">Policy CS23: Community Infrastructure and Cultural Activity</td> </tr> <tr> <td data-bbox="1155 756 1599 831">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1599 756 2031 831">Policy PSP 44: Open Spaces, Sport and Recreation</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Sections 3.1, 3.2	National Planning Policy Framework	Chapter 8: Promoting Safe and Healthy Communities	South Gloucestershire Core Strategy	Policy CS23: Community Infrastructure and Cultural Activity	South Gloucestershire Policies, Sites and Places Plan	Policy PSP 44: Open Spaces, Sport and Recreation
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<p>Policy 14: Phasing of Community Infrastructure with Housing Development</p>	<p>The infrastructure necessary to ensure the sustainability of housing development must be delivered through phased arrangements in parallel with the housing to ensure that community infrastructure keeps pace with the demand generated by new occupiers as well as supporting existing residents. For example, this could apply to the provision of the following:</p> <ul style="list-style-type: none"> • Local transportation • Public Open Space & landscaping schemes • Landscaping and ecological mitigation and habitat creation/maintenance • Highways improvements • Contributions to, or provision of, educational and medical facilities contributions • Formal and informal outdoor play and recreation space and facilities, including allotments and community gardens/orchards • Contributions to or provision of community, cultural and leisure facilities <p>Section 106 agreements or planning conditions should ensure that infrastructure associated with a development is delivered at the earliest possible opportunity taking account of the forecast demand generated by the development, the need to ensure existing residents of Thornbury as well as early occupiers of a major or multi-phased development are adequately served by infrastructure and appropriate services.</p>	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1346 336 1709 411">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1709 336 2029 411">Sections 3.1, 3.2</td> </tr> <tr> <td data-bbox="1346 411 1709 486">APPENDIX 2 - Issues Report</td> <td data-bbox="1709 411 2029 486">Sections 4, 5, 6</td> </tr> <tr> <td data-bbox="1346 486 1709 580">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1709 486 2029 580">Sections 2.2, 4.2</td> </tr> <tr> <td data-bbox="1346 580 1709 691">National Planning Policy Framework</td> <td data-bbox="1709 580 2029 691">Chapter 9: Promoting Healthy and Safe Communities</td> </tr> <tr> <td data-bbox="1346 691 1709 766">South Gloucestershire Core Strategy</td> <td data-bbox="1709 691 2029 766">Policy CS32: Thornbury</td> </tr> <tr> <td data-bbox="1346 766 1709 908">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1709 766 2029 908">Chapter 8: Providing Housing and Community Infrastructure</td> </tr> </tbody> </table>		APPENDIX 1 - Community Survey Results	Sections 3.1, 3.2	APPENDIX 2 - Issues Report	Sections 4, 5, 6	APPENDIX 3 - Options Worksheets	Sections 2.2, 4.2	National Planning Policy Framework	Chapter 9: Promoting Healthy and Safe Communities	South Gloucestershire Core Strategy	Policy CS32: Thornbury	South Gloucestershire Policies, Sites and Places Plan	Chapter 8: Providing Housing and Community Infrastructure
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Element	Neighbourhood Plan Text	Supporting Evidence													
<p>Policy 15: Leisure Opportunities for Young People</p>	<p>Proposals which make provision for services and facilities for young people, in particular, recreation, sport, informal leisure and youth club provision, will be supported. Schemes to increase the recreation and play offer for all ages of children and young people at the Mundy Playing Fields will also be supported.</p>	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1126 395 1626 475">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1626 395 2020 475">Sections 3.1, 3.2</td> </tr> <tr> <td data-bbox="1126 475 1626 555">APPENDIX 2 - Issues Report</td> <td data-bbox="1626 475 2020 555">Sections 4, 6</td> </tr> <tr> <td data-bbox="1126 555 1626 643">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1626 555 2020 643">Section 4.2</td> </tr> <tr> <td data-bbox="1126 643 1626 722">National Planning Policy Framework</td> <td data-bbox="1626 643 2020 722">Chapter 9: Promoting Healthy and Safe Communities</td> </tr> <tr> <td data-bbox="1126 722 1626 802">South Gloucestershire Core Strategy</td> <td data-bbox="1626 722 2020 802">Policy CS32: Thornbury</td> </tr> <tr> <td data-bbox="1126 802 1626 874">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1626 802 2020 874">Chapter 8: Providing Housing and Community Infrastructure</td> </tr> </table>	APPENDIX 1 - Community Survey Results	Sections 3.1, 3.2	APPENDIX 2 - Issues Report	Sections 4, 6	APPENDIX 3 - Options Worksheets	Section 4.2	National Planning Policy Framework	Chapter 9: Promoting Healthy and Safe Communities	South Gloucestershire Core Strategy	Policy CS32: Thornbury	South Gloucestershire Policies, Sites and Places Plan	Chapter 8: Providing Housing and Community Infrastructure	
