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# Issues to Options Worksheets

## Refining Options

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Thornbury Neighbourhood Plan  
June 2018

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## 1 Refining Options – worksheets - Introduction

The Neighbourhood Plan Steering Group has been working through the Issues and potential Options for addressing these issues through its meetings in April and May 2018. A number of options were proposed, and these have been appraised and added to by the Steering Group, reviewing all means of addressing the issues the community felt were important. Some of the issues are non-land use planning, and they will be dealt with in the Action Log, which will look at how non-planning issues can be addressed by the relevant agencies, groups and individuals to ensure that comments residents made are acknowledged and progressed.

Lemon Gazelle has now worked through all the issues/options proposed and discussed by the Steering Group, and provided a response, in an additional column, in the table below. In some cases there are further questions or clarification needed, to understand the intent of the Steering Group, and in each case there is a recommended action.

The next step is to work through these as a group, adding further information where necessary, and deciding whether to agree/disagree with the suggestions made. It is important that the information is logged, ideally in the table, in a different colour underneath Lemon Gazelle's questions/comments. This process of refining the options will help to lead towards a set of policy headings for the Neighbourhood Plan, a set of topics for the supporting text, and the collation of issues to be addressed through the Action Log.

It is understood that it may take several Steering Group meetings to work through all the issues/options and reach considered decisions.

## 2 Housing

### 2.1 Key Issues

(for full information refer to the Issues Report)

- The need for housing to come with infrastructure to avoid further strain on local resources
- Affordable housing provision to allow young people/families to stay in the area
- Housing provision for older people
- Energy efficient/energy generating housing
- Mix of housing types to provide for all needs
- Loss of greenfield land/ idea of using brownfield sites first
- Design/layout of development which offers green space for recreation and wildlife
- The support for promoting the character of Thornbury and enhancing local identity

### 2.2 Options Analysis

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths and weaknesses	Notes/Information	Lemon Gazelle Questions/Comments/ Next Steps	TNP 19/6/18 Comments (Chris, Gill, Tricia, Trevor, Clive, Margaret, Alan, Louise, James, Jill Felicity, Shirley)
Encourage additional affordable housing provision, including a high proportion of	G	A SGC already has an identified % so could be difficult to amend this	G	Setting a higher level of affordable housing provision may be seen to	Require the 35% affordable provision. Require viability statements of affordability to be	Suggest flagging up in the supporting text that the Plan expects the minimum levels of affordable housing to be met in new	Agree with LG position. Review if necessary

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affordable dwellings within new developments		unless robust evidence.  Amber – heading to Red		make some sites unviable for development	publically available. If viability precludes 35%, require a financial contribution – could this come back in to Thornbury?	development due to the high demand for affordable units as evidenced by the community consultation.  Action: No policy, reference in text	
Identify options to ensure 35% affordable housing provision is delivered (my making other requirements less attractive)	G	A	G		Review mechanisms for viability and claw back if things change or error. [National review of standard viability assessment – check Govt progress]	See above comment. Suggest keeping under review if standard viability assessment changes  Action: as point above	Wait for Local Plan to be agreed and then monitor progress through Local Plan to check viability requirements
Support housing development on (unused) brownfield sites, prioritising these	G	G – prioritise brownfield before greenfield	G	Appropriate in some but not all circumstances	Probably insufficient brownfield sites. Potential clash with options for employment	Suggest reference to preference given to brownfield development over greenfield in Plan text.	Include as text as more a principle than a policy. But note won't apply in all circumstances as clashes with

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over greenfield sites						Agree not suitable in all circumstances.  Action: No policy, reference in text	Employment issues
Reallocate in-use industrial sites to make way for housing development	A	A	G		Contradicted by an employment policy	Much employment land is protected by SGC policy (unless it is shown to be unviable for employment, empty for a long time).  Action: No policy	Do not proceed with this. No policy and this position not agreed.
Reallocate unused shops to housing development	A	A	G		Town Centre Group to review. Contradiction with Town Centre which proposes restricting use of shops for retail.	Suggest a policy supporting residential use on upper floors of retail units to encourage more people to live close to services/shops  Action: Within the Town Centre section, policy/section of policy	Develop a policy that protects the vibrancy of town centre through having daytime activities in these spaces, but with some mixed development to help with security etc. Consider

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						to support residential upper floors	tweaking the policy to allow spaces that have been vacant for some time to be re-purposed perhaps for residential for viable uses. Include for all neighbourhood shops, not just town centre.
Encourage all development to contribute to community infrastructure including schools and healthcare	G	G	G			CIL already in place, cannot propose a higher levy than this on development and not all development is subject to CIL anyway.  Action: take no further	No policy but set priorities for infrastructure in our plan.
Ensure that community infrastructure is provided before	G	A	G	Difficult to insist that infrastructure comes before		Action: Suggest policy to support phased residential development	Develop policy. Will require up to date and accurate information from

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development starts (including schools and healthcare)				development, unlikely to be acceptable, however, phasing of development and infrastructure could be an option			SGC on school places etc.
Allow only small housing developments rather than large estates	G	R	R		Option below is less restrictive.	Action: take no further	No further action.
Encourage small housing developments	G	R	G			Action: explore opportunities for a policy on infill development which would not go against higher level policy	Consider developing a policy that allows small housing developments in smaller pieces of land but only under certain circumstances.

