

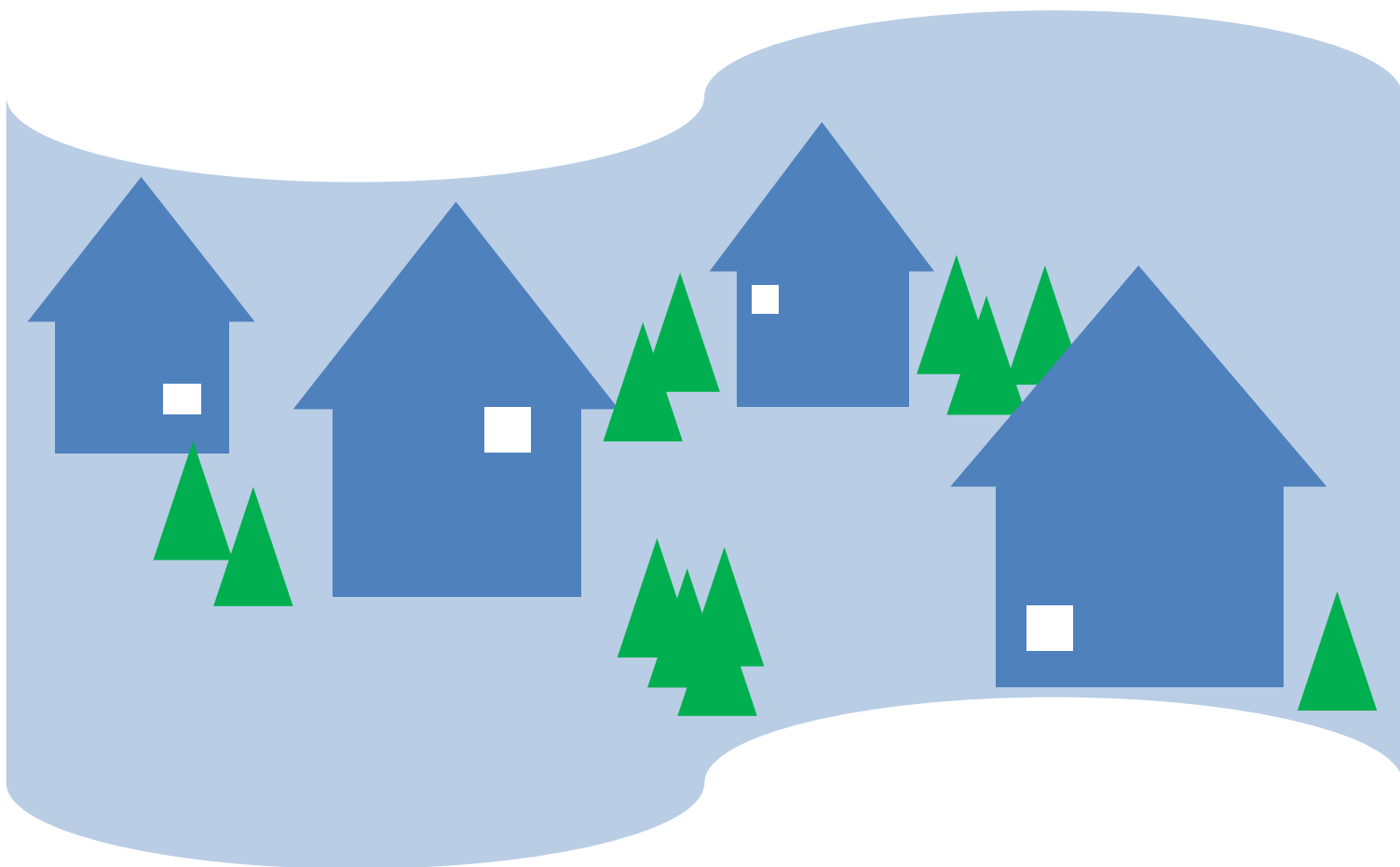
# How Congresbury has grown

A report for Congresbury Parish Council

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