1.0 Introduction

1.1 Purpose of this Document

The purpose of this document is to:

- explain what a Community Right To Build Order (CRtB Order) entails
- set out the details of the proposal for a CRtB Order for the building of a new Village Hall / community centre in Congresbury
- explain what a Community Right To Build Order entails
- set out the details of the proposal for a CRtB Order for the building of a new Village Hall / community centre in Congresbury

1.2 Document Structure

The structure of the document attempts to illustrate the proposal for a new village hall / community centre in the following sections:

- Section 1: Introduction
- Section 2: The Process
- Section 3: Design Statement
- Section 4: Archaeology
- Section 5: Conditions

1.3 Sections

Sections 2 to 5 cover archaeological and heritage considerations.

1.4 What is a Community Right to Build Order (CRtB Order)?

The Development Trust as a community organisation is regarded as an eligible body for a CRtB Order. The Development Trust has been invited to submit a proposal for a new Village Hall / community centre facility that will provide a new village hall / community centre facility the village has been lacking for many years.

- Creation of community facilities in the village include the Recreation Clubs, Old Vicarage community hall and the George V playing fields in Stonewell Drive, Congresbury

1.5 Why are Congresbury New Village Hall Development Trust progressing this CRtB order?

The Development Trust as a community organisation is regarded as an eligible body for a CRtB Order. The Development Trust has been invited to submit a proposal for a new Village Hall / community centre facility that will provide a new village hall / community centre facility the village has been lacking for many years.

- Creation of community facilities in the village include the Recreation Clubs, Old Vicarage community hall and the George V playing fields in Stonewell Drive, Congresbury

1.6 New Village Hall - Community Centre Proposal

The Development Trust has worked closely with the community and held a number of public consultations to ensure the development meets the needs of the local community. The Recreation Club, fields and George V have been consulted throughout the process to ensure the proposal meets the needs of the community.

The Development Trust as a community organisation is regarded as an eligible body for a CRtB Order. The Development Trust has been invited to submit a proposal for a new Village Hall / community centre facility that will provide a new village hall / community centre facility the village has been lacking for many years.

- Creation of community facilities in the village include the Recreation Clubs, Old Vicarage community hall and the George V playing fields in Stonewell Drive, Congresbury

1.7 Landowners and Tenants

The result of the referendum will be published in the local community, and the decision will be final.

1.8 A Community Right to Build Order (CRtB Order) Submission is comparable to a Planning Application, but with two key differences:

- 1. A Community Right to Build Order (CRtB Order) Submission is comparable to a Planning Application, but with two key differences:
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2.0 The Order

2.0.1 Description of Development
Congresbury New Village Hall Development Trust (Community Right to Build Order) proposes development of land at 1 King George V Playing Fields, Stonewell Drive, Congresbury, North Somerset.

On a site area of 0.21ha, the proposed development is for a multi-use building to accommodate all the existing activities that take place in the Recreation Club and tennis club, as well as offering a wide range of additional facilities, some of which currently do not exist in the village. These include a large multi-use hall and a community café; facilities the community have expressed support for.

The proposed building will have a footprint of 926m² and located on the grass area adjacent to the tennis courts, where the existing Tennis Pavilion is situated.

The existing Recreation Club building will be demolished and become the main car park with 22 spaces. It is also proposed to provide a 3 bay layby in Stonewell Drive, subject to obtaining the relevant permissions. These will add to the existing 9 parking spaces in the overspill car park off The Causeway.

The main access will remain in Stonewell Drive, with hard and soft landscape works throughout the site.

There will be a variety of employment opportunities, mostly part time.

2.1 The Process
Community Right to Build Order Submission
Draft Community Right to Build Order is submitted to North Somerset Council

North Somerset Council Review and decide on whether to proceed to an independent examination

The North Somerset Council Executive review and decide on whether to proceed to an independent examination.

North Somerset Council Executive Decision

Referendum
Once the CRtB Order is finalised and any suggested amendments have been made, North Somerset Council will arrange for a referendum of all those on the electoral roll within the Neighbourhood Area that the CRtB Order is covered by.

North Somerset Council Public Consultation
As soon as possible after receiving the submitted order proposal, North Somerset Council publish order document for a formal public consultation.

Independent Examination
Independent examiner appointed. North Somerset Council and the Examiner evaluate the submission and represent the Examiner’s independent examination.

Decision
North Somerset Council publishes the Examiners report and decision.

As soon as possible after receiving the submitted order proposal, North Somerset Council publish order document for a formal public consultation.

Once the CRtB Order is finalised and any suggested amendments have been made, North Somerset Council will arrange for a referendum of all those on the electoral roll within the Neighbourhood Area that the CRtB Order is covered by.

The Neighbourhood Planning (Referendum) Regulations 2012 state that the referendum must be held within 12 months of the Examiner’s report being published in the PDC.

Should the referendum result in more than 50% in favour (of those that turned out to vote, not of those on the electoral roll in total) the PDC must make CRtB Order.

The Examiner will recommend either:
• The CRtB Order should move to a referendum.
• The CRtB Order should proceed to referendum following some minor amendments.
• The CRtB Order should be refused.
2.2 Conditions cont.

C1 Time Limit

No development hereby permitted shall take place until a scheme of works has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To ensure that the development does not prejudice public safety and amenity.

C2 Landscaping of the Site

No development hereby permitted shall take place until a scheme of works has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To ensure that the new development is sensitively accommodated within the wider environment and its setting.

C3 Tree Protection

No tree or hedge preservation works or any other works that shall take place until the decision of the tree preservation order is finalised or a tree preservation order is no longer in place.

Reason: To ensure that the tree is not felled or affected by the new development.

