

## Consultation Statement

### 1. Introduction

This Consultation Statement has been prepared by Congresbury Neighbourhood Development Plan Steering Group to accompany the submission to North Somerset Council of Congresbury Neighbourhood Development Plan 2018-2036. This fulfills the legal obligation of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations and contains;

- a) Details of persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) Summarises the main issues and concerns raised by persons consulted; and
- c) Describes how these issues and concerns have been considered and where appropriate addressed.

### 2. Aims

The aims of the consultation process were to;

- a) Involve and engage with as many residents as possible. The initial consultation to be straightforward as possible aiming to get a high percentage response;
- b) Involve all relevant key stakeholders including local businesses, service providers, local groups and adjacent parishes as well as statutory consultation bodies;
- c) Use different methods of communication and consultation techniques including public meetings, presentations, website, chronicle delivery and notices to engage with as wide a range of people as possible; and to
- d) Keep results of the consultation fed back to the local community in a timely manner.

### 3. Initial Community Consultation

The Congresbury community Report produced in September 2007 highlighted many issues, which are still relevant today [Appendix B]. It was felt that this document needed to be updated and the neighbourhood development planning process provided an opportunity to take this forward. A new baseline was created at the start of the consultation process for the Neighbourhood development plan, through the Postcard Survey [Appendix C] conducted in the first quarter of 2016, which was distributed to all residential and business addresses within the area covered by the plan.

189 postcards were returned which led to six major themes namely:

1. Housing
2. Transport
3. Services
4. Facilities
5. Environment and Heritage
6. Employment

The results of the survey were presented at an open meeting held on 22<sup>nd</sup> March 2016, which was also attended by representatives of neighbouring parishes. The meeting outlined that the Neighbourhood Development Plan Steering Group was embarking on the next phase, collecting evidence and investigating possible planning policies for Congresbury that consider some of these issues. The community was asked to contribute to help in shaping the future of the village.

The results were then presented at the Annual Parish Meeting held on 16<sup>th</sup> May 2016; this provided a further opportunity for discussion and debate.

#### **4. Initial Drafting of the Neighbourhood Development Plan**

The initial drafting of the Neighbourhood Development Plan was done by the Steering Group.

Focused meetings and workshops were held with key stakeholders to gain a better understanding of the issues and potential solutions, which could be developed into policies within the plan. The draft was completed and agreed and published in June 2018.

#### **5. Community Consultation on the Draft Neighbourhood Development Plan**

The draft Neighbourhood Development Plan was completed and published in June 2018. Copies of the Plan and associated appendices were accessible on the internet by clicking onto the Parish Council website at; [http://www.congresbury-pc.gov.uk/Congresbury-Parish-Council/neighbourhood\\_plan-2598.aspx](http://www.congresbury-pc.gov.uk/Congresbury-Parish-Council/neighbourhood_plan-2598.aspx).

The draft was printed as an A5 colour booklet. 300 copies were printed and 20 copies of the appendices were also produced. The documents were made available from the Congresbury Community Library and the Parish Office.

Consultation on the Congresbury Draft Neighbourhood Development Plan was conducted from July 30<sup>th</sup> 2018 to September 17<sup>th</sup> 2018, in compliance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 which requires that consultation on the draft Neighbourhood Development Plan is undertaken for a minimum of 6 weeks.

Details of the consultation process were published on the village and Parish Council website and in the village notice boards. Details were also published in local newspapers, the online version of the article published on 11 August 2018 can be seen at; <https://www.thewestonmercury.co.uk/news/congresbury-parish-council-publishes-neighbourhood-plan-1-5647097>

Details were also published in the Parish Chronicle [Addendum 3], which contained a brief description of the policies and was delivered to all the houses within the village (approx 1300) with copies also available in the Parish Office and in the library.

Additional copies of the plan were available at drop in sessions, which were advertised in the Parish Chronicle [Addendum 3] and held in the old school rooms on the following evenings in 2018:

Thursday Aug 2	Monday Aug 6	Wednesday Aug 8	Thursday Aug 9
Wednesday Aug 15	Thursday Aug 16	Thursday Aug 30	Monday Sept 3
Thursday Sep 6	Wednesday Sep 12	Thursday Sept 13	

These 11 open meetings provided the opportunity for residents to scrutinise the policies and associated maps more closely. For all of the meetings at least 1 member of the Neighbourhood Planning Steering Group was available to provide further detail. The meetings were attended by a total of approximately 30 residents plus a representative from Puxton Parish Council.

Part of the consultation process asked for those attending the meetings to complete a form and either post back to the Parish Office or email to the dedicated Congresbury Neighbourhood Planning email address. This was also detailed on the Parish Council website and in any specific emails sent to statutory consultation bodies.

The draft plan was provided to Congresbury Parish Full Council on 9<sup>th</sup> July 2018 for comments. North Somerset Council was sent a copy of the plan on July 31<sup>st</sup> 2018.

Comments were sought from the following local clubs and organisations:

- Congresbury Scouts and Guides
- Congresbury Youth Partnership
- Yatton and Congresbury Wildlife Action Group (YACWAG)
- Yatton, Congresbury, Claverham and Cleve Archeological Research Team (YCCART)
- Congresbury History Group
- Congresbury Conservation Group
- Congresbury New Village Hall Development Trust
- Congresbury Bowls Club
- Congresbury WI
- Congresbury National Womens Register
- Congresbury Footpath Group
- Congresbury Horticultural Society
- St Andrew's Church
- St Andrews School
- Blue Diamond

## Local Shops

All relevant external bodies and organisations were consulted including;

English Heritage  
Environment Agency  
Natural England  
North Somerset Internal Drainage Board  
North Somerset Community Partnership  
National Grid  
Bristol Water  
Wales and West  
Alliance homes  
Knightstone Housing Association  
Curo Association  
Yatton Parish Council  
Wrington Parish Council  
Cleeve Parish Council  
Churchill Parish Council  
Puxton Parish Council

All local landowners in the proposed housing sites were sent letters before the consultation period began. Addendum 4 contains a letter of support from the Hannah Marshman Trust.