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							Consider testing with the public.
Designate valued areas as public open space	G	G	G		Existing green spaces already identified by SGC via consultation. <b>Identify public open spaces in future development sites.</b>	Action: within any housing allocation through the Neighbourhood Plan, identify potential green spaces, or confirm the need for them more broadly (if the exact location within the site doesn't matter).	Develop policy that defines the amount and type of public open spaces.
Encourage good design by setting out design policies and advising on appropriate site densities, layouts and accessibility criteria. Set up design policies	G	G	G	Strong design policy needs to allow for innovation and new building techniques.	Could provide an additional level of detail above SGC design policy. Consider roofscape design, acoustic and sound attenuation	Action: Consider whether a separate Design Guide may be appropriate  Issue from transport section to build in here is accessible layouts which make provision for public transport	Develop design guide, possibly splitting areas such as town centre/retail, outerlying areas etc. (including roofscape)  May need advice on viability issues.

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						Action: consider where design policy would apply – the whole town? The centre? The Conservation Area? Essential that the provisions of the policy do not make development unviable by setting up over-onerous conditions/standards or it will not get past Examination.	
Ensure adequate car parking with all housing developments	G	G – SGC sets minimum standards	G	Parking standards are already in place in South Glos Council planning and transport policies. Try to avoid profusion of tarmac.		Action: consider whether a higher level of car parking is really appropriate in policy terms – may be hard to enforce due to cost of development land, and as noted doesn't encourage sustainable transport	Test need for additional parking around housing developments with the public.  Different views in the group on whether this is an appropriate policy, but could consider

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	G	A	G	This option mitigates against sustainable transport solutions and environmental issues, flood risk etc			as part of a design guide (ie more on-street parking rather than parking next to houses). Design in parking at planning stage more effectively.
Set a minimum of size garage to minimise cars parking on road	G	A	G			Not clear how larger garages will help reduce on street parking as garages are not used for cars in most residential areas  Action: clarify	Check minimum garage and parking space sizes are included in the Local Plan. Consider policy that states requirement for no garage if the garage is too small for a car. Viable parking space is required.
Provide dedicated on-street parking for visitors	G	A	G			Impossible to enforce in planning terms. Designated parking	Develop design guide to ensure parking is

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	G	A	G			(over and above disabled parking) is not a planning issue.  Action: take no further	adequately planned for.
Support a range of house types to suit first time buyers, elderly people, singles and families	G	A	G		Some people want to downsize number of but not size of the rooms	Action: Policy on mix of housing to suit all stages of life and budgets, including a range of tenures. Within this policy also noting the affordable housing requirement (at South Glos level) and the issue of “tenure blind” housing	Policy required. May consider tenure blindness to be included in Design Guide if not policy.
Require housing mix to meet identified housing need (linked to demographics)	G	A	G			Action: see above, combine with the mix of housing policy	As above.

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Designate spaces as wildlife areas	G	A	G	Supports Thornbury's existing streamside infrastructure.	Create wildlife corridors & wildlife stepping stones across Thornbury.	Action: policy to support creation of wildlife corridors – comes up in Environment section	See Environment section.
Ensure continuation of green/ecological links through new developments	G	A	G		E.g. extend Streamside Walk through new developments.	Action: policy to support green routes in new development, perhaps combined with the above policy?	Develop policy
Ensure cycle and pedestrian routes are masterplanned across Thornbury	G	A	G		Relates to traffic, safe routes to schools, wellbeing etc	Covered in transport section  Action: no further action in this section	No action - address in transport section.
Retain mature hedgerows and trees	G	G	A (wildlife but not nec. Hedges)			Action: Combine this with the wildlife spaces/ecological links. Encouraging development to fit into	Develop policy. Include 'retain and protect' in the policy.

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	G	G	A			its surroundings/landscape	Check Local Plan on penalties and check we could develop a more stringent penalty policy.
Post development, improve landscape to support ecology	G	A	G		Should be covered by a landscape plan approved via Planning permission and enforced via planning.	<p>Could form part of the phasing policy to encourage high quality landscaping/habitat creation.</p> <p>Action: take up in phasing policy</p>	Develop as part of phasing policy. Consider setting timescales for developer obligation to maintain high quality landscape.
Creation of landscape buffers around edges of town to blend (delete 'blend' and replace with 'separate') urban with countryside	G	A	G		Creation of country park.	<p>Not clear how this fits with the development currently under construction and permitted?</p> <p>If it is intended to have development as close to services as possible, the current edge of town</p>	Include in Phasing Policy/Design Guide

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						locations are where development is likely to take place.  Action: clarify	
Review of green belt	G	A	G		Raised by members of community in relation to location of housing, re-balancing of town etc.	Green Belt boundaries can only be altered through a review of the local plan. This means that neighbourhood plans cannot seek to extend green belt boundaries or allocate areas of land for development within existing green belts.  Action: no further action	No action. Advise public why not included
Draft policies for the preservation of wildlife, ecology	G	A	G		Policies on sensitive lighting	Covered above and in environment section.	Covered above. No action.