C4 Foul and Surface Water Drainage

No development shall be commenced until foul and surface water drainage systems and appurtenant works have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C5 Noisy Vehicles

No vehicles shall be used in the immediate area between 9.00 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: To provide clarity on permitted uses and to safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C6 Lighting

No development shall take place until all details of flood and street lighting and public illumination for the area have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C7 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To reduce the risk of flooding to the proposed development.

C8 Foul and Surface Water Drainage

No development shall be commenced until foul and surface water drainage systems and appurtenant works have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C9 Building Efficiency

No development shall be commenced until an approved building efficiency specification setting out the design and environmental assessment setting out the design and environmental assessment of the building approved by this Order has been submitted to and approved in writing by the North Somerset Council.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.

C10 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.

C11 Plant Noise

No external plant and equipment including heating/extraction/cooling equipment shall be used in its own right nor let out specifically for that purpose.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.

C12 Lighting

No development shall take place until flood and street lighting and public illumination for the area have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C13 Foul and Surface Water Drainage

No development shall be commenced until foul and surface water drainage systems and appurtenant works have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C14 Highways and Access

Development shall not be commenced until details of the access for vehicles, pedestrians and cyclists into the site have been submitted to and approved in writing by the North Somerset Council in accordance with paragraph 10.3 of the Highways and Access Plan Part 1 2016.

Reason: To ensure that the access is in accordance with policies CS4 and CS9 of the North Somerset Core Strategy 2016.

C15 Tree Specification

No development shall take place until a full specification of all trees to be planted has been submitted and approved in writing by the North Somerset Council.

Reason: To reduce the risk of flooding to the proposed development.

C16 Holidays

The buildings hereby permitted shall not be open to the general public or any other purpose for the use of the café and bar area should neither be used in its own right nor let out specifically for that purpose.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.

C17 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To reduce the risk of flooding to the proposed development.

C18 Building Efficiency

No development shall be commenced until an approved building efficiency specification setting out the design and environmental assessment setting out the design and environmental assessment of the building approved by this Order has been submitted to and approved in writing by the North Somerset Council.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.

C19 Tree Specification

No development shall take place until a full specification of all trees to be planted has been submitted and approved in writing by the North Somerset Council.

Reason: To reduce the risk of flooding to the proposed development.

C20 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To reduce the risk of flooding to the proposed development.

C21 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.

C22 Lighting

No development shall take place until flood and street lighting and public illumination for the area have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C23 Foul and Surface Water Drainage

No development shall be commenced until foul and surface water drainage systems and appurtenant works have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C24 Highways and Access

Development shall not be commenced until details of the access for vehicles, pedestrians and cyclists into the site have been submitted to and approved in writing by the North Somerset Council in accordance with paragraph 10.3 of the Highways and Access Plan Part 1 2016.

Reason: To ensure that the access is in accordance with policies CS4 and CS9 of the North Somerset Core Strategy 2016.

C25 Tree Specification

No development shall take place until a full specification of all trees to be planted has been submitted and approved in writing by the North Somerset Council.

Reason: To reduce the risk of flooding to the proposed development.

C26 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To reduce the risk of flooding to the proposed development.

C27 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.

C28 Lighting

No development shall take place until flood and street lighting and public illumination for the area have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C29 Foul and Surface Water Drainage

No development shall be commenced until foul and surface water drainage systems and appurtenant works have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C30 Highways and Access

Development shall not be commenced until details of the access for vehicles, pedestrians and cyclists into the site have been submitted to and approved in writing by the North Somerset Council in accordance with paragraph 10.3 of the Highways and Access Plan Part 1 2016.

Reason: To ensure that the access is in accordance with policies CS4 and CS9 of the North Somerset Core Strategy 2016.

C31 Tree Specification

No development shall take place until a full specification of all trees to be planted has been submitted and approved in writing by the North Somerset Council.

Reason: To reduce the risk of flooding to the proposed development.

C32 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.

C33 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.

C34 Lighting

No development shall take place until flood and street lighting and public illumination for the area have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C35 Foul and Surface Water Drainage

No development shall be commenced until foul and surface water drainage systems and appurtenant works have been submitted to and approved in writing by the North Somerset Council in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

Reason: To safeguard the residential amenities of the immediate area in accordance with Policy DM32 of the North Somerset Sites and Policies Plan Part 1 2016.

C36 Highways and Access

Development shall not be commenced until details of the access for vehicles, pedestrians and cyclists into the site have been submitted to and approved in writing by the North Somerset Council in accordance with paragraph 10.3 of the Highways and Access Plan Part 1 2016.

Reason: To ensure that the access is in accordance with policies CS4 and CS9 of the North Somerset Core Strategy 2016.

C37 Tree Specification

No development shall take place until a full specification of all trees to be planted has been submitted and approved in writing by the North Somerset Council.

Reason: To reduce the risk of flooding to the proposed development.

C38 Contaminated Land

No development shall take place until a full specification of all contaminated land has been submitted and approved in writing by the North Somerset Council and these works shall be carried out as approved.

Reason: To ensure compliance with the requirements of the Building Regulations and environmental sustainability.
2.3 Conditions: Informative Notes

Note 1  
Prior to commencement on site, completion of a S278 Agreement with North Somerset Council will occur as the Highways Authority will be required under the 1980 Highways Act - Works within the Highways to cover off-site highways works.

Note 2  
Detailed work has already been undertaken on an Asbestos Survey and mitigation report of the Asbestos Survey undertaken. The development will be expected to follow its key principles and adopt its guidance in the discharge of Condition 3 of this permission.

Note 3  
The Order anticipates a very high degree of environmental sensitivity in the design and construction of the new building. BREEDAN Level Very Good is expected to be the standard to be achieved although it is recognised that different environmental standards may apply at the time that the building is constructed. These matters will be examined in the discharge of Condition 9 of this permission.