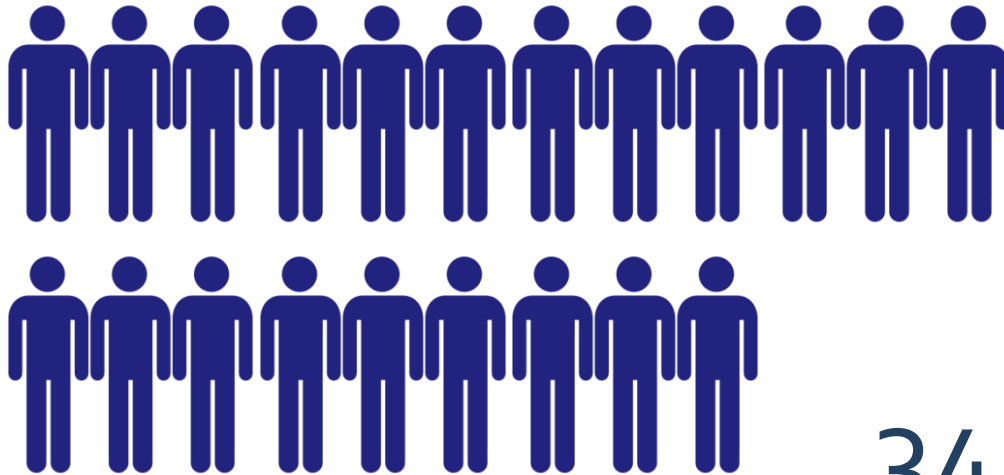
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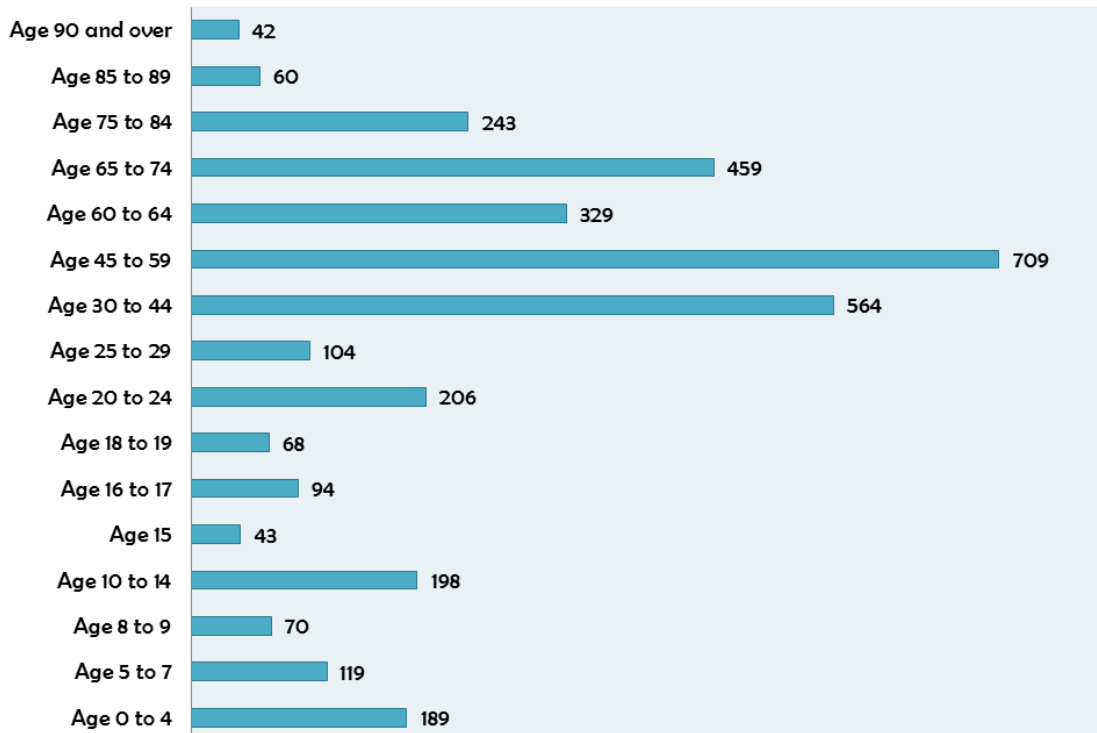
# Congresbury Key Figures