6. Open Evening in the Old School Rooms



Figure 1. Part of display in the Old School Rooms for the open evenings



Figure 2. Community consultation in the Old School Rooms

32 written submissions were received, in response to the consultation process, either as e-mails or paper copies on the pro-forma provided [Addendum 2] The comments were collated and are tabulated in [Addendum 5] together with their responses.

The comments received were mainly supportive. Many points included grammatical errors and details that should have been added, for example ensuring all bus routes were accurately added. In addition to these minor changes many comments received needed more careful consideration by the Steering Group and gave rise to amendments to the plan as follows;

- a. Increase the proposed length of the 20 mph speed limit along the B3133. It was felt that this would improve safety and be less confusing for all motorists and road users.
- b. Addition of policy f in T2 to 'Maintaining and wherever possible improving the network of public rights of way within the Parish'. It was agreed that this was an important addition to improve the accessibility of the public rights of way and to maintain them ensuring that they are used.
- c. Change to the site boundary of site A - South of Station Road (A370), adjoining Station Close – 15 dwellings. To reflect that a car park as an extension to the restaurant has been built therefore reducing the possible size of the proposed development.
- d. Change of the site boundary for site C - Bristol Road (A370), opposite Tesco Express store – 25 dwellings to allocate the lower area only, retaining the rest of the field as agricultural land.
- e. Change to Site E The Causeway, corner of Dolemoor Lane, by Broadstones Playing Fields – 10 dwellings. The map redrawn to cover the entire site.
- f. Potential site allocation Glebelands, off Church Drive was removed from the plan as a potential housing site allocation. The site was removed as information with regard to archeological constraints was received and the fact any development would be of high impact on heritage assets. Further information is contained in Appendix J. However, the settlement boundary was agreed to be amended to include the whole site within the boundary. This will allow the site to be used for possible development in the future which takes account of the potential constraints.
- g. Amendments to the settlement boundary Policy H5 to reflect the changes in items c,d,e and f above.

The results of the Neighbourhood Developments Plan consultation was presented to Congresbury Parish Full Council on 17th September 2018.

Changes arising from the consultation process were incorporated into the document in November 2018 and forwarded to North Somerset Council for formal consultation 17 December 2018.

## Addendum 1

### Consultation on the Conservation Area

#### 1. Introduction

Congresbury Parish Council's policy for the conservation area is set out in section 4 of the Parish Council's Planning Policy, which was adopted in February 2016. Workshops were held with representatives of residents and businesses within the area, as part of the Neighbourhood Plan's consultation process, with the objective of identifying any changes or improvements to be made to the Conservation Policy prior to its incorporation into the plan.

#### 2. Meeting with Residents of the Conservation Area

The first meeting was held on January 5<sup>th</sup> 2017 and attended by representatives of conservation area residents together with members of Congresbury Conservation group and the Neighbourhood development plan steering group. The participants were divided into working groups and asked to address three questions:

1. Is the Conservation Area in compliance with the Parish Council's Conservation Policy?
2. Should the Current Policy be changed?
3. What other changes are necessary to preserve and enhance the Conservation Area?

The consensus was that there were inconsistencies in the way that those living and working in the Conservation Area had interpreted and conformed to the policy. It was felt that the requirements placed upon property owners within the area needed to be clearly defined and disseminated. There was agreement that conservation policies should be applied consistently, but there was also recognition that the area contains diverse properties ranging from the Grade 1 listed Parish Church to 1996 vintage retirement bungalows. This requires a degree of flexibility so that policies can take into account the nature of the building under consideration and be applied appropriately.

When considering possible changes or improvements to the Conservation Policy many of the working groups focused on signage and the appropriateness of some public and commercial signs within the area. It was felt that any policy changes should balance improvements to the area against costs imposed upon businesses and that changes should not be applied retrospectively. It was also felt that the opportunity should be taken to review the boundary of the Conservation Area and the reason for including some modern properties needed to be re-considered together with the logic for excluding parts of Broad Street.

In addressing the third question, car parking was identified as the major factor in improving the area. All day parking particularly in Broad Street created congestion and could also deter potential customers from visiting the area. It was also seen as a

safety concern since the route into Paul's Causeway, for emergency vehicles was often obstructed by parked cars. Consideration should be given to introducing parking restrictions in Broad Street and identifying alternative locations for longer term parking

3. Meeting with Business Representatives of the Conservation Area

A second workshop was held on January 12<sup>th</sup> 2017, this time between representatives of business within the Conservation Area together with members of Congresbury Conservation group and the Neighbourhood development plan steering group and also representation from St. Andrews Church. The meeting followed the same format as previously with participants being divided into working groups and asked to consider the following questions:

1. Do you think that the conservation area is currently advantageous with regard to running your business?
2. What changes (if any) do you think are necessary to preserve and enhance the Conservation area.

The participants viewed the conservation area positively and wished to see Broad St. as a vibrant commercial area

They were in favour of introducing standards for signage, provided that they were not over restrictive and not introduced retrospectively. A preference was expressed for heritage colours and a subdued finish rather than shiny/back lit. Signs should be limited in number, appropriate in size and not over bearing (particularly banners). It was felt that the conservation area should cover the whole of Broad St.,

Parking was seen as a particular issue with cars being parked outside shops, from 7:00 in the morning until 6:00 at night. The introduction of a time limit, e.g. 2 hours would be welcomed.

Litter was also seen as an issue, which detracted from the area and needed to be addressed.



## Addendum 2

### CONGRESBURY NEIGHBOURHOOD DEVELOPMENT PLAN PRE-SUBMISSION FEEDBACK FORM

The Neighbourhood development plan for Congresbury is at the pre-submission consultation stage where the plan is brought to the attention of people who live, work or carry on a business in the neighbourhood development plan area for a 6 week period. Following this period the plan will be amended before submitting to North Somerset Council and further consultation before residents are able to vote at a referendum. This current stage is not a vote counting exercise but an opportunity for the Neighbourhood development plan Steering Group to gather as much feedback as possible to have shape the plan going forward.

How to respond;

Please complete and return:

**PART A** if you agree with the plan or

**PARTS A and B** if you suggest amendments or to add general comments

If you suggest amendments it is essential to state

- a) what should change
- b) how it should change and
- c) why you believe the change is necessary.

As an evidenced based plan, amendments will only be made if there are convincing reasons and evidence can be sourced.