Note 4  
The discharge of Condition 16 will be expected to be underpinned by a detailed assessment of the impact of external lighting in general, and in particular, on the residential amenities of residents within close proximity to the site. All assessments should be fully-compliant with the Institution of Lighting Engineers' practice and guidance.

Note 5  
The Environment Agency in its comments on the Order recommend that the applicant prepares a Flood Warning and Evacuation Plan for future users.

Note 6  
The site lies within a Flood Warning area. The developer is advised to sign up for the Floodline Warnings Direct service.

Note 7  
During any development works care should be taken so as not to cause interruption to the surface water drainage system of the surrounding land and/or to the operations of any on-site storage facilities. The developer is advised to contact the Environment Agency directly on this point.

Note 8  
In the event that demolition of the existing buildings takes place within the bird nesting season (March to August) the developer is advised to have the buildings checked by an ecologist within 24 hours of the commencement of demolition works.

Note 9  
The developer is advised that the buildings should be demolished in a precautionary manner in order to allow an assessment to be made of evidence of bats and the need for any necessary derogation notice.

Note 10  
The developer is advised to contact the Environment Agency on 0345 988 1188 to sign up for the Floodline Warnings Direct service.

Note 11  
In the event that demolition of the existing buildings takes place within the bird nesting season (March to August) the developer is advised to have the buildings checked by an ecologist within 24 hours of the commencement of demolition works.
3.0 Design Statement

3.0.1 Introduction

The Order seeks to implement the project proposals and the purpose of the Order is to facilitate the formalisation of a design statement that would normally accompany a planning application. A key role of the context of the site, including the development that is proposed for the site. This was undertaken to identify the requirements and any potential issues that may arise.

From this analysis, a design concept has been developed that responds to the opportunity and constraints of the site, and makes provision for the project requirements outlined in section 3.2.1.

The design concept was set out as a series of basic development parameters for the site that will control massing, scale and form of the building, and its relationship to the surrounding residential areas, and subsequent analysis of the opportunities and constraints of the site, and makes provision for the project requirements outlined in section 3.2.1.

The project has involved extensive consultation on the initial brief and concept with undertakings such as a village survey, to understand what the stakeholders and villagers wanted from the new building and to identify key user groups. A full report of community consultation is outlined in Section 7.0.

The brief outlined that:

- The building should house a multi-use hall and community café, alongside heating and improving existing facilities. The building should be futureproofed to: sufficient funding is obtained prior to any works; keep the external wall areas/rooms should be multi-use; have the ability to be opened to make larger areas as required; keeping the plant close at some stage in the foreseeable future; and; changing rooms to accommodate cricket teams.

- It would need to be futureproofed to:
  - accommodate further facilities on site as demand for additional indoor recreational, sport and leisure facilities;
  - enhance facilities that are already on site; and;
  - accommodate activities currently undertaken in the Memorial Hall and Treglown facilities should the land be sold for use as other buildings.

- The design concept sets out a series of basic development parameters and design principles, the proposals illustrated in the following text.

3.0.2 Brief

It has been outlined in previous pieces that a new village hall / community centre facility is required for Congresbury, as existing facilities are underused, many villagers feel they are not fit for purpose and their financial constraints.

The project has involved extensive consultation on the initial brief and concept with undertakings such as a village survey, to understand what the stakeholders and villagers wanted from the new building and to identify key user groups. A full report of community consultation is outlined in Section 7.0.

The project requirements outlined in section 3.2.1.

This was undertaken to identify the requirements and any potential issues that may arise.

3.0.3 Design Principles

These principles have been the key drivers influencing the development of the proposals illustrated in the following text.

1. To relate to the context, integrating with the natural landscape and character of the site setting.
2. To consider the character and scale of the development within the local area, responding to the site setting.
3. To consider the opportunities and constraints of the site, and makes provision for the project requirements outlined in section 3.2.1.
4. To ensure development does not impact negatively on the site setting and to consider any developments in surrounding properties.
5. To design the building and site layout with sustainably driven principles and approaches.
6. To provide a practical and sustainable environment for the village hall and café.
7. To utilise the proposals for the site setting.
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9. To utilise the proposals for the site setting.

These principles have been set out in the following text, identifying the development of the proposals illustrated in the following text.

3.0.4 Schedule of Proposed Accommodation

The table was updated from the previous years, and was seen by key stakeholders.

- A multi-purpose hall, which would house the option of dividing into two separate halls, and was designed to be used in 4 days a week from 1pm.

3.1 Design Principles

3.1.1 Objectives

In formulating the design proposals, initial site analysis has been used to identify opportunities for improved provision on site. This evaluation has been used to inform the design process, which have, ultimately, informed the design proposal.

These objectives are:

1. To create a high quality, multi-use village hall and community centre facility, that fulfils the present and future needs of the Congresbury community.
2. To replace and improve existing sports facilities on site and respond to demands for additional indoor recreation, sport and leisure facilities.
3. To consider the character and scale of the development within the local area, responding to the site setting.
4. To ensure development does not impact negatively on the site setting and to consider any developments in surrounding properties.
5. To design the building and site layout with sustainably driven principles and approaches.
6. To provide a practical and sustainable environment for the village hall and café.
7. To utilise the proposals for the site setting.

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3. To consider the character and scale of the development within the local area, responding to the site setting.
4. To ensure development does not impact negatively on the site setting and to consider any developments in surrounding properties.
5. To design the building and site layout with sustainably driven principles and approaches.
6. To provide a practical and sustainable environment for the village hall and café.
7. To utilise the proposals for the site setting.
3.2 Design Process

3.2.1 Site Analysis: The Village

Congresbury is a small rural village of Roman origin, designated as a service village in North Somerset Council’s Core Strategy (2008). It is situated between Weston-super-Mare and Bristol with the River Yeo running east to west, and the A370 and M5 motorways dividing the village along the A370. The village is also located on the Bristol Green Belt. Congresbury contains a small centre with a small market and a post office, and a range of small businesses, including a bank, chemist, and doctors’ surgery. The village has a strong sense of community in the surrounding vicinity. However, there are no principal sports or community centres, and villagers have to travel to neighbouring villages to access such facilities.