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and the countryside						Action: no further action	
Allocate land for housing in locations supported by the community to meet housing need and help provide community infrastructure (including schools and healthcare)	G	G	G		Lots of comments and differential views on locations.	Further work, and potentially community consultation needed on the options for allocating housing, if there is a need to do this. Unless required by Local Plan to accommodate growth, allocating housing is likely to be highly controversial	Await the outcome of the JSP then: If no need to allocate housing, we won't do so.  If there is a need to allocate housing, need to consult with the public on a number of options. May be preference to develop a policy to keep control of this. <b>WE NEED TO REVIEW THIS AND DISCUSS WITH LG</b>
Create a balanced housing allocation taking account of	G	A	G		Establish maximum	Settlement boundary already in existence.	Settlement boundary has been breached.

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distance from town centre					distances from town centre	Action: Supporting text to refer to sustainable access to services and facilities, promoting more central growth where possible.	Add supporting text to Plan as suggested by LG.
Allow SGC to allocate land for housing	G	G	R		Added as option due to lack of clear view on preferred locations for housing development.	Site specific housing consultation not yet carried out. It is possible that criteria led policies may be more appropriate to guiding development than site allocations, for example criteria such as proximity to town centre, brownfield land, developer support for evidenced community needs could be used to “point to” most sustainable locations without specifically naming.	REVIEW AS PART OF THE SITE ALLOCATIONS ISSUES ABOVE. This is an alternative approach to allocations ie setting a number of criteria to guide locations.

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						Action: approach to be further considered	
Maintain separation and identity of hamlets and villages around Thornbury	G	A	G			Action: Clarify what defines the separate identity, and which settlements this refers to, bearing in mind that the Neighbourhood Plan can only set policy for places within Thornbury boundaries. The villages/hamlets outside Thornbury are mainly outside the boundary	This includes Upper Moreton, Lower Moreton, Hackett, the Knapp, Milbury Heath, Buckover. This refers to landscape buffers which keep the various areas as separate entities.
Require new development to make provision for small scale renewable energy generation	G	G	G			Will not be acceptable for all development to be required to do this. Support/encourage rather than require, where appropriate  Action: Policy to encourage the provision of small scale	May be viability issues but propose policy to <u>encourage</u> this inclusion.

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						renewables (solar on roofs?)	
Do not include policies on design, development and housing, relying on higher level policy to guide development	G	G	R			Action: no further development of this option	No action. Policies will be developed.
Require energy efficient housing including use of renewable energy	G	A	G		Stipulate proportion of passive housing. Seek zero carbon housing. Require south facing roof to allow PVs	Cannot go beyond the measures of the Core Strategy/Local Plan in requiring energy efficiency or this will be seen as unduly onerous.  Action: policy to support energy efficient housing, combined with policy above on solar on roofs	May be viability issues but wait to see what JSP and Local Plan includes. Depending on outcome, consider policy or add supporting text.
Ensure provision of accessible housing	G	A	G			This could form part of the design policy, issues	Design Guide/policy

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						around access and lifetime homes  Action: incorporate this theme into design policy	
Tenure blindness (no disparity between market and affordable housing)	G	G	G			Issue covered above in housing mix policy  Action: No further action	Covered in housing mix policy as above or in Design Guide.
Ensure housing development maintains the character of Thornbury	G	G	G		Include policies related to town gateways and housing proportions in relation to surrounding area	Part of the design policy, above.  Action: No further action	For Design Guide.
Develop policy on rural exception sites	G	A	R			Affordable Housing can be developed on land which is well related to a rural settlement through SG Council's exception site policy	Need to understand CS19 more fully and whether rural exceptions policy could be expanded

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						<p>(CS19). This allows for housing that would not usually be granted planning permission because of planning policy constraints. It is unclear what a Neighbourhood Plan policy would hope to achieve beyond the measures of CS19</p> <p>Action: Clarify, seems unnecessary</p>	<p>to address particular Thornbury needs. May not be appropriate.</p>
Develop policy to encourage self - build	G	A	A			<p>Could cover this within the “mix of development” policy, to allow for self build where appropriate</p> <p>Action: take this theme forward in mix of development policy</p>	<p>Include in ‘mix of development’ policy.</p>

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Stagger developments to allow time to assess whether the appropriate infrastructure is in place to support the later phases	G	R	G			Phasing of development already covered above  Action: no further action	Include in Phasing Policy as above but reference here to 'between developments' but not 'within developments'. Unlikely to be accepted.
Establish policies requiring a range of tenures to be offered including rental market, build-to-rent and other innovations etc	G	A	A		SGC Local Plan consultation suggested policy of build-to-rent.	Mix of development policy can cover tenures as well as housing style.  Action: covered above, no further action	Covered in 'mix of development' above but include tenures.

## 3 Town Centre and Employment

### 3.1 Key Issues

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For full information refer to Issues Report

#### 3.1.1 Town Centre

- The need for fewer empty shops, and a greater variety of retail on offer in the town to allow Thornbury to be more self-contained and reduce the need to travel elsewhere for “comparison” goods such as clothes and shoes.
- A mix of independent retailers and chain stores desired.
- A desire for increased free car parking to serve the town centre and reduce issues created by kerbside parking

#### 3.1.2 Employment

- Job opportunities need to grow at the same rate as housing growth town to reduce out-commuting.
- Make Thornbury a more attractive location to investors and employers, by improving the road network options for businesses to locate here.
- Residents feel there is a need for high quality and attractive workspace offering a range of job opportunities