Completed forms should be sent to:

[Congresburyneighbourhoodplan@gmail.com](mailto:Congresburyneighbourhoodplan@gmail.com)

Paper copies delivered to;

Congresbury Parish Council, Orchard House, the Old School Rooms, Station Road, Congresbury, BS49 5DX

All comments must be received by;

#### **General Data Protection Regulations**

*The personal data provided on this form will only be used for the purpose of Congresbury Neighbourhood Plan consultation process. The data will be stored on computer and/or manual files. If you have any concerns or wish to withdraw consent at any time please contact the Clerk at [Clerk@congresbury-pc.gov.uk](mailto:Clerk@congresbury-pc.gov.uk) or Tel: 01934 838802*

<b>PART A – PERSONAL DETAILS</b>						
Title	First Name			Surname		
Address						
Email						
Telephone						
Tick all that apply						
I am	A resident	A non-resident	A landowner	An employer	Employed in the Parish	Other *
<ul style="list-style-type: none"> <li>• If other please add further detail</li> </ul>						

<b>I agree with the draft plan</b>	<b>I suggest amendments as shown in PART B</b>	
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<b>PART B -COMMENTS</b>
Comments should refer to identified sections of the Plan. Please record the section, paragraph and policy number.

Section		Page Number	
Policy Name		Policy Number	
Map Name			
Comments: Please provide reason/evidence to suggested amendment.			
Name			

Section		Page Number	
Policy Name		Policy Number	
Map Name			
Comments: Please provide reason/evidence to suggested amendment.			
Name			


Section		Page Number	
Policy Name		Policy Number	
Map Name			
Comments: Please provide reason/evidence to suggested amendment.			
Name			

# Congresbury Chronicle

News and views from around the village

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Send articles for future issues to [diana@rookery-farm.com](mailto:diana@rookery-farm.com) Issue 35 • August 2018



## Snippets from your Ward Councillor

The NHS is celebrating its 70th Anniversary and we hope that the increase in funding announced by the government will ease the acute funding pressures. Weston Hospital A&E department is still shut overnight and this temporary closure has now lasted a whole year. **Public Health** is now the responsibility of Local Authorities and drastic cuts in funding are leading to increased concerns about obesity, excess use of alcohol and the whole range of related ill health. In North Somerset, 28% of 10-11 year olds are overweight or obese as are 63% of adults.

Funding of **social care** remains the largest unsolved problem both locally and nationally. The **Local Government Ombudsman** ruled against North Somerset Council for charging for 'reablement', a form of intermediate care which should be free. Every year, the Council has to find money from other parts of the budget to compensate for overspending on social care for adults and vulnerable children. At the same time, we have been cutting funding for preventative services. The good news is that none of our **Children's Centres** are actually closing (unlike some other authorities), but staffing, opening hours and services offered are being reduced.

The new **recycling and waste collection** rounds have taken time to settle, including problems in some parts of Congresbury.

Motorists may find it hard to believe, but the **condition of our roads** is now well above average for the UK. **Road safety**, however, is a matter of concern. Like me, many of you have complained about the speed of traffic passing through the village. The evidence from Bristol is clear: 20 mph speed limits reduce accidents and injuries. As several of you have urged me following a recent accident, **it is really time to campaign hard for a 20 mph speed limit through Congresbury.**

Cllr Tom Leimdorfer  
01934 830435; [leimdorfer@care4free.net](mailto:leimdorfer@care4free.net)

## Neighbourhood Plan

A Neighbourhood Plan for Congresbury 2018-2036 has been drafted and is now ready to go out for consultation. The consultation phase takes place from 30 July to 17 September.

Residents can access copies of the Plan via the Parish Council website and there will be a number of paper copies that will be available from the Congresbury Community Library and the Parish Office (see centre pages for a summary of the Plan).

The Plan will be on display in the Old School Rooms and members of the Neighbourhood Development Group will be available to answer any questions on the following dates:

August - 2, 6, 8, 9, 15, 16, 30  
September - 3, 6, 12, 13

The meetings are from 6:30 to 8pm. This will be your opportunity to discuss the policies proposed in the Plan and to give your views on them with suggested amendments and improvements.

During the consultation period comments can also be sent to the following email [congresburvneighbourhoodplan@gmail.com](mailto:congresburvneighbourhoodplan@gmail.com).

Diana Hassan  
Chair of Neighbourhood Development Group

## Test Pits in Congresbury

Have you ever wondered if there might be archaeology lying beneath your house?

YCCCART will be holding demonstrations of test pitting techniques at two locations in Congresbury.

Dig a test pit in your garden and see what is buried under your property. YCCCART can use the findings from the digs to build up a map of artefacts found across the village. It may also tell you something about the site of your house. Just because your house is modern, doesn't mean to say there isn't archaeology there!

If you would like to dig your test pit yourself, YCCCART are here to help and advise. Don't be too disappointed if you don't find archaeology: in this effort, negative findings are important too!

To find out more come and see the two test pits being dug by YCCCART at Stonewell Farm and Rookery Farm, Stonewell Lane on August 4th & 5th 10am – 12pm & 2pm – 4pm.

More information can be found at [www.ycccarts.co.uk](http://www.ycccarts.co.uk).  
Janet Dickson – Secretary YCCCART

## Congresbury Neighbourhood Development Plan 2018 - 2036

### WHAT IS A NEIGHBOURHOOD PLAN?

Neighbourhood Development Plans were established under the Localism Act in 2011 and aim to give local people more say in the future of their community. It allows communities to develop through steady but moderate growth, meeting the housing needs of the community while at the same time preserving the importance of the Green Belt, rural landscape and the conservation area and heritage assets. It also considers the infrastructure needed to support such growth.

Neighbourhood Plans must have regard to the National Planning Policy Framework, related Planning Practice Guidance and North Somerset Council and Congresbury Parish Council planning policies as they currently stand.

To be granted legal status a Neighbourhood Plan has to be approved by a local referendum and formally adopted by the Local Authority. It then forms part of the Statutory Development Plan with the same legal status as the Local Plan and will be used to determine planning applications in the Neighbourhood Area.