## Population



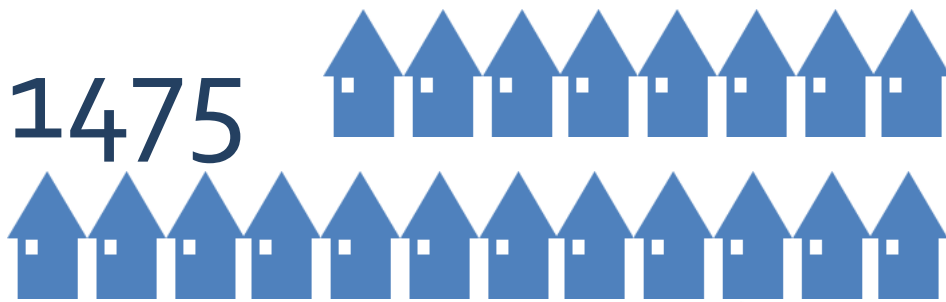
3497

## Age breakdown



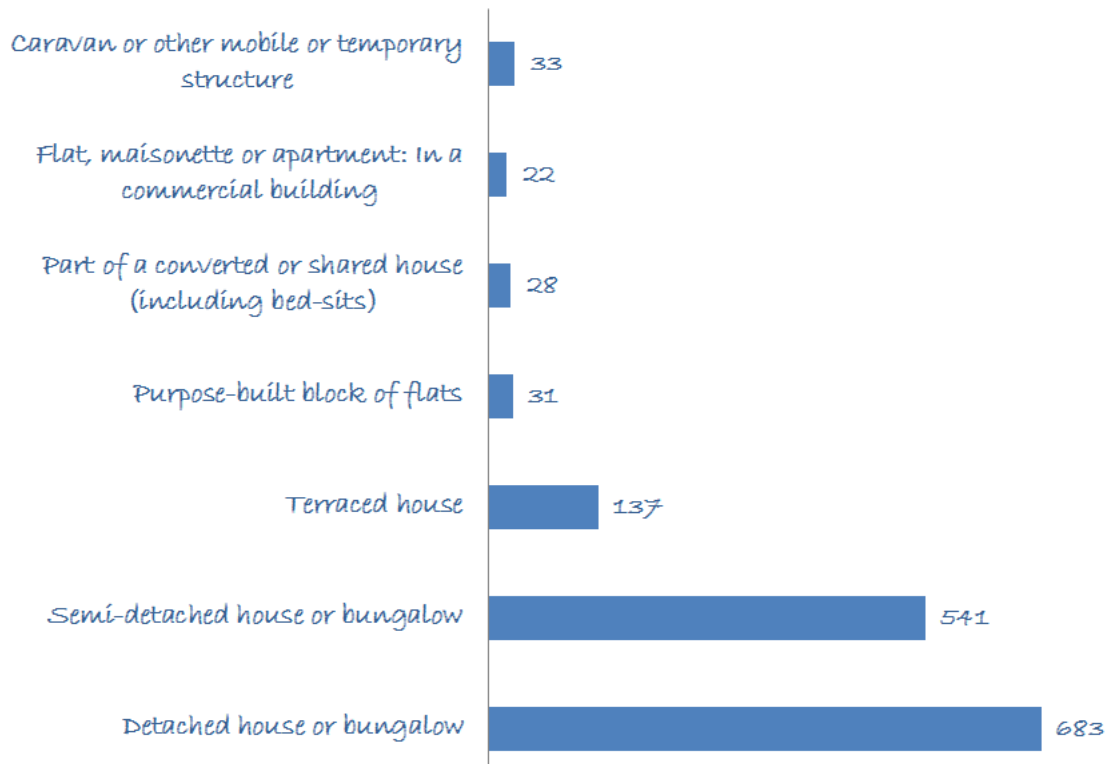
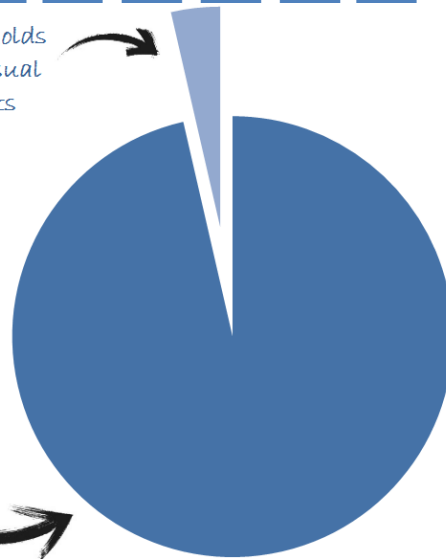
Source: Census 2011, National Office for Statistics

