

The 'Vision' of our Neighbourhood Plan

The Vision for the P&SB Neighbourhood Plan set out below distils the local community's views about what is most important to them and how P&SB should evolve in the period up to 2035.

In 2035, the Parish of Pilning & Severn Beach will have retained its rural character and its sense of village communities. It will have preserved its green spaces, and improved access to countryside and the Severn estuary.

Some small scale new development will have occurred to meet local needs. This development will have provided new market and affordable homes enabling young adults to remain, and some accommodation for older people to enable local residents to age in place.

These new developments, and the homes within them, will be well designed, attractive, and efficient places which build upon the existing sense of community. Important local community facilities and services, pubs and shops will have been protected, and in some cases new facilities will have been provided. All will support the sustainability of our community to the benefit of the wellbeing of residents.

Local public transport services and cycling and walking networks will have been improved. Visitors to the area will be encouraged and better accommodated.

The impacts of the Severnside industrial area on local communities will have been reduced and mitigated to enhance the environment for all.



New Housing

Draft Objectives

- To meet identified local needs for housing up to 2035, including market housing, affordable housing, and housing for older people.
- To provide well integrated and appropriately located developments, which enhance the character of our communities by a combination of small housing allocation sites and “windfall” (infill) sites.
- To ensure housing developments deliver the infrastructure for which they generate a need, and are well planned, attractively designed and of appropriate quality.
- To seek to ensure that new homes make the best use of the latest sustainable design and technology, to minimise the use of environmental resources, and achieve carbon neutrality.
- To ensure that new homes are resilient to the impact of climate change and are safe from flood risk, and that these new developments do not increase the risk of flooding elsewhere.
- To seek to ensure new housing is designed to include an appropriate quantity of off-road parking to avoid congestion on surrounding roads.

Draft Policies

- A site specific policy for each housing allocation of more than 5 houses shall be prepared specifying:
 - The total number of dwellings, which will be “up to X”
 - The proportion of affordable homes, which will be a minimum of 35%.
 - The proportion of dwellings with three or fewer bedrooms
 - Inclusion of sufficient off-street parking, relative to the property size.
 - Any other site specific criteria, infrastructure requirements, etc.
- A policy referring to windfall (infill) housing sites of 5 or less houses, identifying potential sites evaluated as part of the NP.
- A site specific allocation for housing for older people, specifying a number between 30 and 41 units. Comprising a care home, accommodating nursing staff and communal facilities, and some ‘Assisted Living’ homes alongside for people to live in with some help from nursing staff from the care home if they need it.
- A policy cross referring to the P&SB Design Code and Guidelines.

Travel, Transport and Parking

Draft Objectives

- To seek to ensure necessary improvements in the highway network (roads, footpaths and cycle ways) are in place ahead of new development to promote safety and ease of access, especially for public transport.
- To develop a new transport hub at Severn Beach Railway Station to provide car and cycle parking, drop off/pickup and improved bus/train interchange.
- To seek to improve service levels and reliability of public transport.
- To support the delivery of improvements to the walking and cycle network throughout the Parish, to allow people to efficiently and safely reach destinations in the community.
- To seek to provide adequate parking for the central parts of the villages, for visitors to the sea wall and coastal path and to improve connections with public transport.
- To seek to ensure that new public and commercial parking areas make adequate provision for electric vehicle charging.

Draft Policies

- To allocate land adjacent to Severn Beach Railway Station to provide access, parking for x vehicles, a bus stop/drop off point, bike/ebike storage. To include adequate electric vehicle charging points.
- To allocate land north of the café beside Beach Road for visitor parking and associated access for x vehicles. To include adequate electric vehicle charging points.
- To allocate land in Shaft Road for visitor parking and associated access for x vehicles.
- To allocate land in New Passage for visitor parking and associated access for x vehicles.
- Improvements to the walking and cycling network indicated and described on a plan will be supported.