### WHY WE NEED A NEIGHBOURHOOD PLAN

Under the North Somerset Core Strategy Congresbury is classed as a Service Village because it is seen as providing services for the population beyond the immediate locality. This classification means that Congresbury is an appropriate location for new residential development within the settlement boundary and developments of up to 25 dwellings adjoining the settlement boundary providing they respect the scale and character of the village and are not in the Green Belt.

North Somerset is under a great deal of pressure to allocate more land for development but is subject to a number of constraints. The Green Belt restricts development in the north, much of the county is low lying and classed as flood plain and the Mendips is protected due to its status as an Area of Outstanding Natural Beauty. These restrictions mean there is even greater pressure on any land that does not fall within these categories.

Over the past four years Congresbury Parish Council and residents have spent a great deal of time and money fighting inappropriate and unsustainable housing schemes.

Neighbourhood Plans are not against development, they are designed to allow the community to decide where they would like to see development to take place.

### WHAT IS IN THE NEIGHBOURHOOD PLAN?

This map shows the area that is covered by the Congresbury Development Neighbourhood Plan. The policies cover the period from 2018 – 2036 and a review will be carried out 5 years after



its implementation. The plan is not just about housing but a range of topics: Housing, Transport, Facilities, Environment & Heritage, and Employment.

The vision for Congresbury is:

- It continues to be a welcoming, vibrant, independent village surrounded by green fields and with a conservation area at its heart.
- A place where small businesses can thrive and the residents can continue to benefit from a full range of quality services, amenities and facilities.
- The community will embrace the aspirations of all its members and promote an environment where these aspirations can be realised.
- All residents of our village will feel that they can fully participate in village life; that their wellbeing is seen to be important and feel a genuine sense of pride in where they live.
- It will continue to be a safe and pleasant place to live, aspiring to achieve a sustainable infrastructure, minimising its carbon footprint and maximising the opportunity for recycling. The green spaces within the village will be made accessible and will be maintained for the benefit of all.
- Any future developments should be appropriate to the existing character and needs of the village.

### HOUSING

The Plan recognises the desire by many residents for more affordable housing that would help local families and more smaller houses that would suit both young families and older residents who want to downsize.

The following sustainable development principles were applied to identify possible development sites within the village.

#### Policy H 1 – Sustainable development location principles

- a Congresbury Neighbourhood Plan supports sustainable development in line with the principles of Core Strategy CS32 for Service Villages.
- b New developments should be located where residents are able to safely walk and cycle reasonable distances to village facilities and services, have easy access to public transport.
- c To preserve the unique identity of the village and to protect the landscape and rural character, any new developments should be located where they minimise the dispersal of dwellings outside of the existing settlement area.
- d There should be no development in the strategic gap between Congresbury & Yatton unless it meets the criteria set out in Policy SA7 of the Site Allocations Plan 2018.
- e There should be no development south of the line formed by Silver Street/Mead and Venus Street/Nomis Park.
- f Preference will be given to site locations where additional traffic will have the least impact on the two junctions of B3133 and A370 at Smallway and the High Street.
- g Where there is no adverse effect on neighbours or the character of the area, infill development should be considered to increase residential density in sustainable locations close to the village centre. However, no building in the village should exceed three storeys in height.

In line with these principles the Plan specifies that no new developments should exceed 25 dwellings, in line with the North Somerset Core Strategy.

The Plan states that there is a need for affordable housing. All development of 5 or more dwellings should include a minimum of

## Congresbury Neighbourhood Development Plan 2018 - 2036

35% affordable housing (for rent or shared ownership). All new developments should have regard to the needs of first time buyers as well as the needs of elderly and disabled residents.

The village is subject to other constrictions on development such as the green belt to the north of the village, floodplain to the south and west of the settlement and landscape considerations to the south and the east of the village.

Six possible sites have been identified. They are all small sites, four of them having direct access onto the A370 and all are within walking distance of village amenities with good access to public transport.

### TRANSPORT

The postcard survey, carried out in 2016, highlighted residents concerns over the volume of traffic, particularly the number of haulage vehicles that passed through the village, which made them feel vulnerable when walking along pavements and crossing roads. This fear discouraged residents from using more sustainable forms of transport such as bicycles. The Plan aims to:

- Put the needs of pedestrians and cyclists before motorists by ensuring that good pedestrian access and cycle provision is available in residential, shopping and recreation areas.
- Improve the access routes from the village to the Strawberry Line.
- Extension to connect the Strawberry Line to Churchill School to will offer a safe traffic-free route to school and encourage pupils to make healthier life choices.
- Introduce a number of measures that will mitigate the situation.

### Policy T 3 – Mitigating traffic problems and enhancing sustainable travel

- The introduction of village gateway features on all four approaches to Congresbury. These are designed to slow traffic and emphasise the 30 mph speed limit.
- Apply a 20 mph speed limit on the B3133 from the Ship and Castle to the Precinct and all residential roads off both the A370, and the B3133.
- Improvements at the A370 / B3133 junctions at both the Station Road / High Street, and at Smallway to assist the crossing of both junctions by pedestrians.
- Removal of the central hatching along the A370 from Moor Bridge to the Old School Rooms and widening of the adjacent footways on both sides of the road to allow for a cycleway combined with the pavement. The combined pavement and cycleway will provide safer access to and from the village for pedestrians and cyclists.
- Improvements to the B3133 particularly to the south along Brinsea Road to increase footway widths.
- Reduce the 50 mph speed limit to 40 mph which is over the Rhodyate Hill from Congresbury to Cleeve.
- Improve pedestrian safety on the A370 near the entrance to Moorland Park, which may include a pedestrian controlled crossing, reduction of speed limit or a combination of the two into Congresbury.
- Remove excessive Traffic signs around the junctions.

### FACILITIES

The Plan:

- Supports continued maintenance of the Old School Rooms by the Parish Council.
- Recommends the allotments be registered as a valuable community asset.

- Supports the proposal for a new community hall on the King George V playing fields as voted for in the village referendum in 2016.
- Proposes the Parish Council look for a new burial ground in the future.

Existing community services such as the library, pubs, toilets, village halls, shops and youth club should be maintained as they play an important role in the community until it can be shown they are no longer viable.