Congresbury is a vibrant rural village of Roman origin, designated as a service village in North Somerset Council’s Core Strategy (2008). It is situated between Weston-super-Mare and Bristol with the River Yeo running east to west, and the A370 and M5 motorways dividing the village along the A370. The village is also located on the Bristol Green Belt. Congresbury contains a small centre with a small market and a post office, and a range of small businesses, including a bank, chemist, and doctors’ surgery. The village has a strong sense of community in the surrounding vicinity. However, there are no principal sports or community centres, and villagers have to travel to neighbouring villages to access such facilities.

The village centre comprises a few small shops, library, primary school and church, clustered around Station Road and Broad Street. There is a separate Primary area along Station Road and Broad Street. There is a separate Primary area along Station Road and Broad Street. There are various public spaces, including the Old School Rooms, Recreation Club site (King George V Playing Fields), set up in 1990, encapsulates the village centre and aims to preserve a budget as well as heritage buildings and public spaces. These are outlined in the following line.

3.2.2 Site Feasibility

In 2005 as part of the Parish Council’s Building Project Group’s review, a building feasibility matrix was undertaken, including various sites across the village, including the Old School Rooms. This was progressed further. However, the Recreation Club development for the Old School Rooms is no longer available, and the Recreation Club site was the best site available within the village.

The group arranged for an architect to produce a feasibility study who was involved in the design proposals for the Old School Rooms. This was progressed further. However, the Recreation Club development for the Old School Rooms is no longer available, and the Recreation Club site was the best site available within the village.

Although the findings and agreed that King George V Playing Fields remains the best site available within the village, the findings and agreed that King George V Playing Fields remains the best site available within the village, and that the group would be in a position to seek planning permission for the development.

The group arranged for an architect to produce a feasibility study who was involved in the design proposals for the Old School Rooms. This was progressed further. However, the Recreation Club development for the Old School Rooms is no longer available, and the Recreation Club site was the best site available within the village.

The group arranged for an architect to produce a feasibility study who was involved in the design proposals for the Old School Rooms. This was progressed further. However, the Recreation Club development for the Old School Rooms is no longer available, and the Recreation Club site was the best site available within the village.

Additionally, although our site does not lie within any of the designated conservation areas, our site has been important to consider the enhancement of our site’s surroundings and would therefore enhance character and respond to any significant elements.

3.2.3 Site Feasibility

In 2005 as part of the Parish Council’s Building Project Group’s review, a building feasibility matrix was undertaken, including various sites across the village. The matrix identified a number of key findings that would impact upon the building, and the findings agreed that King George V Playing Fields remains the best site available within the village. The group arranged for an architect to produce a feasibility study who was involved in the design proposals for the Old School Rooms. This was progressed further. However, the Recreation Club development for the Old School Rooms is no longer available, and the Recreation Club site was the best site available within the village.

Additionally, although our site does not lie within any of the designated conservation areas, our site has been important to consider the enhancement of our site’s surroundings and would therefore enhance character and respond to any significant elements.
3.2 Design Process cont.

3.2.3 Site Analysis: King George V Playing Fields

This 3.2 hectares playing fields consist of:

• a central path to the west of the site, also used for maintenance when not used for pedestrian or cycling
• three tennis courts (original and double), to the east of the site
• a 2.12 hectares plateaux to the east of the site, with a variety of play equipment, once being reviewed for younger users
• single storey Recreation Club building housing cricket club and other village organisations
• tennis courts to the east of the site
• the existing Tennis Pavilion, consisting of a variety of facilities
• no equipment store and scores shed
• central car park for 10 vehicles, overlooked from The Causeway

The site is dissected north-south by a pathway between access points from The Causeway and Stonewell Drive, encompassing the middle of the cricket pitch, this path is a main footpath for villagers’ travelling between the village and the middle of the cricket pitch, this path is a main footpath for villagers’ travelling between the village and the world-respected area to the south of the site. Subsequently, the path is used by a population of engines, from past utilising the path. This is also used by a variety of people who have a great love for these engines. This element has been well in the design proposal.

Principal vehicular access is from Stonewell Drive, this access point is a main entry to the site from the north, and also a maintenance access point on a stone track. The existing access path is navigated by residents. However, the path is narrow and may access is not practicable. The middle of the cricket pitch and western half of the site is in Flood Risk Zone 2 and 3a, the topography of the site slopes upwards west to east by 1-2m, leaving the eastern half including the play area and tennis courts in no Flood Risk Zone. This has been a key factor for the location of the building.

The two existing single storey buildings occupy the southern area of the site. The Recreation Club building at the top of the west end is mainly a community hall, some tennis courts. The Recreation Club building on the top of the east, accessed by field, is the toilets, bar, former kitchen, and also the original building. This building has had a variety of uses for maintaining and maintenance costs are quickly becoming unaffordable.

3.2.4 Site Analysis Summary

The two existing buildings need replacing which offers the opportunity to provide a multi-use community facility in an accessible central location within the single storey building. Existing tennis courts could provide a multi-use community facility in an accessible central location. The Recreation Club building on the top of the east, accessed by field, is the toilets, bar, former kitchen, and also the original building. Existing tennis courts could provide a multi-use community facility in an accessible central location.

As agreed with Fields in Trust, any proposal should aim to enhance the existing green areas and encourage use. Join of greatest area should remain under 1000m². There is a significant opportunity to site off street parking. Redevelopment of this area will help keep change of the site to a minimum.