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Element	Neighbourhood Plan Text	Supporting Evidence							
<p>Policy 16: Community Facilities</p>	<p>Applications to enhance and provide additional community facilities will be supported. Community facilities for the purposes of this policy include education, healthcare, younger people’s facilities and community meeting spaces.</p> <p>All facilities should be easily accessible to everyone, and provide for good walking and cycling connections, and where possible, be located close to public transport. Proposals for new development should provide for the appropriate level of parking provision in accordance with the Local Planning Authority’s parking standards and, where appropriate, be subject to a Transport Assessment.</p> <p>Where social and community facilities are to be provided as part of any major mixed-use development proposal the planning application should be supported by a statement establishing the phasing and delivery of these facilities. Wherever possible, new community uses should be delivered during the early phases of development to help build a sense of community and integration with existing surrounding communities.</p> <p>Flexible multi-functional buildings that provide for future adaptability to allow for the widest possible use and activity will be supported.</p> <p>Valued existing community facilities will be retained, unless it can be demonstrated that demand within the locality for the facility no longer exists or that suitable alternative provision of at least equivalent community value is made elsewhere.</p>	<p>Sources:</p> <table border="1" data-bbox="1330 395 2033 641"> <tr> <td data-bbox="1330 395 1693 472">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1693 395 2033 472">Sections 3.1, 3.2</td> </tr> <tr> <td data-bbox="1330 472 1693 549">APPENDIX 2 - Issues Report</td> <td data-bbox="1693 472 2033 549">Sections 4, 6</td> </tr> <tr> <td data-bbox="1330 549 1693 641">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1693 549 2033 641">Section 4.2</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Sections 3.1, 3.2	APPENDIX 2 - Issues Report	Sections 4, 6	APPENDIX 3 - Options Worksheets	Section 4.2
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APPENDIX 3 - Options Worksheets	Section 4.2								

7 Sustainable Development and Connectivity

Element	Neighbourhood Plan Text	Supporting Evidence									
<p>Aim and Objectives</p>	<p>Aim: Be resilient to climate change, support and protect the natural environment through sustainable development and strengthen its sense of community, creating connections to enhance integration between existing and new developments.</p> <p>Objectives</p> <ul style="list-style-type: none"> • To ensure developments promote our community’s resilience to, and ability to mitigate, climate change through careful design. • To protect and enhance the natural environment, connecting wildlife corridors and taking care of wildlife and promoting biodiversity. • To extend and enhance the Streamside Walks. • To ensure the provision of green spaces through their formal designation as Local Green Space. • To support the integration of new with existing communities through use of connections and recreational facilities. • To support local food systems. 	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1332 491 1720 571">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1720 491 2040 571">Sections 3.10, 3.11</td> </tr> <tr> <td data-bbox="1332 571 1720 651">National Planning Policy Framework</td> <td data-bbox="1720 571 2040 651">Chapter 9: Promoting Sustainable Transport</td> </tr> <tr> <td data-bbox="1332 651 1720 754">South Gloucestershire Core Strategy</td> <td data-bbox="1720 651 2040 754">Policy CS8: Improving Accessibility Policy CS32: Thornbury</td> </tr> <tr> <td data-bbox="1332 754 1720 834">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1720 754 2040 834">PSP10: Active Travel Routes</td> </tr> </tbody> </table>		APPENDIX 1 - Community Survey Results	Sections 3.10, 3.11	National Planning Policy Framework	Chapter 9: Promoting Sustainable Transport	South Gloucestershire Core Strategy	Policy CS8: Improving Accessibility Policy CS32: Thornbury	South Gloucestershire Policies, Sites and Places Plan	PSP10: Active Travel Routes