## 3.2 Options Analysis

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Consider protecting as far as possible the town centre units and all other employment land from changes of use to Residential type uses.	A Would have to make a special case	A?	G		Law changed 3 yrs ago - to ease change of use from retail to domestic.  Protecting Employment Land	Shop frontages/ground floor retailing protected in the town centre in the Core Strategy to ensure they remain. Employment land also protected by Core Strategy from other uses unless long term vacant.  Action: Clarify what further the NP could do on this issue	Would have to be led by SGC. Retail is protected, other uses can be considered if they add value to the High St & have been empty for a long time under “permitted development right” with strong grounds.  Check what’s in local plan for Strategic Empl allocation &

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							protect the non strategic sites. ** revisit but check if we can do this**
Consider revitalising the Thornbury Markets	R No unless alternative site identified that takes land	A?	G		For the Action Log	Action: Action Log	Agree
Review with Peer group whether it's possible to develop a solution to the problem of empty units in St. Mary's Centre.	R	A	G		Empty retail Units in St. Mary's centre For the Action Log - Continually discussed through the TC Partnership	Action: Action Log	Agreed
Where ground floor retail units have been vacant for extended periods promote change of use for employment.	G	G ? But need to check SGC Policies on the subject	G		Empty shop units in St. Mary's Centre Can we achieve this through the NP?	May be some scope for this providing it doesn't conflict with SG Policies, Sites and Places	Formulate Policy on shops vacant for an extended period of time (e.g. for Bdlg Soc).

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	G	G	G			<p>DPD Policy 31 on Town Centre Uses. This part of town is designated as the Primary Shopping Area.</p> <p>Action: raise with South Glos Council</p>	<p>Review SGC Policy and refine where needed.</p>
<p>Consider supply of flexible serviced office facilities use (for employment) for short term rental</p>	G	<p>G</p> <p>SGC refer to start-up units in their policies – so maybe</p>	G		<p>Increasing Land availability for Employment Use</p>	<p>Action: Please clarify – does this option propose allocating employment (office) land, or can a policy be developed which encourages further office provision without</p>	<p>E.g. turn empty shops into flex office for temp use. Could do criteria based policy - related to previous comments.</p>

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						naming particular sites?	
Consider short term pop up retail facilities for start-ups	R	R	G		Empty Shops Maybe for Action Log – makes use of empty space	Action: For Action Log	See above suggestion – pop up shops policy already exists Agreed
Encourage a range of different shop types to meet local shopping needs	R Whilst a range of shop types can be encouraged in the supporting text of the NP, planning does not differentiate between types of shops	A?	G	Class A1 use covers retail sale of goods to the public, so the class is the same if it's a clothes shop, supermarket or charity shop	Need to reflect concern in Action Log over balance of provision	Action: For Action Log, though difficult to imagine how this could be encouraged given shops/businesses operate on a commercial basis, led by demand which is currently non-existent due to online shopping	Agreed

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						and large out of town retail opportunities.	
Alter parking restrictions/disabled parking in the town centre	R	A?	G	Parking restrictions are not a planning issue	For the Transport section. Add to Action Log	Action: For Action Log	Agreed but ** review the problem statement***
Encourage the provision of additional employment through the allocation of land for retail and jobs	G	G	G Individuals who commented proposed using existing retail			Does further land need to be allocated for retail and employment	Substantial employment land is vacant but is it the right size/shape.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Issue Addressed	Lemon Gazelle questions/comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
			and employment land and premises more effectively			when substantial space is currently vacant? Allocating land doesn't mean businesses will use the space.  Action: clarify	What is the actual requirement & demand & where is it needed. Need to establish supply/demand & location.  ** Commission research to clarify? We don't know.
Continue with free car parking in the town centre	R Maybe not For Action log	A?	G	If parking is not free then it will reduce town centre footfall	Car parking in the town centre	Action: For Action Log	Agreed
Consider changing the balance & time restriction between short & long term parking.	A	A?	G		Improve availability of car parking for town centre Shopping.	Parking time limits not a planning issue.  Action: no further action	Agreed

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Issue Addressed	Lemon Gazelle questions/ comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Consider two layer parking	G	A?	G	2 story car park would be strongly contested	Conflicts with free parking	Does not support sustainable transport objectives and seems highly unlikely to be deliverable due to funding/other constraints. Consider whether it is worth pursuing or if it's just a wish list item.	Could be considered for St.Mary's car park (e.g.). Agreed to consider dvpt with main function on ground floor with parking above for the TC.
Consider development that combines retail with car parking	G	A?	G			Likely to be difficult if this would mean out of town/edge of town, as the sequential test for retail guides such	As above

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Issue Addressed	Lemon Gazelle questions/ comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
	G	A?	G			development towards the most sustainable location (ie town centre) in the first instance.	
Support the redevelopment of disused/redundant employment sites in the town centre for new retail and or employment uses (e.g. library)	G	A?	G		Protecting employment space Don't lose to Residential.	Action: policy to support the use of town centre brownfield sites for new retail and employment uses. Would suggest not specifying sites, so that this can apply to buildings/land that come up in future which are currently unknown.	Agreed

