

Summary of comments submitted to the Freshford Memorial Hall Community Right to Build Order - Reglation 23 Consultation

Name/Consultee	Comment Type	Date	Comment
Bristol Water	Organisation	03/09/2019	Please note, this site is outside of Bristol Water's area of supply
Sam Lascalles	Public - Support	05/09/2019	15th Bath (Freshford) Scout Group meets at the Memorial Hall and this redevelopment will give us a much better facility from which to deliver scouting to young people in the area.
Highways England	Organisation	06/09/2019	Highways England has no objection to the application
Gavin Bate	Public - Support	06/09/2019	This proposal is a much needed development for the area and would be a positive move should planning consent be given. I am very much in support of the Doctor's surgery and pre-school extension. The pre school already does a fantastic job for the children in our community;additional space and facilities would be definitely used and appreciated.
Tania Pascoe	Public - Support	06/09/2019	I support the right to build order to modernise the Freshford village hall. A) Because we need better facilities for the pre-school (which is a heart of the community service - allowing many young children to walk to pre-school and mothers to access work). B) Because Freshford and its community needs a doctors surgery in the village, ensuring easy access to medical care and advice.
John Fletcher	Public - Support	08/09/2019	I fully supportthis application
Craig Underdown	Public - Support	09/09/2019	A well considered proposal sensitively positioned and moderated in its current form, an asset to the village.
Wendy Fletcher	Public - Support	09/09/2019	I fully support this application
Peter King	Public - Support	10/09/2019	I would like to register my family's very strong support for this application. As residents of Freshford for the last 20 years we have experienced the benefits to the village community of the Memorial Hall in Freshford Lane and the plans reflect the need for such an enhanced facility in the future. When our Surgery was forced to close last year, due to inadequate premises, we were extremely concerned, not only for ourselves and our family, but for the many members of our community who have been reliant on the surgery for all their primary care medical needs over many years. This imaginative proposal to include, inter alia, a new surgery in the upgrade of the Memorial Hall has my strongest support and reflects the vital importance of this project, in many other ways as well as a new surgery, to the whole of Freshford, Limpley Stoke, Park Corner and Sharpestone communities. It is worthy of strong support
Wales and West Utilities	Organisation	10/09/2019	Our records show those pipes owned by Wales & West Utilities (WWU) in its role as a Licensed Gas Transporter (GT). Service pipes, valves, syphons, stub connections, etc. may not be shown but their presence should be anticipated. No warranties are therefore given in respect of it. They also provide indications of gas pipes owned by other GTs, or otherwise privately owned, which may be present in this area. This information is not information of WWU and WWU is unable to verify this information or to confirm whether it is accurate or complete.
J P Jenkins	Public - Support	10/09/2019	Freshford is in need of the proposed enlargement to the Hall to accommodate a newly provisioned, suitability designed surgery and dispensary, and to provide more space for its popular Pre-School. I therefore support the application.