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Element	Neighbourhood Plan Text	Supporting Evidence												
<p>Policy 17: Planning for Green Infrastructure, Biodiversity and Food Production</p>	<p>Development will be expected to identify, retain and enhance biodiversity and wildlife habitats, wildlife corridors and other aspects of green infrastructure. Proposals should also avoid damage to mature trees and hedges, not only those subject to Tree Preservation Orders, and respect the pattern and form of the landscape. Creating links for wildlife within new developments, forming “bridges” across existing green spaces and wildlife corridors and the network of wooded paths in Thornbury will be essential to avoid creating environments hostile to biodiversity. Agriculture, tree planting and informal recreational uses will be encouraged on land known to be liable to flooding.</p> <p>Developments should provide opportunities for gardening, for wildlife and for food production within existing and new residential areas including the utilisation of underutilised roadside verges. They should enhance the quality of public spaces and the streetscape within built-up areas including new tree planting, landscaping and suitable sustainable urban drainage.</p>	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1346 331 1688 411">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1693 331 1995 411">Sections 3.5, 3.10, 3.11</td> </tr> <tr> <td data-bbox="1346 414 1688 491">APPENDIX 2 - Issues Report</td> <td data-bbox="1693 414 1995 491">Sections 4, 6</td> </tr> <tr> <td data-bbox="1346 494 1688 574">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1693 494 1995 574">Section 6.2</td> </tr> <tr> <td data-bbox="1346 577 1688 657">National Planning Policy Framework</td> <td data-bbox="1693 577 1995 657">Chapter 12: Achieving Well Designed Places</td> </tr> <tr> <td data-bbox="1346 660 1688 740">South Gloucestershire Core Strategy</td> <td data-bbox="1693 660 1995 740">Policy CS2: Green Infrastructure</td> </tr> <tr> <td data-bbox="1346 743 1688 842">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1693 743 1995 842">Chapter 3: Responding to Climate Change and High Quality Design</td> </tr> </tbody> </table>	APPENDIX 1 - Community Survey Results	Sections 3.5, 3.10, 3.11	APPENDIX 2 - Issues Report	Sections 4, 6	APPENDIX 3 - Options Worksheets	Section 6.2	National Planning Policy Framework	Chapter 12: Achieving Well Designed Places	South Gloucestershire Core Strategy	Policy CS2: Green Infrastructure	South Gloucestershire Policies, Sites and Places Plan	Chapter 3: Responding to Climate Change and High Quality Design
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<p>Policy 18: Creating connections through Streamside Walks</p>	<p>Applications for development are encouraged to show how they will connect to and enhance the Streamside Walks so that these become a thread running all the way through Thornbury, connecting various areas of the town. The ecological impact of proposals should be clearly stated. The Walks should:</p> <ul style="list-style-type: none"> • Provide routes that support wildlife and biodiversity, are rich in tree and other planting and accessible by foot and bicycle • Incorporate new links to and from the Streamside Walks to housing developments for pedestrians and cyclists, integrating with an enhanced walking and cycle network across Thornbury • Create trails which enhance safety and security through natural surveillance • Provide unobtrusive lighting along the Streamside Walks • Enhance the environmental quality of the habitat, biodiversity and trees along the Streamside Walks <p>In the longer-term, development opportunities that provide scope to reconnect missing links along the Streamside Walks, creating a seamless connected route, will be welcome.