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Issue Addressed	Lemon Gazelle questions/ comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Support the development of small business incubator units to encourage micro & new/growing firms to locate in Thornbury	G	A JSP specifies Warehouse use for Land at Crossways Lane - wrong location	G	JSP is only offering warehouse land at Crossways Lane - wrong location	High Quality/attractive workspace with range of job opportunities	The Neighbourhood Plan cannot contradict the JSP. If individuals have comments on the JSP they should make them directly to the authorities involved in preparing this document.  Action: Policy to support the provision of small business units in sustainable locations close to the town.	Agreed
Consider allocation of new land for	G	G	G		Appropriate job opportunities to	Some existing employment land	As above – repeat issue.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Issue Addressed	Lemon Gazelle questions/comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
employment development					work & live in Thornbury	<p>in Thornbury is vacant. Offices have been turned to residential accommodation after planning restrictions were relaxed. It appears the lack of job opportunities is a lack of businesses not space or accommodation.</p> <p>Action: clarify where and how this could be delivered and whether it is a viable solution</p>	Supply/demand study required.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Issue Addressed	Lemon Gazelle questions/ comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Consider land between allotments and the Golf Centre to be released for employment/mixed purposes. Land behind Churchill development should similarly be considered	G	G?	R		Increase employment land opportunities This option has NOT been considered based on community feedback. Too specific.	Highly accessible site, not sure about other site constraints until the constraints maps have been produced by South Glos Council.  Action: explore constraints and engage with landowner to find out if this is a viable option. If viable, can be tested with the community.	Both of those sites are greenbelt & land owner will most probably want to re-allocate for residential. ** should green belt be reviewed we would like to input to rebalancing as a comment in plan only.
Promote the development of mixed	G	A?	G	Could contribute	Reducing out-commuting	Action: Examine implications of	Review & examine for policy potential

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Issue Addressed	Lemon Gazelle questions/ comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
sites which comprise small business units as well as homes – residential integrated with work or in areas or close proximity. Alternative to zoning where business & residential kept separate.				to JSP zero carbon policy		promoting live/work units could be a solution, which makes provision for people to run businesses from home.	– possible community consultation reqmnt
No policy on retail and employment in the Neighbourhood Plan, relying on the provisions of the South Gloucestershire Core Strategy and national planning guidance to determine development in Thornbury.	G	G	A			Action: continue to work on retail and employment options, disregarding the “no action” option	Agreed

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Issue Addressed	Lemon Gazelle questions/ comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Consider need for additional public toilets & changing child facilities in the town centre.	G	A?	G		Making the TC more usable for parents with young families.	Action: policy to support the creation of better facilities, perhaps in conjunction with any improvements to community facilities.	Agreed – but need to look at existing policy & improve. e.g. community loos & publicise!
Consider allocating land to allow the Post Office in the Co-Op to be moved to its own premises	R	R	G		For the Action Log	Action: Action Log	No further action – commercial decision. Close
Consider routing of traffic away from the High Street – either pedestrianisation of the High Street or other measures to reduce High Street traffic (e.g. (allowing	R	A?	G		Many comments. Opportunities for food fairs & markets on a regular basis. For the Action Log	The idea of substantial highways alterations may well be beyond the scope of the Neighbourhood Plan, and may be	Make High Street more pedestrian friendly – more places to cross the road – e.g. opposite St. Mary’s centre.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Issue Addressed	Lemon Gazelle questions/comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
buses, cyclists & delivery). Crossing the road is a hazard.						<p>seen as somewhat unachievable and undeliverable. However, the supporting text to this chapter could refer to supporting improvements to traffic flow through the town centre.</p> <p>Action: Pursue through supporting text rather than a policy? Add to Action Log as well to help join up agencies to seek solutions.</p>	Beyond NP remit but need to comment on this. Agreed.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Issue Addressed	Lemon Gazelle questions/ comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Consider whether Enterprise Zones can be created within Thornbury	<p style="text-align: center;">A</p> <p style="text-align: center;">Maybe - land would need to be allocated for same.</p>	<p style="text-align: center;">A?</p>	<p style="text-align: center;">G</p>		<p>Making Thornbury and attractive location for investors &amp; employers. Is this generic term applicable to what is required?</p>	<p>Please clarify the intention and purpose here, and in what way this would be different from town centre retail units or employment sites. Unlikely to be acceptable to use a broad brush zoning, and any issues around tax/rate relief would go beyond the measures of the Neighbourhood Plan.</p>	<p>Not for NP. Outside scope of the NP as it's contained within the strategic planning for the area.</p>

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Issue Addressed	Lemon Gazelle questions/ comments/next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Congestion and safety issues caused by parking on the High Street	R	R	GB		Raised in 1/5/18 meeting	Not clear what the option for change that is being presented here?  Action: clarify	Covered above.