### HERITAGE

The village grew around the Church and the historic core of the village is based around the churchyard, Broad Street, High Street and Mill Lane. This area was designated as a Conservation Area in 1990. Unfortunately, the character and quality of the traditional shopping street has gradually been eroded by poor, careless and unsympathetic alterations to shop fronts. The Plan includes the enforcement of a local signage policy to reverse this trend and ensure that alterations to shop fronts are well designed, and contribute positively to the surrounding area.



Congresbury has many listed assets as well as a number of important archaeological sites which provide evidence for the historic development of the village. The village (market) cross at the junction of Broad Street and High Street is a village landmark and is a designated Scheduled Monument. A scheme to protect it from damage is essential.

### ENVIRONMENT

Congresbury lies in the North Somerset levels and Moors and has a number of Sites of Scientific Interest in the north of the village. The southern half, around Brinsea, has remnant orchards and ancient species rich hedgerows. Birdlife across the village is varied and plentiful; barn owls breed on Congresbury Moor. It is important to maintain green corridors between the various sites.

A strategic gap between Congresbury and Yatton is already in existence. A similar area to the south of the village should also be established to protect the character and identity of the landscape between Congresbury and Churchill & Langford.



### EMPLOYMENT

There are very few employment opportunities in Congresbury with the majority of residents working elsewhere and commuting. 83 businesses located in and around Congresbury were surveyed in 2016 to provide a snapshot of employment opportunities within the area.

There is a need to retain employment sites within the village and therefore by designating the Cadbury Garden Centre as an employment site and the old Green Holm Nursery site as a site for employment/community use it is hoped to preserve these sites and provide employment and business opportunities for the local community. Designating the Green Holm Nursery site for Community Use in addition to employment would not prevent it from being a potential site for a medical centre or other community uses.

## Community Resilience North Somerset Flood Team update

The Congresbury Community Flood Team (20 plus volunteers) has completed the tenth inspection of the gullies (drains) and gripes around the village.

We now have data and records of blocked and broken gullies in and around the village. A "traffic light" system of recording is used and all the "RED" areas are reported to North Somerset Council (NSC) either by telephone or Council Connect.

There is no certainty that NSC will react to the "RED" reports but we now have data recorded over the last five years. We carry out four seasonal inspections each year.

### North Somerset Area Officer

We are sorry to report that Mr Jeff Shipway (NSC Area officer for Congresbury) has recently resigned. He had a good knowledge and understanding of what we did.

NSC has stated that it intends to employ a replacement, but as yet there is no timescale. In the meantime if you experience any problems with flooding, fly-tipping, highway issues we suggest you report them to Adam Wood the Area Officer at NSC on 01934 888 888 or [adam.wood@n-somerset.gov.uk](mailto:adam.wood@n-somerset.gov.uk).

Peter Hughes

## Travelling Abroad get your vaccinations locally

Day Lewis Pharmacy has teamed up with MASTA, a leading specialist in travel health, which means that you can get your travel vaccinations from the village pharmacy. The service offers a full travel vaccination programme, including yellow fever, malaria prophylaxis and treatment for travellers' diarrhoea.

To book your initial telephone consultation with a travel health nurse call MASTA on 0330 1004106 or go online to [masta.travel-health.com/Partners/DayLewis](http://www.masta.travel-health.com/Partners/DayLewis). This consultation costs £20. Ask to book an appointment with the Day Lewis Pharmacy in Congresbury where you will receive your travel injections and medication.

For more information contact Day Lewis Pharmacy in Broad Street or phone 01934 832062.

**SUPPORT YOUR LOCAL SHOPS!**



A lot is happening at the library this summer!

Do you remember Dennis, Nipper and Gnasher? They are helping to inspire children to use the library during the holidays by taking part in the **Summer Reading Challenge**. As part of the challenge the library is running a number of **craft sessions** on the following days:

- July 30** Make a Clay Gnasher
- August 6** Design a Super Hero Placemat
- August 13** Make a Frightening Fridge Magnet
- August 20** Grow a Dennis "Cress Head"

From 2:30 – 4:30 pm. Suitable for children from age 3  
**FREE but booking is recommended**



**Chess Club**, for beginners and experienced players, will be starting in September. If you would like to take part please contact the library.

The popular **Jig-saw swap sessions** will re-start in September, taking place on the last Saturday of each month. The monthly sessions will continue until March 2019.

On Friday 28 September there will be a **Coffee Morning** in aid of Macmillan Cancer Support.

The talks in May and June were enjoyed by many so it has been decided to arrange some more. On Thursday 18 October Dr Aidan Dodson will give a talk on **'Tutankhamen: his life and afterlife'**. On 15 November Chris Day's talk entitled **'The Road to Waterloo'** will cover the highs and lows of a turbulent 12 months in European history in 1814. All talks start at 7:30pm. Tickets cost £3 and are only available from the library. To avoid disappointment make sure you get your ticket early!

For more information on any of the above call into the library, phone 01934 426 200 or visit the website [www.congresbury-library.org.uk](http://www.congresbury-library.org.uk)

Congresbury Community Library Management

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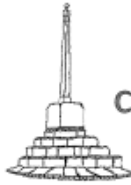


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Congresbury Community Transport – here for you

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**Addendum 4**



**Congresbury Parish Council**

Chairman: Councillor Diana Hassan  
Parish Clerk: Liz Greaves  
RFO: Alicia Fox

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To the Neighbourhood Development Plan Steering Group

Dear Cllr Hassan,

**Re: Hannah Marshman Trust**

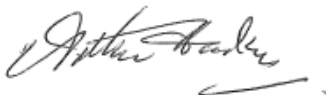
The Hannah Marshman Trust was established in the 18<sup>th</sup> century with the aim of providing bread for the poor of the parish of Congresbury after Christmas. The Trustees are appointed by the Parish Council.

The Trustees who are responsible for administering this trust would like to confirm their support for the proposed development site of the Hannah Marshman field as outlined in the Congresbury Neighbourhood Development Plan 2018- 2036.

The assets of the Trust comprise a small field located near the Broadstones Playing field. For many years there was no income or expenditure activity. The field has been rented over the past few years but the revenue this provides is very small and the Parish Council believes that using the field for the provision of affordable homes for local families would be more beneficial for the community both now and in the future.

The confirmation of this letter was resolved at the Full Council meeting on 12 November 2018.

