Congresbury New Village Hall Community Right to Build Order

Summary of Issues raised to Submitted Order

The Community Right to Build Order was submitted to North Somerset Council for examination on 17 November 2015. The Order was submitted by the Congresbury New Village Hall Development Trust in its capacity as the qualifying body responsible for its preparation.

Consultation on the submitted plan was undertaken by the North Somerset Council as required (for a minimum six-week period) and which ended on 12 February 2016. The consultation exercise generated a significant degree of interest from local persons and public or other statutory bodies. The representations from local people included comments both of support and objection to the Order proposals and covered a wide range of issues.

Responses to this consultation were forwarded to the Examiner Mr Andrew Ashcroft and were taken into consideration in coming to the conclusions in his report. The Examination took place in March 2016 and his final report was submitted to North Somerset Council in April 2016. His report assesses whether the Order is legally compliant and meets the Basic Conditions that apply to such proposals. It also considers the content of the Order and, where necessary, recommends changes to its contents and supporting text. His report recommended that the Order with the changes he made, met the necessary Basic Conditions and should proceed to referendum.

The table below shows the number of comments made against various parts of the Order. The number of responses received was 138.

<table>
<thead>
<tr>
<th>Congresbury new village hall/community centre. Community Right to Build Order</th>
<th>Number comments received</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>100</td>
</tr>
<tr>
<td>The Order</td>
<td>7</td>
</tr>
<tr>
<td>Conditions</td>
<td>2</td>
</tr>
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<td>Design Statement</td>
<td>4</td>
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<td>Design Principles</td>
<td>4</td>
</tr>
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<td>Design Process</td>
<td>6</td>
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<tr>
<td>Design Development</td>
<td>2</td>
</tr>
<tr>
<td>Design Proposal</td>
<td>3</td>
</tr>
<tr>
<td>Archaeology</td>
<td>0</td>
</tr>
<tr>
<td>Heritage</td>
<td>1</td>
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</tbody>
</table>

The vast majority of the comments weren’t made against any particular part of the order, but were recorded in the “Introduction” section. In summary the local representations were as follows:
Support for the Order proposal

- the proposal is long overdue
- it will enrich village life
- existing meeting places are outdated
- the site is a safe option located off quiet roads
- a community café is needed
- the proposal is centrally located within the village
- it is accessible on foot
- it is a good, modern design

Objections to the Order proposal

- difficult access for cars
- additional traffic on the Causeway
- noise and disturbance
- parking spaces are inadequate
- loss of play and amenity open space
- the scale/height of the proposed building
- the costs associated with its development/a potential ‘white elephant’
- flooding and drainage
- loss of village character
- impact of lighting
- loss of mature trees
- the operational efficiency and control of the shared facilities

Comments were made on the Order by the following list of statutory bodies:

- Somerset County Council-acoustic advice
- North Somerset Council-no outstanding issues
- The Coal Authority- no comments
- Congresbury Parish Council –support in principal, subject to final design
- The Environment Agency-no objection subject to condition re floor levels
- Historic England-no comments
- Wessex Water-location of public foul sewer given and advice re surface/foul water connections
- Natural England-refer to standing advice and NSC role in assessing proposals, but previously no objection to SEA and HRA screening assessment
- Sport England-no objection
- Ministry of Defence- no comment
• Mid Somerset Flood Risk Management Team-suggested drainage condition
• North Somerset Levels Internal Drainage Board-suggested drainage condition

How to read the full comments

The full comments can be seen by visiting the council’s consultation website at www.n-somerset.gov.uk/consultplanningpolicy. Choose “closed” and then “Congresbury new village hall/community centre Community Right to Build Order”. Scroll down and under “consultation links” you will have the option to “view responses”.

Planning Policy Team
August 2016