## 4 Services and Facilities

### 4.1 Key Issues

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#### **Summary of Issues raised by the community through the engagement, as documented in the Issues Report;**

- Residents felt services and facilities in town should keep pace with the development of new houses.
- Improved facilities for children and young people
- More opportunities for community meeting space, culture and leisure facilities.
- Adequate provision for reducing flood risk, and improvements to sewerage and drainage.
- Improvements (provision and maintenance) to urban green spaces.
- There should be adequate provision of health services to support housing growth
- There should be adequate provision of pre-school, primary and secondary school places to accommodate housing growth

## 4.2 Options Analysis

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Notes/Information	Lemon Gazelle questions/comments /next steps	TNP 19/6/18 Comments (Chris, Gill, Tricia, Trevor, Clive, Margaret, Alan, Louise, James, Jill, Shirley)
Encouragement for schools to open additional sports facilities and rooms to the community outside school hours	R	R	G	Schools already provide this service. To action log.	Action: for Action Log	For action log.
Support the provision of play and recreation space, especially in relation to new developments	G	G	G	Concern that residents will have to pay for maintenance of open space (treated differentially to others in Thornbury). This appears to be national policy.	If newly created open space is not adopted by the relevant authorities maintenance charges are gathered from residents.  Action: clarify whether it is intended to pursue this option. An amount of green space/play provision should come	Consider developing policy on detail of play, recreation and green space.  SGC currently consulting on pitches.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Notes/Information	Lemon Gazelle questions/comments /next steps	TNP 19/6/18 Comments (Chris, Gill, Tricia, Trevor, Clive, Margaret, Alan, Louise, James, Jill, Shirley)
	G	G	G		forward with new development but a policy could provide more detail on what should be provided.	
Protection of areas of high flood risk through Neighbourhood Plan policy	G	A This provision is already in place in higher level policy (via Environment Agency), protecting the highest risk flood areas from development unless appropriate mitigation measures can be undertaken	G	Interest in how flood mitigations can be managed including planting of trees	There is no need to repeat higher level policy on avoiding the areas of highest flood risk for housing development. Supporting text to housing section can provide encouragement for tree planting within residential schemes.  Action: no further action proposed	National policy dictates avoiding building on flood plains but some exceptions. Consider inclusion of encouragement for flood risk mitigation measures such as tree planting to make land more porous.
No policy on services and	G	G	R		Action: continue to work on services and	No action. Policies will be developed.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Notes/Information	Lemon Gazelle questions/comments /next steps	TNP 19/6/18 Comments (Chris, Gill, Tricia, Trevor, Clive, Margaret, Alan, Louise, James, Jill, Shirley)
facilities in the Neighbourhood Plan, taking various non-land use issues forward through the Action Document instead					facilities options, disregarding the “no action” option	
Support the provision of improved facilities to provide increased recreation opportunities for children and young people such as youth clubs and skate parks	G	G	G	'Younger people' includes teenagers. Options could include adventurous play facilities. Add to Action Log.	Opportunity in policy to be specific about the type of recreation facilities needed, as evidenced by the community. This can be pursued through policy and also through the Action Log (in linking up relevant agencies)  Action: Consider facilities needed,	For further consultation with the public on types of facilities.  Propose developing policy on this basis including facilities for all age groups.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Notes/Information	Lemon Gazelle questions/comments /next steps	TNP 19/6/18 Comments (Chris, Gill, Tricia, Trevor, Clive, Margaret, Alan, Louise, James, Jill, Shirley)
					drawing on evidence collected from the community by the Town Council recently on play/recreation provision, if appropriate, with the aim of setting a policy on this topic to guide the use of future developer contributions.	
Support the provision of sewerage infrastructure upgrades to serve new and existing properties	A - Depends on whether new infrastructure is required	A	G		This infrastructure should come forward as part of any new development. Supporting text to refer to the need for evaluation of drainage and sewerage provision as part of any proposals.	Develop supporting text to ensure provisions adequately evaluated.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Notes/Information	Lemon Gazelle questions/comments /next steps	TNP 19/6/18 Comments (Chris, Gill, Tricia, Trevor, Clive, Margaret, Alan, Louise, James, Jill, Shirley)
	A	R	G		Action: take forward in supporting text.	
Identify phased developer contributions that must be spent as development accumulates (across different developers) and not at the end of development	A	R	G	Raised at Housing option group. Add to Action Log	Phasing of provision of services and facilities through development is covered in the housing section. Only around 20% of developer contributions are eligible to be apportioned to local projects (through the Town Council) whilst the remainder is used at a local authority wide level, and therefore around 80% of the funds accrued through development in Thornbury may well not be spent in Thornbury but in other	Addressed in sections above. Include in the phasing policy for site specific items of infrastructure. Strategic elements are dealt with by SGC.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Notes/Information	Lemon Gazelle questions/comments /next steps	TNP 19/6/18 Comments (Chris, Gill, Tricia, Trevor, Clive, Margaret, Alan, Louise, James, Jill, Shirley)
					<p>South Gloucestershire locations.</p> <p>Action: take up the phasing issue through the housing policies.</p>	
Ensure CIL is allocated in agreed proportions to Thornbury and against agreed priorities	R	R	R	Developers contributions were referred to but not specifically CIL. For Action Log	<p>This is not a matter that can be influenced through the Neighbourhood Plan, see comment about re developer contributions</p> <p>Action: do not pursue through Neighbourhood Plan. If desired Town Council can pursue this separately with SGC.</p>	Cannot influence so no action here.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Notes/Information	Lemon Gazelle questions/comments /next steps	TNP 19/6/18 Comments (Chris, Gill, Tricia, Trevor, Clive, Margaret, Alan, Louise, James, Jill, Shirley)
Improve levels of policing	R	R	G	Concern over increasing levels of anti-social behaviour. For Action Log	Not a planning issue.  Action: take up in Action Log	Include in Action Log.