Yours sincerely



Arthur Hacking



Ken Hill  
Hannah Marshman Trustees



Consultation Responses			Addendum 5
Reference	Comment	Policy/page	Response
1.	“The junctions of the B3133 at Silver Street and Venus Street already suffer from dangerous speed of vehicles leaving and entering the village, and although a village gateway feature will be introduced near this location, surely the 20 mph limit would also be appropriate. To leave this section of road at 30 mph when the roads joining it and from the Precinct onwards would be at 20mph seems strange, and possibly confusing to motorists. Request that 20mph speed limit be extended from Ship & Castle to settlement boundary on B3133”.	T3 (b)	Agree to amend policy to read from Ship & Castle to Settlement Boundary on B3133
2.	Bus route 88A and 88C, no longer operating	Pg 24	Route has been suspended; airport buses A3 and A5 need to be included.
3.	Landowner, thank you for contacting him about the Plan	H3	Noted
4.	Request that 20mph speed limit be extended from Ship & Castle to settlement boundary on B3133	T3 (b)	See response above.
5.	“The fundamental issue is that the volume and type (HGV) of vehicle are simply unsuitable for a road running through a village. No mention is made of the environmental pollution from the traffic noise... and the air quality particularly in school playgrounds and properties adjacent to the A370. There is really only one solution that would last for the next 50 years and that is to plan and set aside funding for either a bypass .. that takes through traffic away from the village”	T3 /pg23	Strategic transport and Highways development is outside the remit of the Congresbury Neighbourhood Plan. These comments need to be addressed to the North Somerset Local Plan. The financial input that would be needed for such a scheme can only be provided for by substantial developments, which in turn would increase the traffic in the area.

6. Congresbury Conservation Group	<p>“Article 4 Directions should be requested to control</p> <ul style="list-style-type: none"> <li>• Replacement of roof materials</li> <li>• Forming new hard surfaces for parking</li> <li>• Demolition or rebuilding of walls and fences</li> <li>• Extensions, dormer windows and satellite dishes</li> <li>• Painting, cladding or pebble dashing walls</li> <li>• Removal of stucco work and other details</li> <li>• Replacement doors and windows</li> </ul> <p>Parking in Broad Street should be restricted to a limited time, and the layout of the parking spaces should be reviewed”</p>	EH1  T2	<p>Policies regarding Conservation Areas are defined in policy DM3 and under the control of North Somerset Council.</p> <p>Concerns are noted.</p>
7.	Request that free standing A boards are allowed outside the Methodist Hall to advertise special events.	EH1 (VI)	Amend policy to read “except where permission has been granted for a temporary event”.
8.	<p>a. “Wrong type of houses are being built, we need smaller units to house younger villagers and enable older residents to downsize but remain in the village”</p> <p>b. Area at the top of Kent Road should be recognised as a local green space, the only open space at our end of the village”</p>	H2  EH3	<p>Noted.</p> <p>North Somerset has refused to classify this area as an open space due to its size however the Neighbourhood Plan would like to see it safe guarded for the community.</p>
9. Walsingham Planning	“Richards Developments supports this Allocation and the extent of the site and can confirm that it is deliverable within the plan period. We note that whist development would not be in line with policy C32 of the North Somerset Core Strategy, as it does not adjoin the settlement boundary, the conflict is minor. The proposed development would comply	H3 (A)	Agree in principle but it conflicts with current policy.

	<p>with all the other requirements of policy C32. Richards Developments support this policy which proposes amendments to the settlement boundary. The proposed amendments reflect the policies of H3 and H4 for proposed housing allocations and to encompass recent developments. Which is consistent with a plan-led approach to delivering sustainable development”</p>	H5	The proposal is to amend the settlement boundary eventually but this has no weight at the current time in determining applications.
10. Yatton Parish Council	<p>a. “Yatton PC supports Congresbury’s concerns about potential scale of future development in the area, agreeing it needs to be proportionate in scale and sympathetic to the local built and non-built environment in appearance.” b. Yatton PC supports the provision of better links between the Strawberry Line and village amenities. We would welcome improvements to the Smallway junction as hold- ups lead to traffic backing up through Yatton, making life difficult for residents. To this end, an improved left –turn lane for vehicles exiting the B3133 and turning left towards Bristol on the A370 would be of benefit. Furthermore HGVs making this left hand turn often mount the pavement as the road is so narrow”. c. Yatton PC supports the creation of an area of separation to the south of Congresbury, the proposals for local green spaces, the encouragement of “dark skies” and the preservation of the Strawberry Line”</p>	<p>4.1 pg 10  4.2 pg 21  4.4 pg 28</p>	<p>Noted  Noted  Noted, improvement and redesign of the Smallway junction is a shared interest between the two parishes and is seen as a vital component of highways safety and traffic flow improvement. Details of redesign are outside the remit of this Plan and needs to be addressed to North Somerset Highways Department. Noted</p>
11.	Supports the Neighbourhood Plan		Noted
12. Natural England	“Overall we are satisfied that the Draft Plan is supported by robust evidence in relation to the natural environment and	EH4	Noted

	appears to demonstrate a good understanding of the plan area more widely....Congresbury parish contains nationally and internationally designated sites, as well as a range of other habitats and landscape features, which among other things, provide foraging and commuting opportunities for greater and lesser horseshoe bats.(North Somerset and Mendip Bats Special Area of Conservation (SAC). Natural England welcomes proposed Policy EH4 which we consider would make a positive contribution to the protection of landscape and wildlife interests within the Plan area.”		
13. North Somerset Council Conservation Officer	Change policy EH1 b) to read “a scheme to prevent damage to the 15 <sup>th</sup> century village cross” and replace DM4 with CS5 as the cross is both scheduled and listed.	EH1 and pg 29	Noted
14. North Somerset Council Transport Planning Officer	Have scanned document against changes I suggested back in March, the vast majority seem to have been taken on board. Pg 18 should read “to maintain the green belt <b>around the village</b> and to maintain strategic gaps between settlements. This will avoid confusion with North Somerset’s green belt land around Bristol.	Pg 17	Noted
15. Environment Agency	We would recommend that new development does not occur within flood zones 3 and 2 which are at high and medium probability of flooding and is steered to low flood risk areas. Flood Risk Assessments would be required for any new development that is sited within the floodplain, this would demonstrate the proposal is not at risk from flooding, and that there is no increase in risk to any third party. This would be for the lifetime of the development and include an	H1,2 and 3	Noted and agreed