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• existing Tennis Pavilion
• overspill car park for 9 vehicles, accessed from The Causeway
• maintenance access point via a drove track.

The site’s topography is characterised by a number of established landscapes feature. Heavy all site boundaries are planted with extensive hedgerows, and there is a significant tree bank along the southern boundaries. There are 23 trees of significance along the dissecting path stage. These are some trees subjected to Tree Protection Orders on the playing fields, however there are situated along site boundaries, well away from the proposed building location and therefore will not be impacted by the development.

A building for community use, as envisaged by the brief, would not be out of place within the village. Demolition of the existing Recreation Club could provide a multi-use community facility in an accessible central location. Any proposal should aim to retain the existing cherry blossom tree on the eastern boundary of the tennis courts, however these are situated along site boundaries, well away from the proposed building location and therefore will not be impacted by the development.

As agreed with Fields in Trust, any proposal should aim to enhance the existing green areas and encourage use. Join of greatest area should remain under 1000m². There is a significant opportunity to site off street parking. Redevelopment of this area will help keep change of the site to a minimum.

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As agreed with Fields in Trust, any proposal should aim to enhance the existing green areas and encourage use. Join of greatest area should remain under 1000m². There is a significant opportunity to site off street parking. Redevelopment of this area will help keep change of the site to a minimum.

3.2.5 Site Analysis: School

The two existing buildings need replacing which offers the opportunity to provide a multi-use community facility in an accessible central location within the single storey building. Existing tennis courts could provide a multi-use community facility in an accessible central location. The Recreation Club building on the top of the east, accessed by field, is the toilets, bar, former kitchen, and also the original building. Existing tennis courts could provide a multi-use community facility in an accessible central location.
3.2 Design Process

3.2.5 Opportunities and Constraints

The plan adjacents summarise the key design issues. The development of the site will need to address and focus upon:

1. **North - South Axis**
   - Considering current desire lines of the site, the proposal should focus on enhancing the existing north-south pedestrian use.

2. **Existing Buildings**
   - The proposal should consider the existing buildings on site. As demolition is proposed, necessary details on its recommendations will be incorporated into the design.

3. **Public Right of Way**
   - The designated Public Right of Way runs across the cricket pitch and behind the Recreation Club building, as it was diverted when the building was erected in 1969. Any diversion would take over 6 months to complete, and increase cost unnecessarily. The proposed development should look to avoid the path of the Public Right of Way.

4. **Sewer Pipe**
   - Avoidance of a 4m sewer pipe to the north of the site is critical. Any design proposal should consider the path of this pipe to avoid any recommendations.

5. **Loss of Open Green Areas**
   - The designated Public Right of Way runs across the cricket pitch and behind the Recreation Club building, as it was diverted when the building was erected in 1969. Any diversion would take over 6 months to complete, and increase cost unnecessarily. The proposed development should look to avoid the path of the Public Right of Way.

6. ** Ecology**
   - Any design proposal should consider the possibility of protected species, fauna and habitats present on site. Due to the site being grassland there is little cause for concern, however professional involvement is essential. A Wildlife Habitat Assessment has been completed focusing upon its recommendations. Please see the next page for more details.

7. **Flood Risk**
   - It is critical that any development proposal considers current flood risk. The designated Flood Risk Key demonstrates current and predicted flood risk zones. Existing development within lower tier flood zones would reduce impact. A Flood Risk Assessment has been completed focusing upon its recommendations. Please see the next page for more details.

8. **Environmental Impact**
   - Prior to any development proposal, an Environmental Impact Assessment (EIA) is required. This is a statutory requirement, and the EIA process is designed to assess the impacts of the proposed development upon the environment. The EIA process is a critical tool for ensuring that development proposals are environmentally sustainable and that the public has a say in the decision-making process.

9. **Site Zoning & Access**
   - Considering current and predicted flood risk zones, it is critical to avoid zones of high flood risk. The proposed development should look to avoid any recommendations.

10. **Public Infrastructure**
    - The designated Public Right of Way runs across the cricket pitch and behind the Recreation Club building, as it was diverted when the building was erected in 1969. Any diversion would take over 6 months to complete, and increase cost unnecessarily. The proposed development should look to avoid the path of the Public Right of Way.

11. **Access to Site**
    - Vehicular Access Route Existing Car Parks

12. **Pedestrian Route**
    - The designated Public Right of Way runs across the cricket pitch and behind the Recreation Club building, as it was diverted when the building was erected in 1969. Any diversion would take over 6 months to complete, and increase cost unnecessarily. The proposed development should look to avoid the path of the Public Right of Way.
3.2.6.1 Consultant Review

Considering national governance and directives, as part of the due diligence appraisal the following consultants were commissioned to complete the required reports for the findings.

- A Flood Risk Assessment
  - The full report can be found on the project website www.congnvh.org.uk

- A Topography Report

- A Environmental Impact Assessment

- A Trees and Landscaping Report

- A Ecology Report

- A Grounds and Landscape

- A Parking

- A Flood Risk Assessment

- A Noise Assessment

- A Traffic Assessment

3.2.6.2 Access and Parking

The access arrangements and parking provision at the site are critical to ensuring the successful development. The existing entrance from Stonewell Drive is situated at the north west of the site and provides the principal vehicular access. The access is located within existing road infrastructure. As such, design features have been proposed based upon the existing road alignment.

The design features have been reviewed in relation to the site layout and the potential for noise and pollution impacts from vehicles. The noise levels have been calculated as minimal.

3.2.6.3 Flooding

The published Environment Agency flood maps show the location of the proposed community centre to be partly within Flood Zone 3 and partly within Flood Zone 1. It is therefore considered that the existing facilities and users on site are subject to the risk of flooding. Design features have been proposed to ensure that the flood risk is addressed.