</p>	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1240 336 1644 411">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1644 336 2024 411">Sections 3.10, 3.11</td> </tr> <tr> <td data-bbox="1240 411 1644 486">APPENDIX 2 - Issues Report</td> <td data-bbox="1644 411 2024 486">Sections 6</td> </tr> <tr> <td data-bbox="1240 486 1644 580">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1644 486 2024 580">Section 6.2</td> </tr> <tr> <td data-bbox="1240 580 1644 724">South Gloucestershire Core Strategy</td> <td data-bbox="1644 580 2024 724">Policy CS24: Green Infrastructure, Sport and Recreation Standards Policy CS32: Thornbury</td> </tr> <tr> <td data-bbox="1240 724 1644 831">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1644 724 2024 831">Chapter 3: Responding to Climate Change and High Quality Design</td> </tr> </tbody> </table>	APPENDIX 1 - Community Survey Results	Sections 3.10, 3.11	APPENDIX 2 - Issues Report	Sections 6	APPENDIX 3 - Options Worksheets	Section 6.2	South Gloucestershire Core Strategy	Policy CS24: Green Infrastructure, Sport and Recreation Standards Policy CS32: Thornbury	South Gloucestershire Policies, Sites and Places Plan	Chapter 3: Responding to Climate Change and High Quality Design
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<p>Policy 19: Local Green Space</p>	<p>The Local Green Space below is important for the leisure and recreation needs of the people of Thornbury as well as providing valuable habitats for a range of biodiversity. It will be protected from inappropriate development in accordance with South Gloucestershire Policies Sites and Places Policy PSP 4: Local Green Space.</p> <p>New Local Green Spaces identified in this Plan is:</p> <ul style="list-style-type: none"> • Land off Vilner Lane: Land adjacent to the sports centre including the area bounded by Vilner Lane, the Skate Park and the Leisure Centre Car park within which the community composting site sits 	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1238 336 1603 411">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1603 336 1697 411"></td> <td data-bbox="1697 336 2011 411">Sections 3.10, 3.11</td> </tr> <tr> <td data-bbox="1238 411 1603 486">APPENDIX 2 - Issues Report</td> <td data-bbox="1603 411 1697 486"></td> <td data-bbox="1697 411 2011 486">Section 6</td> </tr> <tr> <td data-bbox="1238 486 1603 580">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1603 486 1697 580"></td> <td data-bbox="1697 486 2011 580">Section 6.2</td> </tr> <tr> <td data-bbox="1238 580 1603 691">National Planning Policy Framework</td> <td data-bbox="1603 580 1697 691"></td> <td data-bbox="1697 580 2011 691">Chapter 8: Promoting Healthy and Safe Communities</td> </tr> <tr> <td data-bbox="1238 691 1603 836">South Gloucestershire Core Strategy</td> <td data-bbox="1603 691 1697 836"></td> <td data-bbox="1697 691 2011 836">Policy CS24: Green Infrastructure, Sport and Recreation Standards</td> </tr> <tr> <td data-bbox="1238 836 1603 946">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1603 836 1697 946"></td> <td data-bbox="1697 836 2011 946">PSP4: Designated Local Green Spaces</td> </tr> </table>	APPENDIX 1 - Community Survey Results		Sections 3.10, 3.11	APPENDIX 2 - Issues Report		Section 6	APPENDIX 3 - Options Worksheets		Section 6.2	National Planning Policy Framework		Chapter 8: Promoting Healthy and Safe Communities	South Gloucestershire Core Strategy		Policy CS24: Green Infrastructure, Sport and Recreation Standards	South Gloucestershire Policies, Sites and Places Plan		PSP4: Designated Local Green Spaces
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8 Travel, Transport and Parking

Element	Neighbourhood Plan Text	Supporting Evidence									
<p>Aim and Objectives</p>	<p>Aim: To promote active, smarter and sustainable ways of getting around, establishing appropriate transport infrastructure to support population growth, developing the network of paths and cycleways and green corridors.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • To ensure that necessary improvements in road and path infrastructure are in place ahead of any new development to promote safety and ease of access, especially for public transport. • To ensure development proposals include up-to-date traffic and movement impact assessments and that these are used to inform any required improvements. • To create opportunities for sustainable modes of transport by creating high standards of cycle and walkways that connect communities within Thornbury and its surrounding area. 	