Stephanie Jenkins	Public - Support	10/09/2019	This development strengthens Freshford's identity as a vibrant community in a number of ways. The preschool, which serves families and provides a smooth route into primary education, will benefit tremendously from a bespoke space rather than having to camp out in a village hall. The opportunity to reinstate the village surgery is so important, saving villagers the trek to Beckington or Frome, journeys that can only be done using private cars. The hall itself, a hub for the many clubs and social activities, is in need of updating. I cannot stress how strongly I support this application.
Jennifer Harper	Public - Support	10/09/2019	The proposed redevelopment will improve access to/the quality of health and early years education provision for the village and surrounding communities and reduce the need to travel to facilities further afield.
Philip Rodgers	Public - Support	10/09/2019	A good and well thought out proposal that will add significant benefits to the village and surrounding area. Whilst a decision on heating source hasn't been made I believe ASHP can be noisy and that GSHP (bored) may be a more suitable alternative potentially with a greater renewable heat incentive. Appears that a couple of timber cladding types used. May be nice for some bath stone to be used as part of the scheme as well.
Debbie Giles	Public - Support	10/09/2019	This would be a great community space!
Lisa & Ben Rodd	Public - Support	11/09/2019	We think this will be a wonderful opportunity for the Pre-School, school as well as the community as a whole, to benefit from increased, modernised and essential facilities much needed in the village.
Wessex Water	Organisation	12/09/2019	Wessex Water has no objections to this application
Graham Jenkinson	Public - Support	12/09/2019	A detailed proposal representing significant volunteer and professional commitment. Freshford has previously demonstrated what a cohesive community can achieve and I sincerely hope that this submission will be approved.
B&NES Landscape Environment	Organisation	13/09/2019	Object/Scope for revision. The site lies within the Green Belt and the Cotswolds Area of Outstanding Natural Beauty. A number of trees would be removed as a result of the proposals and trees to be retained would have their Root Protection Areas encroached upon as a consequence of the development. I consider that the development proposals are not acceptable in their current form because they would have an adverse impact on landscape which has not been adequately mitigated and an adverse impact on trees for which insufficient compensatory provision has been proposed
Wiltshire Council	Organisation	13/09/2019	I have received correspondence from the Head of Wiltshire Council development management team who has studied the said document, which is clear that the development is all within the BANES area and therefore, does not wish to make any formal comments
Jon Phillips	Public - Support	13/09/2019	I fully support this application. The improved facilities will be a real benefit to the local community, and having a GP surgery available once more in the village would be much better for residents than having to travel to Beckington or into Frome for medical appointments.
Jo Elias	Public - Support	15/09/2019	The proposed community development project in Freshford has the potential to impact positively on our and many families in relation to the preschool facilities and scope for more local community medical services. Our daughter attends the preschool and we would welcome more up to date facilities providing the development could proceed in a timely fashion.

B&NES Drainage & Flooding	Organisation	16/09/2019	No objection
Alistair Brandon-jones	Public - Support	16/09/2019	I think that this is a great opportunity to bring the Freshford Village Hall into the 21st century. The plans have been well considered and I believe that they will lead to further flourishing of our community.
Stephen Ashcroft	Public - Support	17/09/2019	Will enhance a valuable facility for the community
Caroline Ford	Public - Support	17/09/2019	The project to develop the hall has been well planned to improve the services it can provide to all local residents.
Coal Authority	Organisation	19/09/2019	Having reviewed your document, I confirm that we have no specific comments to make on it.
B&NES Highways and Traffic	Organisation	19/09/2019	The highway authority does have significant concerns regarding the level of parking that would be provided as part of the scheme. The submitted evidence indicates that there would be a sizeable shortfall at certain times of the day, and the additional site uses would result in an increase in parking demand. Overspill parking onto Freshford Lane is a road safety concern at this location, and it would clearly be unreasonable for visitors to the building to park along the road and have to walk some distance to the building. As noted above, three of the proposed spaces would be unusable and there is no cycle parking shown on the site layout. It is requested that the applicant revisits this element of the scheme. The highway authority cannot support the scheme as currently presented.
Natural England	Organisation	20/09/2019	NO OBJECTION Based on the plans submitted and the advice below, Natural England considers that the proposed development will not have significant adverse impacts on designated sites or protected landscapes and has no objection.
B&NES Ecology	Organisation	23/09/2019	Requires Revision/Further information required. The scheme appears to require removal of habitat (trees) that has not been assessment in sufficient detail and for which there does not appear to be a reasoned justification. Revisions to the scheme to avoid and minimise impacts would be expected and the scheme should include proposals of all necessary mitigation and compensation with new areas for habitat creation and tree planting shown on the plans.
Hinton Charterhouse Parish Council	Organisation	25/09/2019	Hinton Charterhouse Parish Council (HCPC) met on 24th September and voted unanimously to Support this planning application.
Andrew Orme	Public - Support	26/09/2019	This well-planned proposal will enable the Memorial Hall to contribute to the sustainability of the community in the years to come by developing its role as part of the community hub, as defined in the Freshford and Limpley Stoke Neighbourhood Plan. I give it my full support.
Joanna Whitehead	Public - Support	26/09/2019	I support this application for the community of Freshford Village.
B&NES Planning Policy	Organisation	27/09/2019	The benefits of providing this enhanced community hub are recognised. PMP LCR1 and Community Development Policy 1a from the NDP weigh in favour of the proposal. However, there are concerns with the overall bulk of the building in the context of the Green Belt. It will be for the decision maker to determine if the increase of this magnitude would result in a disproportionate addition, and if so, do 'very special circumstances' exist to outweigh the harm caused to the Green Belt.
Historic England	Organisation	30/09/2019	On the basis of the information available to date, we do not wish to offer any comments