	<p>of provision, where such circumstances arise on an individual site basis.</p> <p>We support this proposed development and are actively engaged with North Somerset Council in developing a co-housing scheme on site <i>C. Glebelands off Church Drive</i>. We can confirm that the scheme can be delivered within the Plan. However, critically, Map 3 does not fully identify the full extent of the development site in that the developable area extends southwards to the churchyard wall and the contiguous hedgerow which extends west to the school boundary.</p> <p>Reflecting our comments above we recommend that the Settlement Boundary at the Glebelands site allocation is redrawn to follow the Church yard wall and the contiguous hedgerow. This would not be inconsistent with the proposals in the Plan to redraw the Settlement Boundary further south to incorporate the full extent of the primary school land to the west.</p>	H5 /Map 5	Noted, adjust map 5
20.	Supports the Neighbourhood Plan		Noted
21.	<p>I think that the greatest adverse impact on the wellbeing of Congresbury residents and the tranquillity and feel of the village will be from the proposed expansion of Bristol Airport. I believe that a new section needs to be added to the Neighbourhood Plan to address this and outline what the Village intends to do.</p>		Noted, the expansion and plans for Bristol Airport are beyond the remit of the Neighbourhood Plan.
22.	Amendments are needed to Map 4, which relates to the field to the east of the public footpath acquired by Gladman. This area has been identified as an area that would be maintained	Map 4/ pg 18	Noted And agreed need to adjust map 4.

	<p>for wildlife and grazing and hence provide a foraging corridor for bats. The field should be the same light mauve colouring as the fields around the Sunley/Strongvox development. Which are likewise reserved for wildlife? We also need to amend proposed housing site D for 25 dwellings, only the lower third of the field should be identified, the rest of the field should be retained as agricultural land. The settlement Boundary on Map 3 needs adjusting to reflect the adjustment to site D.</p>	<p>Maps 3 and 5</p>	<p>Noted, adjustment needs to be made to Map 3 and 5.</p>
23.	<p>First bullet point should read “...independent village <b>set in a rural landscape</b> and..” – it conveys the natural world and its biodiversity more so than “green fields”. Insert “already “in “..a duplicate application had already been granted...” Amend final sentence of <b>B</b> to “..would need to respect the <b>wildlife and</b> heritage value..” because the Strawberry Line is also a Green Corridor. d) Insert the word <b>special</b> and also change including to <b>especially</b></p>	<p>Pg 8  Pg 12 H3  EH4</p>	<p>Noted and amended  Noted and amended Noted and amended  Noted and amended</p>
24.	<p>Whilst I understand the logic behind no development south of Silver Street and preference given to sites having the least impact on the two junctions of the B3133 and the A370 the implication is that all favoured developments must be north of the River Yeo and east of the A370. This means additional traffic flows on Wrington Road and Wrington Lane- both effectively single carriageways when larger vehicles use them. This cannot be achieved without major road and junction improvements, particularly where Wrington Road</p>	<p>H1</p>	<p>Noted, preferences will be given to locations that do not feed additional traffic onto Wrington Road or Wrington Lane as they are already at maximum capacity due to their restricted road widths.</p>

	<p>joins the A370. Is this the intention of the policy?                  Whilst the north side of the village has Tesco's, I would suggest that residents of Wrington Road, Wrington Lane, Cobthorn Way, etc are just as remote from the local butchers, Post office and hardware store. As sites are developed further away from these roads, there will be an increased desire to use motor cars to access local facilities as they become less accessible. The same argument must be applicable to Housing at Station Close and beyond.                  Map 3 shows the proposed revised settlement boundary along the edge of the proposed Gladman housing development. Map 4 shows the field next to the Gladman development, dropping down past Andrew Sheppey's old premises, keyed in brown – i.e. an Allocated Site. I understand this land is environmental mitigation land, and should be classified as Medium Sensitivity at the very least, but definitely not an Allocated Site.                  Kent Road and Wrington Lane are often use as "rat runs" when traffic is backed up on the A370. ....should these roads be considered suitable for traffic calming measures – i.e. 20 mph limit, speed humps or choke points?</p>	<p>H3</p> <p>Maps 3/4</p> <p>T3</p>	<p>We feel that the sites we have chosen are within walking distance of local amenities and have good public transport links.</p> <p>Noted and agreed, the land comprising the former Cobthorn Farm land should not be included.</p> <p>Noted, comments need to be addressed to North Somerset Highways Department.</p>
25. Wrington Parish Council	Supports the Neighbourhood Plan		Noted
26.	<p>Section C suggests building 20 houses next to the church. I am opposed to this as it seems to conflict with the aims of section 4.4.1 which seeks to reserve the heritage of the village.                  Map show as area labelled "f" to the south of the church but</p>	<p>H3</p> <p>H4</p> <p>T3</p>	<p>This site is being scrutinised by Historic England and North Somerset Council to ensure that all heritage issues are dealt with properly.                  Appears on Map 3 and details appear in H4</p>



	<p>no mention of it appears on either the map or the text. Whilst I am extremely concerned about the growing levels of traffic, the proposal to tackle this by reducing speed limits would not seem to be the solution. The supporting text mentions the fact that existing speed limits are routinely ignored so why would lower speed limits have any impact?</p>		<p>as this is designated as an Affordable Housing site.</p> <p>Noted</p>
27.	<p>d) This should include the highway between the two junctions. If travelling from Weston towards Bristol and wishing to turn right into Kent Rod or the Millennium green it is often not possible to see oncoming traffic on both lanes causing potential for accidents.</p> <p>We can understand the choices for D and E, although have reservations about this, particularly about traffic along the A370. Many years ago there was a plan to build a new road from Yatton through to Hewish, which in light of the many houses being built in Yatton would make more sense now and alleviate the potential difficulties that would be caused in Congresbury with ore houses. Evidence is required by qualified experts to show that there is no risk of flooding, both to the new houses and existing properties in the area, some of which have been flooded in recent times.</p> <p>It should also be stressed that 30% of new housing must be affordable homes and <b>not</b> up to 30% as is often the case.</p>	<p>T3</p> <p>H3/Map3</p> <p>H2</p>	<p>Noted, but outside the remit of the Neighbourhood Plan.</p> <p>Noted but outside the remit of the Neighbourhood Plan. New roads require developer contributions from major development of several thousand dwellings.</p> <p>Noted and agreed.</p>
28.	<p>The main problem with the A370 from its junction with Wrington Road to the Smallway traffic lights is the speed of the traffic. Only a small percentage of drivers adhere to the official speed limit.</p> <p>A recent FOI request to the Police regarding the number of</p>	T3	Noted,