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1189 475 1641 552">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1641 475 2020 552">Sections 3.12, 3.13</td> </tr> <tr> <td data-bbox="1189 552 1641 628">National Planning Policy Framework</td> <td data-bbox="1641 552 2020 628">Chapter 9: Promoting Sustainable Transport</td> </tr> <tr> <td data-bbox="1189 628 1641 705">South Gloucestershire Core Strategy</td> <td data-bbox="1641 628 2020 705">Policy CS8: Improving Accessibility</td> </tr> <tr> <td data-bbox="1189 705 1641 810">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1641 705 2020 810">PSP10: Active Travel Routes PSP11: Transport Impact Management</td> </tr> </tbody> </table>		APPENDIX 1 - Community Survey Results	Sections 3.12, 3.13	National Planning Policy Framework	Chapter 9: Promoting Sustainable Transport	South Gloucestershire Core Strategy	Policy CS8: Improving Accessibility	South Gloucestershire Policies, Sites and Places Plan	PSP10: Active Travel Routes PSP11: Transport Impact Management
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<p>Policy 20: Highway Impact</p>	<p>Major development proposals which create either individual or cumulative impacts on the highway network will be required to fully mitigate these impacts by highway improvements or contributions towards their mitigation. Contributions will be used to mitigate the congestion and safety impacts of the development. Highways infrastructure associated with new development should be delivered in accordance with Policy 14.</p> <p>Proposals involving highway alterations or provision of new roads must ensure there is sufficient capacity to accommodate peak time traffic and that road safety, in particular for pedestrians and cyclists, is demonstrably factored into the scheme.</p> <p>Development proposals which due to their scale, nature or location will adversely affect air quality especially within the town centre should demonstrate what measures will be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.</p>	<p>Sources:</p> <table border="1"> <tr> <td data-bbox="1312 376 1718 451">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1718 376 2022 451">Sections 3.12, 3.13</td> </tr> <tr> <td data-bbox="1312 451 1718 526">APPENDIX 2 - Issues Report</td> <td data-bbox="1718 451 2022 526">Section 5</td> </tr> <tr> <td data-bbox="1312 526 1718 624">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1718 526 2022 624">Section 5.2</td> </tr> <tr> <td data-bbox="1312 624 1718 699">National Planning Policy Framework</td> <td data-bbox="1718 624 2022 699">Chapter 9: Promoting Sustainable Transport</td> </tr> <tr> <td data-bbox="1312 699 1718 774">South Gloucestershire Core Strategy</td> <td data-bbox="1718 699 2022 774">Policy CS8: Improving Accessibility</td> </tr> <tr> <td data-bbox="1312 774 1718 849">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1718 774 2022 849">PSP11: Transport Impact Management</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Sections 3.12, 3.13	APPENDIX 2 - Issues Report	Section 5	APPENDIX 3 - Options Worksheets	Section 5.2	National Planning Policy Framework	Chapter 9: Promoting Sustainable Transport	South Gloucestershire Core Strategy	Policy CS8: Improving Accessibility	South Gloucestershire Policies, Sites and Places Plan	PSP11: Transport Impact Management
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<p>Policy 21: Walking and Cycling</p>	<p>In order to encourage sustainable transport both within and outside the town, development proposals will be required to make provision for safe and attractive walking and cycling, appropriate to its size and scale. This may be in the form of contributions towards upgrading the existing network of paths and cycleways in Thornbury or in the case of large-scale development, ensuring pedestrian and cycle routes are provided which link into the existing network. Developers are encouraged to incorporate the design standards as set out by Sustrans in their infrastructure development guidance²⁹</p> <p>All applications for development are encouraged to demonstrate how they support active travel through delivery of walking and cycling routes that reduce reliance on vehicular movement.</p> <p>Where new walking and cycling routes are provided as part of new areas of development, they must be direct, safe and convenient to use. The layout of proposed new development should allow for the natural surveillance of routes through overlooking with active development frontages.</p> <p>Proposals for new development are encouraged to demonstrate how they link into the existing footpath and cycle network, providing connections between residential, retail, leisure, commercial and community uses.</p> <p>Proposals for commercial, leisure and community uses should support and enable active travel through inclusion of safe, secure and convenient cycle parking and changing facilities where appropriate.