Freshford Parish Council	Organisation	04/10/2019	Freshford Parish Council strongly supports this application which is entirely in accordance and consistent with the Freshford and Limpley Stoke Neighbourhood Plan 2014 – 2039. The Parish Council would like to suggest that the design is updated in line with the development of sustainable technologies so the building will be the most sustainable it can be in terms of energy use and generation at the time of its completion.
Bristol Water	Organisation	12/11/2019	Please note, this site is outside of Bristol Water's area of supply
Historic England	Organisation	14/11/2019	On the basis of the information available to date, we do not wish to offer any comments
Highways England	Organisation	15/11/2019	Highways England has reviewed the latest information and we are content that there is no material change in terms of the impact on our network so our previous formal response of 6th September 2019 remains extant.
B&NES Arboriculture	Organisation	20/11/2019	Object/ Scope for resvision. The application does not adequately demonstrate due consideration of policy CP7 of the adopted Core Strategy and policies NE1 and NE6 of the Placemaking Plan.
Paul Wainwright	Public - Support	20/11/2019	I support the current plans. It provides vital services to the Village at a location that has become the hub of the community
Ken Taylor	Public - Support	20/11/2019	As we live close to the site, the availability of parking is not an issue for us. We would have no problems walking to the rebuilt hall and Surgery. What is significant from the recent consultation, is the number of current users who would be willing to reduce their use of parking spaces to make the new usage plans fully practical. Having the surgery back in the village is a must. This makes it possible, without detriment to other users needs.
B&NES Drainage & Flooding	Organisation	21/11/2019	No objection
C Wainwright	Public - Support	21/11/2019	As a community, we use the hall. We used the Dr surgery. By the surgery returning, it supports the community and the go ahead to be given for ancillary services, that would be most excellent.
B&NES Ecology	Organisation	22/11/2019	Requires Revision/Further information required
B&NES Landscape Environment	Organisation	25/11/2019	Object/Scope for revision. I continue to consider that the development proposals are not acceptable in their current form because they would have an adverse impact on landscape and the visual amenity of the Green Belt which have not been adequately mitigated and an adverse impact on trees for which insufficient compensatory provision has been proposed.
B&NES Highways and Traffic	Organisation	26/11/2019	Having reviewed the additional information, the highway authority can accept that the applicant would be willing to manage the parking demand and the parking allocations at the site. It is recommended that this is secured by condition, and the detail of the Plans can be agreed at a later date but before the proposed development is open. In summary, the highway authority now raises no objection to the scheme, although the following conditions are recommended.
Coal Authority	Organisation	02/12/2019	Having reviewed your document, I confirm that we have no specific comments to make on it.

B&NES Development Management	Case Officer summary	19/12/2019	<p>Officers have considered all matters and have concluded that, on balance the overall development can be supported subject to a number of conditions being attached to the Order.</p> <p>The benefits of providing this enhanced community hub are recognised. The proposal will improve a highly valued community asset including the village hall, pre-school and also the reinstatement of the village surgery. Whilst the development is considered to constitute inappropriate development in the Green Belt, officers are satisfied that there are very special circumstances to outweigh the harm caused to the Green Belt.</p> <p>Whilst the proposals do not fully demonstrate a suitable landscaping scheme, which is both necessary to reduce any visual impact as well as to ensure the development is ecologically acceptable, this can be secured via a condition on any confirmed Community Right to Build Order.</p> <p>Suggested conditions listed in the report</p>
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