	<p>vehicles caught exceeding the speed limit at the Tesco Express location in the first 6 months of 2018 reported 140 motorists. This does not seem many, but when you take into consideration the police only patrol for 30 minutes every 3 -4 weeks the number of speeding motorist caught on each patrol is high. A simple calculation of 7 patrols in 6 months and 30 minutes each session equates to 210 minutes with 140 vehicles reported. This would equal 1 speeding vehicle every 1.5 minutes. It could be assumed that when the police are not monitoring the situation there are even more speeding motorists.</p> <p>30mph signs are ignored, what is now required is some proper traffic calming measures or fixed speed enforcement equipment.</p> <p>If further developments along this stretch of the A370 are to be approved the speed of the traffic must be effectively controlled. I believe what is proposed in the Neighbourhood Plan is not sufficient to overcome the current problem.</p>		<p>The proposals for 'village gates' is an attempt to address this problem and there is evidence from some areas that it can be effective.</p>
29.	<p>At the moment the needs of the "people" (the community) are clearly being overridden by the demands of business and industry and a failure on the part of local government. HGVs have no place on the narrow roads of Congresbury putting villagers' lives, health and safety at risk. Furthermore there is no need. Actions suggested- build out Arnolds Way over the Yeo, ban HGVs altogether, ban HGVS between 7:30 am and 6:00 pm, impose a toll on HGVs to pay for the damage they do to the road.</p>	T2/T3	<p>Noted, these measures are beyond the remit of the Neighbourhood Plan and need to be addressed to the Highways agency and North Somerset Council. There are no legal powers to prevent HGV movements essential for local business on a designated B road. A weight restriction could only apply to the minority of HGVs travelling from the M5 towards south-east Bristol as these can use</p>

	<p>Reduce speed limit to 20 mph between the Ship and Venus Street, reduce speed limit to 30 mph between Venus Street and the Elms and install permanent speed cameras along the same stretch of road. Install pavements along both sides of Brinsea Road between Venus Street and the Elms Nursing Home.</p> <p>Calculate and decide exactly what is the optimum volume of traffic that can safely and reasonably be accommodated at the A370/Brinsea Road /High Street junction. This can then be built into future planned housing developments.</p>		<p>the South Bristol link road.</p> <p>Agree modification of speed limit to 20 mph to settlement boundary.</p> <p>Local Plan has no remit to determine 'optimum volume of traffic'</p>
30.	<p>The memorial hall has been mentioned but nothing really has been said. This building is very poorly maintained and little used. It is in the main "village cross "area. What suggestions and provisions could be included in the plan, will the building still be there in a few years time. The problem is just being ignored.</p>	Pg 25	<p>Noted, if buildings cease to become functioning facilities in the future then, depending on their location they could become suitable area for infill development. If the proposed community right to build order fails the Memorial hall site could be considered for a new village hall.</p>
31.	<p>Having lived in Congresbury for 35 years I have seen a deteriorating situation in courtesy and speeding within the 30mph speed limit. I have been overtaken doing 30mph and access onto the A370 from the school road can be a nightmare. The potential of another 80 cars (2 per household 2 x20 sites) wanting to access the school and the shops is very worrying. I note you intend to make the road safer and stop overtaking. The traffic entering the village races towards the lights at the Ship and Castle where drivers try and jump the lights as they turn right into the High Street.</p>	H3	<p>Noted, because Sites A and B are in close walking distance of the school it is hoped that parents and children will walk to school rather than drive. Also these sites have good public transport links with regular buses to Weston and Bristol.</p>
32. Historic England	<p>This is our first opportunity to comment on specific</p>	H3 & H4	<p>Agreed, further work completed to produce</p>

	<p>aspirations which the community has for its Plan. The focus of our attentions is always likely to be where site allocations are proposed for development to ensure that appropriate appreciation of relevant heritage considerations has suitably informed the site assessment and proposal process. This was highlighted in our email to your community in January 2017.</p> <p>We note now that the Plan proposes to allocate five sites for development (policies H3 &amp; H4) with an associated amendment of the settlement boundary (policy H5). Having looked at the Plan and related documents on its website the only evidence we can see in support is a Site Assessments report. This provides summary information on each site, some of which refer to heritage assets and considerations, but there is no detailing of the methodology used to be able to verify the assertions made.</p> <p>It is important that relevant heritage assets are identified and their significance understood to determine the suitability of a site for allocation in principle. If deemed acceptable, that understanding may also help inform a brief for the site, to establish such matters as layout, quantum, height, design, materials, mitigation etc. Regrettably in this instance we must advise that, based on the available information, we believe there is insufficient evidence to demonstrate that relevant heritage assets have been identified and their significance understood well enough to inform the site assessment process and the selection of sites proposed for</p>	<p>more detail in the site assessments. Assessment of impact of housing allocation on heritage assets also drawn up by NSC Heritage Officers in line with paragraph 190 of the NPPF.</p>
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	<p>allocation.</p> <p>This is unfortunate given our advice at the beginning of last year. It is not clear how much officers at North Somerset Council have been able to advise on appropriate procedures for assessing sites from a heritage perspective but reference to our website, or further contact with us in person, would have allowed for our respective guidance on Site Assessments and Setting to be used to inform the necessary process. In addition, our guidance on Strategic Environmental Assessment (SEA), relative to site allocations, would also have helped in providing evidence to help inform the SEA Screening process from the point of view of determining whether there is a likelihood of significant environmental effects.</p> <p>All this guidance can be found at:</p> <p><a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a>  <a href="https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/">https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/</a>  <a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a></p> <p>We would therefore encourage your community to review</p>		
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	and substantiate its evidence base in accordance with our guidance so that we can update our position and offer your Plan our unqualified support.		
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