</p> <p>Proposals for development that reduce the capacity or safety of existing active travel infrastructure, including footpath and pavement space, or which results in the removal of locally important facilities, will not be considered acceptable.</p>	<p>Sources:</p> <table border="1"> <tbody> <tr> <td data-bbox="1317 316 1718 395">APPENDIX 1 – Community Survey Results</td> <td data-bbox="1718 316 2029 395">Sections 3.12, 3.13</td> </tr> <tr> <td data-bbox="1317 395 1718 475">APPENDIX 2 - Issues Report</td> <td data-bbox="1718 395 2029 475">Section 5</td> </tr> <tr> <td data-bbox="1317 475 1718 563">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1718 475 2029 563">Section 5.2</td> </tr> <tr> <td data-bbox="1317 563 1718 643">National Planning Policy Framework</td> <td data-bbox="1718 563 2029 643">Chapter 9: Promoting Sustainable Transport</td> </tr> <tr> <td data-bbox="1317 643 1718 754">South Gloucestershire Core Strategy</td> <td data-bbox="1718 643 2029 754">Policy CS8: Improving Accessibility Policy CS32: Thornbury</td> </tr> <tr> <td data-bbox="1317 754 1718 826">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1718 754 2029 826">PSP10: Active Travel Routes</td> </tr> </tbody> </table>	APPENDIX 1 – Community Survey Results	Sections 3.12, 3.13	APPENDIX 2 - Issues Report	Section 5	APPENDIX 3 - Options Worksheets	Section 5.2	National Planning Policy Framework	Chapter 9: Promoting Sustainable Transport	South Gloucestershire Core Strategy	Policy CS8: Improving Accessibility Policy CS32: Thornbury	South Gloucestershire Policies, Sites and Places Plan	PSP10: Active Travel Routes
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Policy 22: Safeguarding Former Railway Line	<p>In order to allow for its potential future use as a transport link, the route of the former railway line shown in Figure 11, excluding that designated as Local Green Space, will be safeguarded.</p>	<p>Sources:</p> <table border="1" data-bbox="1037 316 2098 627"> <tr> <td data-bbox="1037 316 1543 392">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1543 316 2098 392">Sections 3.12, 3.13</td> </tr> <tr> <td data-bbox="1037 392 1543 469">APPENDIX 2 - Issues Report</td> <td data-bbox="1543 392 2098 469">Section 5</td> </tr> <tr> <td data-bbox="1037 469 1543 545">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1543 469 2098 545">Section 5.2</td> </tr> <tr> <td data-bbox="1037 545 1543 622">National Planning Policy Framework</td> <td data-bbox="1543 545 2098 622">Chapter 9: Promoting Sustainable Transport</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Sections 3.12, 3.13	APPENDIX 2 - Issues Report	Section 5	APPENDIX 3 - Options Worksheets	Section 5.2	National Planning Policy Framework	Chapter 9: Promoting Sustainable Transport				
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Policy 23: Town Centre Car Parking	<p>The loss of off-street parking within or adjoining the town centre as defined on South Gloucestershire Council's Policies Map will not be permitted unless replacement off-street parking of equivalent quantity and quality is provided within or adjoining the town centre.</p>	<p>Sources:</p> <table border="1" data-bbox="1037 683 2098 1161"> <tr> <td data-bbox="1037 683 1543 759">APPENDIX 1 - Community Survey Results</td> <td data-bbox="1543 683 2098 759">Sections 3.12, 3.13</td> </tr> <tr> <td data-bbox="1037 759 1543 836">APPENDIX 2 - Issues Report</td> <td data-bbox="1543 759 2098 836">Section 5</td> </tr> <tr> <td data-bbox="1037 836 1543 912">APPENDIX 3 - Options Worksheets</td> <td data-bbox="1543 836 2098 912">Section 5.2</td> </tr> <tr> <td data-bbox="1037 912 1543 989">National Planning Policy Framework</td> <td data-bbox="1543 912 2098 989">Chapter 9: Promoting Sustainable Transport</td> </tr> <tr> <td data-bbox="1037 989 1543 1066">South Gloucestershire Core Strategy</td> <td data-bbox="1543 989 2098 1066">Policy CS8: Improving Accessibility</td> </tr> <tr> <td data-bbox="1037 1066 1543 1161">South Gloucestershire Policies, Sites and Places Plan</td> <td data-bbox="1543 1066 2098 1161">PSP16: Parking Standards</td> </tr> </table>		APPENDIX 1 - Community Survey Results	Sections 3.12, 3.13	APPENDIX 2 - Issues Report	Section 5	APPENDIX 3 - Options Worksheets	Section 5.2	National Planning Policy Framework	Chapter 9: Promoting Sustainable Transport	South Gloucestershire Core Strategy	Policy CS8: Improving Accessibility	South Gloucestershire Policies, Sites and Places Plan	PSP16: Parking Standards
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