



**Congresbury
Neighbourhood Development
Plan
2019-2036**

REFERENDUM DATE

Thursday 19th September 2019

The Old School Rooms, Congresbury, BS49 5DX

This referendum is for all parish residents to decide on the question;

‘Do you want North Somerset Council to use the Neighbourhood Plan for Congresbury to help it decide planning applications in the neighbourhood area?’

A reference copy is available in the Community Library, Parish Office and online at: <https://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/neighbourhood-plans/congresbury-neighbourhood-plan/>

The Neighbourhood Planning Steering Group and Parish Council encourages all residents to vote **YES in the referendum. For the reasons that;**

- It gives the residents of Congresbury more say and control over our community;
- It enables us to protect things that we value the most,
- It informs how developments take place and helps influence the type, quality and location of those developments,
- Decisions on planning applications in the future will be made using the Local Plan and the Neighbourhood Development Plan,
- The plan outlines Community Actions providing a focus for future funds to improve the infrastructure and village facilities.

A summary of the key policies and community actions are outlined overleaf.

The Congresbury Neighbourhood Development Plan is based on extensive research and influenced by robust engagement with the local community. Once the Plan is 'made', it will have full weight in the determination of planning applications and provide details on how to prioritise the spending of any s106 or Community Infrastructure Levy (CIL) to ensure maximum benefit for the community.

In summary the plan outlines the following policies;

Housing

- Sustainable development location principles including supporting infill development; giving preference to site locations that will not significantly increase traffic and are in locations where residents are able to walk or cycle safely to village facilities and services.
- Sustainable development site principles including allocation of affordable housing and ensuring new developments have regard to the needs of first-time buyers, the elderly and disabled residents.
- Allocated sites for residential housing including one specifically for affordable housing.

Facilities

- Protecting and enhancing community services with the aim of maintaining a strong and vibrant community.

Employment

- The plan also aims to support the retention of business and employment within the Parish.

Environment and Heritage

- Enhance the existing conservation area to protect the character of listed buildings and locally important buildings, structures and archaeological sites.

- Protect the area south of the village by a recognised area of high landscape sensitivity.
- Designating the Gang Wall, King George V and Broadstones as Local Green Spaces.
- Outlining landscape and wildlife measures for the Parish including green corridors, minimising light and noise pollution from developments and having buffer zones to sites of special scientific interest and local nature reserves.
- Supporting proposals for renewable energy schemes.

The Neighbourhood Development Planning process has identified non-land use issues which are outside of the planning process but are important to the local community. These have been added as Community Actions. Placing the Community Actions within the Neighbourhood Development Plan provides a framework that the Parish Council and community can work towards completing within the timescale of the plan.

The Community Actions include;

- Maintaining and improving public rights of way.
- Reducing speed limits through the village and introducing other traffic calming measures.
- Increasing footway widths and improvements to aid pedestrian safety.
- Supporting improvements to the Strawberry Line.
- Encouraging good pedestrian access and provide adequate cycle provision for residents and visitors, installation of disabled bays and parking restrictions in Broad Street and the installation of electric vehicle charging points within the Parish.
- Supporting the Old School Rooms, the allotments and the proposal for a new community hall.