# Household properties



53 Households with no usual residents

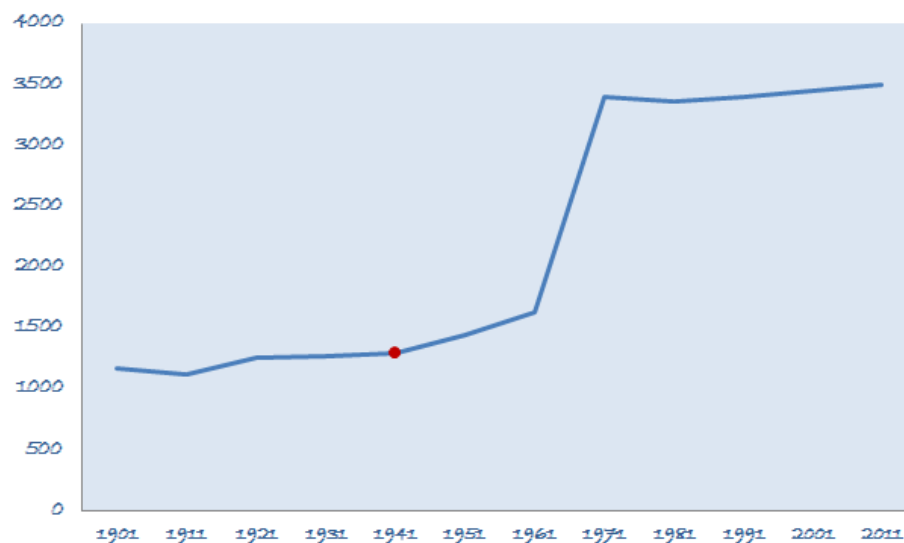
1422 Households with at least one usual resident



# How Congresbury has changed over 100 years

The population of Congresbury grew by just over 450 people between 1901 and 1961. During the 60's the population of the village doubled as by 1971, the census showed 3397 people. This can be seen in diagram 1.

Diagram 1 – Total population reported in Congresbury<sup>1</sup>



A large part of this growth was due to the action of Axbridge Rural District Council in the post-war years to build the Southlands council estate to ensure that local working people had homes in which they could afford to live. Even at that time, when a cottage in the old part of the village became vacant it fetched a price which local young couples could not raise. The Rev. Alex Cran's history of Congresbury recounts the tensions of the time. Opposition to the Southlands estate came from those who wanted 'infill' amongst the rest of the village, but such a scheme would have been too expensive (p216 'The Story of Congresbury'). Bungalows in Well Park were partly aimed at persuading older residents to move to smaller houses from Southlands and vacate the larger dwellings for families. Many homes in Southlands Way, Southside and Well Park are now privately owned.

The population of the village more than doubled to 3400 in the years from 1961 to 1975 with the addition of estates in:

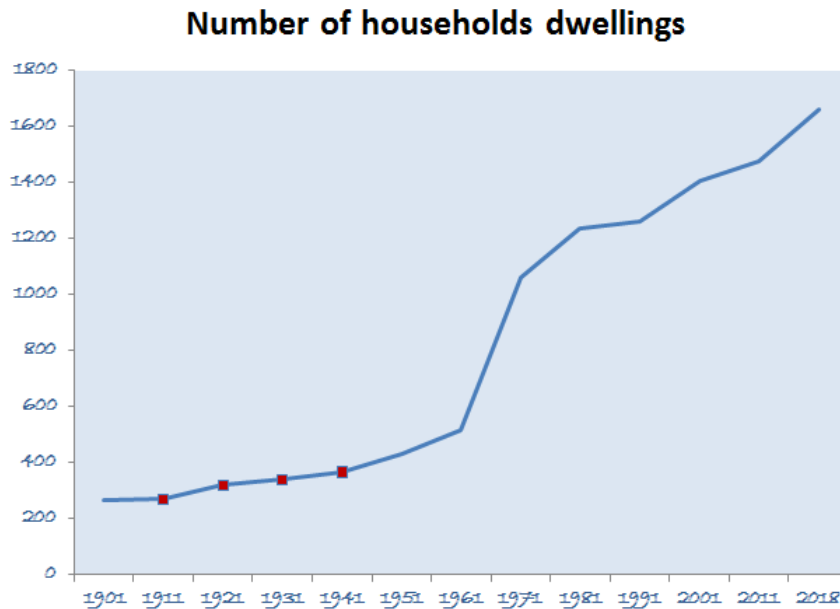
- Park Road area,
- Stonewell/Silverstone/Yew Tree/Silver Street
- Cobthorn/Verlands/Weetwood/Wrington Mead.

Sheltered housing for the elderly was built in Chestnut Close and Yeo Court and a number of smaller developments were all completed by the mid-70s, Bramley Square and Cadbury Square (Redland Housing) completed by the end of the 70s.

<sup>1</sup> Source: Census and Hispop. The red dot represents missing data for 1941 as no census was conducted.

The 80s saw little building in Congresbury except for small scale development like The Lyes, off Park Road, Silver Mead, part of Well Park etc..