The existing Flood Risk Assessment has been commissioned to complete relevant reports for the findings. The development proposal is therefore concluded to meet the requirements of the new Community Centre site and surrounding areas that benefit from Flood Zones 1 and partly within Flood Zone 3 that benefit from flood defences in the area.

3.2.6.4 Topography

The topography of the site has been utilised in the design process to ensure uneven ground can be used for design advantage.

3.2.6.5 Noise

MACH Acoustics have identified cricket, café, sports bars, external gathering; based on 10 people gathering on the proposed building footprint, and has subsequently seen the footprint reduce from 1470m² on the initial concept plans to 926m² in the latest plans.

- Music noise breakout; as shown in section 8.0, noise breakout assessment from internal music noise will include all ventilation openings when loud music is played. We advise that when loud music is played, all ventilation openings are kept closed, otherwise attenuation is likely to be required to control noise break out.
- External gathering; based on 10 people gathering on the proposed building footprint, and has subsequently seen the footprint reduce from 1470m² on the initial concept plans to 926m² in the latest plans.

The full report can be found on the project website www.congnvh.org.uk

3.2.6.6 Ecology

A Preferred Species Survey will be undertaken prior to any development commencing/timetable whether the reusing existing facilities present any new species or not.

Due to the scale of the site and proposed development, an Environmental Impact Assessment is not required as the ecology is not impacted during construction.

3.2.6.7 Minimal Loss of Grasped Area

Less of the existing grassed area was reviewed by Field in Trust as part of the due diligence appraisal. The grassed area is considered to be of scenic interest and is a key asset to the site. It is not compulsory to retain the three trees of varying significance in the middle of the site. This has been utilised in the design process to ensure uneven ground can be used for design advantage.

3.2.6.8 Trees and Landscaping

Any new Arboricultural Consultant were commissioned to produce an Arboricultural Survey and Consent. The summary from the report refers below:

- Based on the understanding of the current activities of existing Recreational Club and the proposed activities of the new village hall / community centre, MACA Arboriculture has completed the detailed concept plans and in accordance with the consultant's report.

The full report can be found on the project website www.congnvh.org.uk
3.3 Design Development

3.3.1 Site Concept

Based on the feedback and work with the community and key stakeholders, and site analysis, a development framework was agreed, respecting the following:

1. Residential Boundary and Screening
   - Where possible, design features should minimise noise impact and maximise privacy for surrounding residential properties. Existing landscape screening should be retained and any potential to be increased.

2. Form
   - The building layout should include a multi-use hall, adequate in size to accommodate at least three recreational activities. At 17 x 18 x 6.1m, this would be equivalent to two badminton courts. Building form should ensure impact to the surrounding context and site design features that might mask the scale of the hall, ensuring the building would sit within the site comfortably.

3. Footprint
   - The building footprint should remain under 1000m² to ensure minimal loss to the existing grassed area. Proposing a smaller footprint still should be aimed for to reducing running costs further.

4. Sustainable Design
   - The building proposal should utilise the site to maximise fundamental sustainable design principles, such as orientation, topography and materials.

5. Facilities
   - All existing facilities on site should be replaced and enhanced. Views to the cricket pitch and tennis courts are essential, and use of the play area and playing fields should be encouraged.

6. North-South Axis
   - The current north-south pedestrian axis through the site should be enhanced. A terrace to the cricket pitch could incorporate this route. No interruption of the Public Right of Way should occur.

7. Principal Access
   - Principal access will remain from Stonewell Drive, with the overspill car park from The Causeway.

3.3.2 Site Development

Several site layout options were considered to test their potential of responding to site concept principles and the opportunities and constraints of the site:

Option A

- Option A considered reuse of the existing Recreation Club building to maximise use of grassed area and explore the potential of reducing costs by reuse of foundations.

- The requirements for the proposed building however are larger than the existing Recreation Club, and so development would have to extend around the tennis courts. This then encounters issues with access, parkingLouise, flood risk and floodwater to the Public Right of Way. The area is then increased in size to encompass the footprint in the Due Diligence Report. This option was then discounted.

Option B

- Option B situates the western edge of the proposed development along the existing path, so the footprint of the building encompasses the existing Tennis Pavilion. Flood risk and floodwater to the Public Right of Way. The implications of developments in the Flood Risk Assessment can be applied. The residential boundaries are not disturbed, however design features and recommendations in the Acoustic Survey should be implemented.

To conclude, Option B has been developed in more detail as a basis for the Order by evaluating all consequences of each. The project team believes Option B is capable of responding to all constraints and options and offers a smoother development proposal than Option A.
### 3.3 Design Development

#### 3.3.1 Initial Building Proposal

Initial design development was commenced following the community’s response for a new village hall / community centre building in early 2014. The Parish Council, on behalf of the project, submitted a detailed concept design for a temporary building to North Somerset Council in January 2014, which was subsequently approved by Planning. The building would sit on the centre building in early 2014.

They were advised that the position of a village hall, a community facility, is normally an exception in principle, but as it is considered that in this case a building of the same size, shape and purpose (and location within the site) would be acceptable. They were not able to be sighted, scaled and rendered directly, advised directly on the long consultation period of the planning application.

#### 3.3.2 Concept Development

Following this response, the development committee looked at a variety of concept plans to support the design of the new building.

The Design Feasibility Report explored the journey through the feasibility stage and concept development. It reviewed how key stakeholders and potential users of the building were commensurate with calculating which open relationships should be preserved, and which would be compromised. This was also reviewed in consultation sessions in December 2014 and February 2015, through feedback from key users and stakeholders, the spatial requirements set out in the consultation statement.