## 5 Transport

### 5.1 Key Issues

Summary of Issues raised by the community through the engagement, as documented in the Issues Report;

- Capacity of the existing road network and particular junctions to cope with the additional traffic generated by new large-scale housing development
- Concerns over road safety, congestion and pollution
- Desire for bus services to access essential facilities
- The need for safe walking and cycling routes to help to allow for sustainable transport choices
- A desire to bring back a railway station for Thornbury
- Car parking availability in the town centre

### 5.2 Options analysis

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Notes/Information/Issue addressed	Lemon Gazelle questions/comments/ next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Require transport impact assessments with traffic generating development proposals based on	G	G	G		This should include transport impacts across the wider network,	Traffic impact assessments should already be required with traffic generating development	Agreed but need to be more specific – important cumulative impact of proposed & committed dvpt is

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Notes/Information/Issue addressed	Lemon Gazelle questions/comments/ next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
cumulative impact of developments identified to date to ensure traffic impacts are understood and appropriately mitigated through the development process	G	G	G		requirement for new junctions (and safety for cyclists and pedestrians) etc.	<p>applications, however the Neighbourhood Plan can make this explicit, especially in relation to cyclist and pedestrian safety.</p> <p>Action: policy to support traffic/transport impact studies where appropriate.</p>	assessed. NP must have a policy for this.
Developers to identify and fund any additional land outside the proposed development required (e.g. via	G	G	G		This should include requirement for new junctions etc.	Unclear that this is aiming to achieve? Junction improvements may be a requirement of development, the ownership of	Local Authority must assess total impact as per previous comment. Supporting text to above comment.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Notes/Information/Issue addressed	Lemon Gazelle questions/comments/ next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
CPO) to support new road layouts						these roads is not a planning issue.  Action: clarify the relevance of this point	
Improve road safety by making provision for safe and sustainable travel, such as new footpaths and cycle ways.	G	G	G		Including footpaths or roads of suitable width to allow for cycleways	Action: policy to support the provision of safe and sustainable travel, creation of new cycleways, paths and rights of way as appropriate	Agreed
Require cycleways established in new developments to interlink within and outwith the town to create logical and well planned and connected routes.	G	G	G			Action: Link this issue with the one above on creation of safe walking/cycling routes. Part of the same policy	Agreed

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Notes/Information/Issue addressed	Lemon Gazelle questions/comments/ next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Create suitable road layouts to promote use of buses to and through new developments	G	A Unsure	G		Bus services are not a planning issue therefore this is an item for the Action Document. Proposal could mitigate against traffic calming achieved through road layouts	This issue is raised in the design/housing issues – making space for emergency vehicles and buses within new development. Bus services, as noted, are not a planning issue  Action: no action, covered elsewhere	Agreed
Encourage traffic calming and speed reductions to improve safety	R	A	G		Item for Action Document	Action: Action document, if appropriate.	Agreed – but links to transport assessment section – as supporting text

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Notes/Information/Issue addressed	Lemon Gazelle questions/comments/ next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Protect existing railway infrastructure and reserve land to create connections/station for Thornbury	A This is a large scale infrastructure proposal which may go beyond the scope of a Neighbourhood Plan	A	G		Identify specific land areas relevant to this issue.	Action: Beyond the timescale and scope of NP to allocate/safeguard land for railway, however, reference to this issue within the sustainable transport policy, supporting such provision in future would be appropriate.	Not mentioned in the JSP but Transport studies indicated unviable. Consideration for cycle route? Keep in text to ensure land is protected in case it's viable in the future.
Reserve land to create potential solutions to traffic issues such as park & ride car park	G	A	G		To encourage sustainable travel. Identify relevant land. Major issue identified by	Likely that Thornbury is not of sufficient size to be able to sustain the costs of park and ride facilities, and that encouraging	Focus on encouraging cycling & walking from TLC to the town centre – even put covered walkway.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Notes/Information/Issue addressed	Lemon Gazelle questions/comments/ next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
					community was public transport beyond the town.	other modes may be more sustainable. Allocating land for a use does not mean that it will happen – it would be a commercial decision.  Action: further discussion/clarification but suggest not pursuing this option	
Improve car parking in the town centre by supporting the provision of additional car parks	G	A	G	Additional car parking promotes use of cars so is a contradiction with	Consider alternative approaches to car park provision such as multi-level car parks built	Consider whether this option is likely to be deliverable/realistic, and as noted whether it is in conflict with the	Agreed – provision of long stay parking at the TLC. ** additional community consultation required ** either

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Notes/Information/Issue addressed	Lemon Gazelle questions/ comments/ next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
				sustainable transport	within commercial or housing development.	sustainable transport objectives. Making parking easier decreases the likelihood of people walking, cycling or using public transport therefore causing an increase in pollution and congestion. Possibility of covering in the Action Log the idea of using parking space more effectively to ensure those that have no choice but to drive can park	or option to be presented as survey text.