Diagram 2 – Total household properties reported in Congresbury<sup>2</sup>

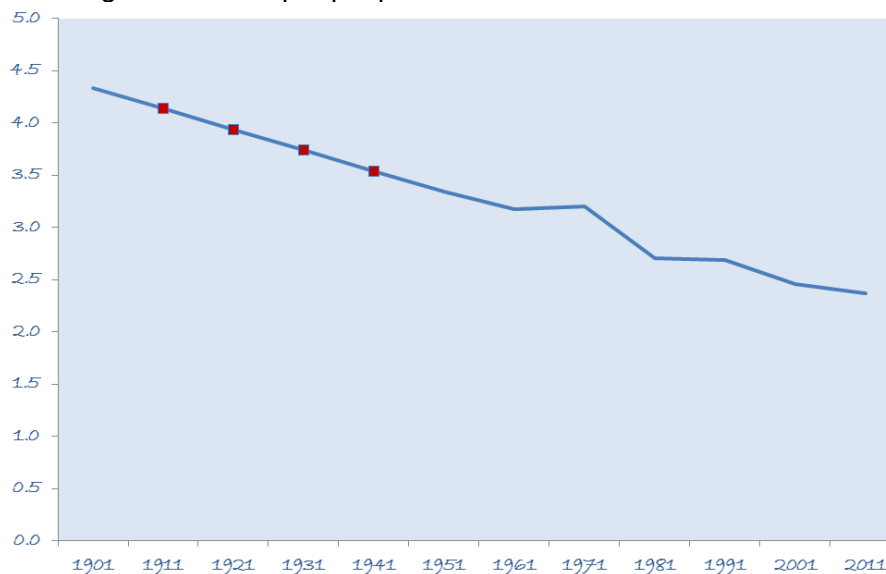


## Development in the past 25 years

There have been a number of developments over the past 25 years, but the population has barely grown. This could be due to a number of factors including:

- Reduction in occupancy (see diagram 3)
- Change in demographics due to a range of factors

Diagram 3 – Average number of people per household



<sup>2</sup> Source: Census and Hispop with data from North Somerset Council for 2012-2018. The red dot represents estimated data.

## Developments - 1990 to 2001

Area	Number of properties	Comment
Station Close	17	Housing Assoc. homes for rent, built outside settlement boundary
Morland Park	21 pitches	Privately owned GRT site, further 24 added in 2010
Sheppys Mill	20	Privately owned retirement flats and houses
Orchard Close	10	Privately owned retirement bungalows
Mulberry Road	12	Open market houses
Walnut Tree Court	5	Open market houses
Gooseham Mead	11	Open market houses
Waverley Court/Park Mews/Brinsea Road	16	Open market houses – infill developments

**Developments - 2002 to 2012.** In 2005 all Council housing was transferred to an independent Housing Association, now called Alliance Housing. There are other Registered Social Landlords in the village such as Redland, Sovereign and now Elim. Overall, 82% of housing in the village is owner occupied, 18% rented, and roughly in line with the North Somerset average of 20% rented.

A further 70 households were created between 2001 and 2011<sup>3</sup>. Notably developments were:

Area	Number of properties	Comment
Millennium Mews	13	Alliance Housing homes to rent. These were built outside the settlement boundary
Southlands Way	7	A mix of one bed homes and live/work units
Old Sawmills	3	

**Developments – 2012 to 2015.** Congresbury grew by 51 dwellings during this period. Developments include:

Area	Number of properties	Comment
Venus Street	4	2 Alliance Housing for renting and 2 open market houses
Kent Road	10	Open market houses
Well Park	4	Age related single storey dwellings for sale
Mill Lane	29	21 open market houses and 8 Elim Housing
Wrington Road	4	Open market houses

Apart from the above 51 dwellings, approval has been given so far for 6 additional single dwellings either by way of agricultural ‘prior determination’ or acceptable ‘fill in’. This means that development in the past couple of years already exceeds the total for the previous decade. Of course, it is nothing like the scale of 60s/70s.

<sup>3</sup> Source: Census data for Congresbury

**Developments – 2015 to 2018.** During the past three years 138 dwellings have either been built or have been granted planning permission.

<b>Area</b>	<b>Number of properties</b>	<b>Comment</b>
Venus Street (off)	14	10 Open market and 4 affordable housing units
Weston Road	5	5 Open market houses (completion in 2018)
Cobthorn Way (off)	38	27 Open market homes and 11 affordable homes (approved but not built)
Wrington Lane (off)	50	35 Open market and 15 affordable homes (approved but not built)
Bristol Road	21	19 Open market and 2 affordable homes (approved but not built)
Mill Lane (St Congar's Way)	7	7 Open market houses (approved but not built)
Smallway	3	3 Open market houses (approved but not built)

# Get in contact

If you want to know more or want to get involved in Neighbourhood planning, please contact the Clerk at Congresbury Parish Council:

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BS49 5DX

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