#### 3.3.3 Initial Building Proposal

The following building concept has been fundamental to the design proposal. The design proposal is based on a series of responses and comments from key users and stakeholders, which was subsequently resubmitted to North Somerset Council in January 2014, from 1,735 m² to 1,321 m².

#### 3.3.4 Concept Development

Meeting with key stakeholders and potential users of the building, particularly those concerned about the impact on children at a significantly higher rate, is a key requirement. Where possible, the multi-use areas would be opened up to the plans, thereby releasing the required space. Correlation was highlighted between:

- Revisiting the hall to ensure flexibility and not aid visibility
- Hall and bar area
- Bar and bar area
- Views to cricket pitch and external service

Various iterations were produced for a single storey building, and showcased in consultation sessions in December 2014 and February 2015. This created the opportunity for more in-depth feedback from those iterations evolved brief requirements further with relation to scale and costing.

Please refer to Section 7.0 Consultation Statement for a full outline of all consultation undertaken.

**3.3.5 Building Concept**

Taking into account the site opportunities and constraints feedback from key users and stakeholders, the spatial requirements set out in the consultation statement had been resubmitted to North Somerset Council in January 2014, from 1,321 m² to 1,178 m².

**Hall**

- A 23 x 18m hall with necessary storage required, with potential for a hall with seating capacity of up to 200, and the use of this hall for cricket matches and other inter-sports.

**Circulation, Services & Support Functions**

- Existing facilities on the site need to be replaced in the new building. Overhauling the courts for cricket teams need to be provided for and the new site pitch, and between the tennis club pitch and the hall for indoor sports.

- Playing fields
- Multi-use areas
- Access to cafes, bar, hall and kitchen servery
- Partitioning of the hall to ensure flexibility
- Hall and bar area
- Bar and bar area
- Views to cricket pitch and external service

Taking into account the site opportunities and constraints feedback from key users and stakeholders, the spatial requirements set out in the consultation statement had been resubmitted to North Somerset Council in January 2014, from 1,178 m² to 1,097 m².

**Circulation, Services & Support Functions**

- Multi-use Rooms

- Sports Facilities

- Existing facilities on the site need to be replaced in the new building. Overhauling the courts for cricket teams need to be provided for and between the tennis club pitch and the hall for indoor sports.

- Tennis courts
- Circulation, Services & Support Functions
- Existing facilities on the site need to be replaced in the new building. Overhauling the courts for cricket teams need to be provided for and between the tennis club pitch and the hall for indoor sports.

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CONGRESBURY VILLAGE HALL
COMMUNITY RIGHT TO BUILD ORDER

Proposed Site Plan
Scale 1:500

Proposed Sketch Plan
Scale 1:200

3.3.6 Plan Legend

A Multi-Use Areas (sports bar, café, family lounge etc.)
240m²

B Storage
71m²; 5m²; 2.8m²

C Bar and Café Servery
28m²

D Cellar / Café Prep Room
14m²

E Catering Kitchen
20m²

F Multi-Use Hall
324m²

G Lobby
10m²

H Office
9m²

I WC
21m²

J Changing Rooms
56m²

K Umpire / Accessible Changing Room

L Prison Club Room

M Dress Storage and Means of Escape

N Post

O First Aid

P Meeting Room

Q Multi-Use Room
40m²
3.4 Design Proposal

3.4.1 Creating Multi-Use Spaces

The flexible space concept has been fundamental to the proposed plan. The specific multi-use areas have been designed so that they are able to cater for all activities and events that may occur within a typical weekly calendar for the village. The diagrams illustrate how areas are able to change and adapt to suit different times of the week. Following are precedents and examples of how ‘dead’ spaces can be utilised and changed into flexible space.

These ideas are important in order not to define what spaces are and how they should be used and how the internal ‘street’ could be populated.
3.4.4 Café & Internal Street

This sketch depicts how the hall can be utilised when differing activities occur at the same time. The partition divider splits the space into two, with height reaching the national guidelines for a badminton court. The profile of the roof creates intimate spaces for both sports, events and activities such as café spillover, art class and playgroup, by celebrating both parts of the hall as singular. When open, it is able to hide the mass of the hall within a domestic profile, creating spaces suitable for large events and sports.

3.4.4 Hall

This sketch depicts how the hall can be utilised when differing activities occur at the same time. The partition divider splits the space into two, with height reaching the national guidelines for a badminton court. The profile of the roof creates intimate spaces for both sports, events and activities such as café spillover, art class and playgroup, by celebrating both parts of the hall as singular. When open, it is able to hide the mass of the hall within a domestic profile, creating spaces suitable for large events and sports.
3.4.5 External Terrace - the Street

The terrace forms the external part of the street - which could be used as a footpath for the public. The terrace forms the entrance to the hall and people can enter internally and externally with folding doors and glazing panels looking onto the terrace and cricket pitch. The main entrance follows suitably with this idea from the proposed car park and Stonewell Drive due to the spatial organisation of the building. The terrace form takes influence from a sleek pavilion such as Martyr's Pavilion alongside a pitched roof like Styal Cricket Pavilion, with stepped paving like Merrion Cricket Pavilion.

3.4.6 Roof Form

The roof form was inspired from both existing houses in The Causeway, and a sleek pavilion shape like Martyr’s Pavilion. The combination of the two shapes created how the proposed roof responds sensitively to its surroundings, and its building use. The pitched roof form helps to reduce the mass required for a double multi-use hall, mirroring nearby residential properties, whilst the merging of a shallower roof profile both helps create an external viewing terrace, and reduce the volume created by the mass required. In turn, the profile creates opportunities for sustainable systems to be installed, and smaller spaces to ventilate and heat.
3.4 Design Proposal cont.

3.4.7 Materials Study

The following material examples have been selected as appropriate due to their sensitivity to the surrounding context, contemporary reflection, viability and durability.