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Notes/Information/Issue addressed	Lemon Gazelle questions/ comments/ next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Require parking solutions to increase availability of parking for shoppers and long-stay parkers	R	A?	G	Potential to mitigate against sustainable travel	For Action Document. Could include ideas such as relocating worker parking, introducing timed periods for parking or charging – to promote sustainable travel	See above point, cover in Action Log.	As above
Require appropriately located parking for disabled people and parents with young children	G	G	G			The ratio of disabled spaces to regular spaces is an issue set by higher level policy. Thornbury already has disabled car parking spaces in most of the car parks, and blue	Agreed

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Notes/Information/Issue addressed	Lemon Gazelle questions/comments/ next steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
						badge holders are able to use double yellow line parking. Not sure what this is hoping to achieve. Again can be covered in Action Log.	
Require parking spaces to meet required size standards	R	G	G			Not a planning issue	For Action Log
Ensure pavements are wide enough for disabled people, prams etc	G	G	G		Particular issue near the town centre (by the Royal George)	This issue comes under the sustainable transport policy – improvements to walking and cycling provision. Action: cover in policy above	Agreed

## 6 Environment and Open Space

### 6.1 Key Issues

Summary of Issues raised by the community through the engagement, as documented in the Issues Report;

- The need to protect biodiversity and wildlife habitats, and promote access to the countryside
- Provision and maintenance of urban green space, in keeping with the green character of Thornbury
- Accessible play space and outdoor sports facilities.
- Opportunities to generate low carbon energy locally
- Provision of allotments, community gardens and orchards is supported

### 6.2 Options Analysis

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Notes/Information	Lemon Gazelle Questions/Comments/ Next Steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Designate valued areas as public open space	G	A	G		Covered in Housing section	Green spaces already covered by South Gloucestershire Policies, Sites and Places Plan: Local	Already in local plan – but review if these are the correct ones Agreed

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Notes/Information	Lemon Gazelle Questions/ Comments/ Next Steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
						<p>Green Space Designation.</p> <p>Action: Review this document to see if there are others that should be added through the NP process</p>	
<p>Require the provision of appropriate play spaces, outdoor sports and leisure facilities funded through developer contributions both within and outwith proposed developments</p>	G	G	G		<p>Covered in Services and Facilities</p>	<p>Action: as noted, previously covered</p>	<p>Duplicate issue</p>

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/weaknesses	Notes/Information	Lemon Gazelle Questions/Comments/Next Steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
Protect existing designated open spaces, play spaces and sports and outdoor pursuits facilities.	G	G Some open spaces will already be protected through higher level policy	G		South Gloucestershire Policy PSP4 Designated Local Green Spaces	See above	Duplicate – see housing
Take active measures to support and improve biodiversity in relation to developments	G	A	G			Action: policy supporting creation of biodiversity habitats, and use of higher flood risk areas for tree and vegetation planting/recreational uses. (see point below)	Agreed but one policy to cover this point and the point below.
Promote the use of land known locally to be at higher risk of flooding for informal	G	A	G			See above	

Option	Is it a land use planning option that can be progressed through the Neighbourhood Plan?	Does/could the option conform to national and South Gloucestershire planning policy? What are the constraints?	Does the option address an issue that the community has raised through consultation?	Other strengths/ weaknesses	Notes/Information	Lemon Gazelle Questions/ Comments/ Next Steps	TNP 27/06/18 Comments (JD, MB, CP, FH, MP, MT, CGT)
recreation and wildlife, encouraging tree planting to manage flood risk							
Ensure that open space and play areas provided with new development is maintained appropriately	R	R	G	The ongoing maintenance of open space is not a planning issue	This was not raised as a significant community issue. For Action Document. Include play for older children (e.g. 10+).	Action: for Action Log, if decision is to take this further	Need to clarify if this is really open public space even though there is additional resident charge to maintain it? Potential future conflict issue . Policy for NP 'ensure open space is maintained as genuinely public facility – via Sect 106 agreements.
Support the provision of further allotments and space for	G	G	G			Action: Combine this issue in a policy with other services and facilities the	Confirmed there is a waiting list. Providing sufficient allotment space within infrastructure

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community growing						community wish to see coming forward through developer contributions. Clarify whether there is a need for further allotment space now allotments have been created adjacent to Filnore Woods? What is the demand/waiting lists?	particularly of new developments reqd. Support policy for inclusion of community allotments – not just individual plots.

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Reduce carbon emissions and achieve low energy homes	G	G	G		New strategic plan coming and need to check what it says in relation to carbon emissions etc. Ensure this is aligned with affordable housing (i.e. does not increase cost significantly). Covered in Housing section	Covered in housing section, no further action	Duplicate
No policies on environment and open space in the Neighbourhood Plan, taking various non-land	G	G	R			Action: policy on environmental issues seen as positive. Some issues for Action Log, agreed.	Agreed

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use issues forward through the Action Document instead							
Establish environmental sustainability policy to reflect concerns about loss of biodiversity & habitat, the need to move to a low carbon future, mitigate climate change and have a healthy community	G	A	G		Need to review SGC and national policy Also covered in Housing section	As noted, covered above	Agreed
Create and enhance wildlife corridors to enable the linking	G	A	G			Covered above	Agreed

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of fragmented habitats							
Retain and increase trees, hedges and wildlife areas to maintain and promote rural 'feel' of Thornbury and support biodiversity.	G	A?	G		Covered in Housing section	Could be part of the design policy in the housing section – to ensure landscape patterns are respected in new development, retaining trees etc. Action: add issues to design policy	Agreed – could go in both policies – design & environment
Preserve important visual links to countryside and ensure important views to wider countryside are protected	G	G	G			Landscape policy looking to enhance the rural/market town setting of Thornbury.  Action: draft landscape policy, based on South	Agreed

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						Gloucestershire Landscape Character Assessment 2014 (South Glos Council document)	