- **Stone Cladding**: Strongly references Congresbury’s heritage, e.g., Old School Rooms above.
  - Material is expensive however.

- **Brick**: Strong structural and durability credentials. Richly coloured can diversify façade.
  - References buildings in the surrounding area.

- **Render**: Provides waterproof properties.
  - Maintenance and upkeep is essential.
  - References buildings in the surrounding area.

- **Timber Cladding**: Low carbon material and can be locally sourced. Can be used sustainably in design, shading. Could become an expensive material, e.g., weathering.
  - Could become an expensive material, e.g., weathering.

3.4.8 Visualisation

The above visualisation gives an example of indicative materials that could be used. Timber louvres could be utilised on the upper level of the facade to provide shading to the double height interior, and continue the horizontality of the sleek pavilion style roof.
4.0 Archaeology

As required under the Neighbourhood Planning Regulations (2012) Regulation 22(1)(d), the following is an Archaeological Statement per Regulation 22(2)(a)(b)(c):

4.1 Historic Environment Record Review

The Historic Environment Record (HER) for the surrounding area has been reviewed as per the historic environment statement in the Parish Council’s Neighbourhood Plan. The review includes all sites within 0.5 miles of the proposed development site (King George V Playing Fields, Congresbury).

Within the Parish there are numerous records of medieval and Roman pottery scatter, and sites of Archaeological interest including Cadbury Hill, an Iron Age fort 3.5 km south of the site. Other significant features include an Iron Age settlement at Crowland, and a Roman villa at Congresbury.

The historic group has a record of finding Roman pottery scatter on the playing fields when the Play equipment was installed in the early 1980s. In 2006 Wessex Water carried out extensive flood relief drainage work that involved excavation of a large part of the area adjacent to the proposed new building site and no significant finds are recorded on the HER following that activity.

In summary it is considered that there will be no impact from an archaeological perspective.

However for completeness the Yeovil, Clevedon, Osleworth and DSke Archaeology Research Team (YCCART), a local valued group, have surveyed the area using sophisticated ground imaging equipment and they report will be published on the project website www.congnvh.org.uk. Any findings will be investigated.

5.0 Heritage

5.1 Heritage Assets

The proposal site neither affects a Listed Building, nor the setting of a Listed Building; none being within line of sight.

5.2 Proximity to Congresbury Conservation Area

Congresbury Conservation Area is outlined in the map. Our site does not fall in this designation, however is within close proximity of such, and therefore should consider the impact any development may have. It should add to, rather than detract from, local distinctiveness and support the historical development and character of the area.

Congresbury Conservation Area has existed since 1990, whereby Congresbury Conservation Group was formed in 1992 at the request of the Parish Council, to assist them in reviewing planning applications within the Conservation Area and to maintain and enhance its character.

Congresbury Parish Council’s Planning Policy Statement outline that "advice should be sought from Congresbury Conservation Group where appropriate and where the proposal may impact the Conservation Area. These should be addressed to the Conservation Officer as appropriate."

5.3 Congresbury Conservation Group

Congresbury Conservation Group have been consulted during the design process, to ensure the proposal does not impact upon the Conservation Area and could enhance the character of Congresbury. They have responded:

"Thank you for referring details of the proposed community hall to the Conservation Area Group. We have discussed this matter but consider that as the location of the new building will not be in the Conservation Area any comment is outside our remit."

5.4 English Heritage

Although the proposal site is close to the Conservation Area, it does not lie within the Conservation Area, and as such English Heritage are not consulted through the statutory process where either:

- the material change of use of any building where the area of land in respect of which the application is made is more than 1000m²
- English Heritage have been consulted as one of the above criteria apply to the development proposal.

5.4.1 Proposal Response

English Heritage’s Conservation Group’s response to the proposal (there has been no further action with regards to involvement of heritage organisations).

The proposal however still aims to respond sensitively to the character and local distinctiveness of Congresbury, looking to capture an essence of the local community.
6.0 Basic Conditions Statement

To ensure the suitability of the scheme, some basic conditions have been outlined to show how the proposal meets paragraph 8 (2) Schedule 4B of the Town and Country Planning Act (1990).

Schedule 4B T&CPA 1990

(2) A draft order meets the basic conditions if—

(a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order,

(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d) the making of the order contributes to the achievement of sustainable development,

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f) the making of the order does not breach, and is otherwise compatible with EU obligations,

(g) prescribed conditions are met in relation to the order and prescribed matters have been compiled in connection with the proposal for the order.

These are fully outlined in the separate Basic Conditions document submitted with this Order document.

7.0 Consultation Statement

To ensure the proposal meets the needs of the community, all consultation with relevant organisations, businesses and members of the local community has been outlined to showcase how the proposal has incorporated the community within the scheme design at every opportunity and evolved from that feedback.

The Consultation Statement has been prepared to fulfil all obligations of the Neighbourhood Planning Regulations (2012, Section 15).

Part 5 of the Regulations sets out what a Consultation Statement should contain:

(a) details of the persons and bodies who were consulted about the proposed Community Right to Build (CRtB) order;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted;

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed order.

The Development Trust has during the life of the new village hall / community centre project looked to:

• involve as much of the community as possible throughout all the stages of project development so that villagers and other stakeholders were kept up to date with progress and;

• had opportunities via surveys, various consultation sessions and village events to feedback views to the project team;

• publicise responses to the questions, issues and concerns that were raised.

To engage with as wide a range of people as possible, the project team have used various communication and consultation techniques both online via the project and village websites and hard copy including questionnaires delivered to households.

These are fully outlined in the separate Consultation Statement document submitted with the Order document.

The map to the right of the page displays the proposed neighbourhood area for consultation if the referendum is to go ahead. This is set by North Somerset Council, and follows the Congresbury Parish Boundary.