Community Facilities

Draft Objectives

- To maintain, protect and enhance existing community facilities, especially schools, local businesses, village halls and open spaces.
- To seek to develop Pilning and Severn Beach Village Halls to meet a wider scope of needs, providing more space and better provision. Extension, rebuild or relocation all potential considerations.
- To seek to maximise the delivery of and contributions towards new community facilities through funding from new developments.
- To seek to improve and diversify existing recreational spaces/ playing fields to encourage sports or exercise activities and provide additional biodiversity.
- To identify sites in Severn Beach where new retail facilities could be developed, including a public house and a takeaway outlet.
- To resist the loss of existing retail facilities e.g., pubs, shops, to non-retail use.
- To provide additional allotments for Pilning by identifying a new site or investing in the existing site to make more land available.

Draft Policies

- To seek to ensure that investments are made to outdoor and indoor sporting activities for adults and youths at playing fields and village halls.
- To allocate land in Severn Beach for the potential development of a public house and takeaway
- Valued existing community facilities shall as far as planning policies allow, be retained. Development proposals which would result in the loss of community facilities, unless it can be demonstrated that demand within the locality for the facility no longer exists or that suitable alternative provision of at least equivalent community value is made elsewhere, shall not be supported.
- As Use Class – F2 this NDP recognises and does not support the loss or change of use of; Pilning Convenience Store or Severn Beach Convenience Store.
- The following existing retail facilities shall be protected from loss or change of use to non-retail by declaring them as “assets of community value” (ACVs):

Pilning Garage

Pilning Surgery & Pharmacy

Cross Hands Pub and car park

Kings Arms Pub and car park

Bakery Shop/Café

Shops on Island Hairdressers)

Shirley’s Café



Large Commercial Developments

Draft Objectives

- To seek to protect the parish's existing communities from the impacts resulting from existing and proposed large commercial development.
 - To establish a green buffer zone between residential properties and industrial development. In the form of a raised bund and planting, the buffer zone would be designed to provide visual screening, attenuation of noise and light pollution and ecological enhancements.
 - To ensure new planning applications considers orientation of the sites to minimise impact of noise and light pollution to residential areas.
 - To reduce the harmful impact of large commercial developments on the environment by encouraging the inclusion of measures to address; the reduction of carbon emissions and improvement of energy security.
 - To ensure that adverse flooding impacts on the housing within the Parish are presented in planning applications and appropriately mitigated.
- To seek to deliver a new roadside service and lay-over area for HGV drivers in a location that is good for HGV drivers and residents.

Draft Policies

- To establish and protect a green buffer zone between residential areas and large commercial developments. Development will only be supported if it recognises and delivers this buffer zone.
- New planning applications shall demonstrate consideration for orientation of sites to reduce impacts on the residents of P&SB.
- New planning applications are encouraged to demonstrate they have considered impact on the environment and on local residents. Applications are encouraged to include measures to address; reduction of carbon emissions, improvement of energy security and impact of climate change/flooding.
- Authorities shall be encouraged to make a formal checks on all planning applications to ensure they have adequately addressed adverse flooding impacts on residential dwellings within the Parish.
- Any 'Truck Stop' must not be located where it would result in unacceptable impacts on the amenity of nearby residents, in terms of noise and air pollution
- A 'Truck Stop' will be supported if it is located at the new M49 junction, or in a location within Severnside, which can be easily accessed from the M49 junction without affecting existing residential communities.

The Environment and Countryside

Draft Objectives

- To protect and preserve the countryside and to improve and maintain access to it.
- To enhance and encourage access to the waterfront and wetlands for residents and visitors.
- To preserve existing public green spaces at:
 - Severn Beach Playing Field
 - Adjacent to the sea wall in Severn Beach
 - Gorse Cover Road, Severn Beach
 - Pilning Playing Field (Note: The existing area is bigger than current village needs and consideration for partial development or relocation could apply)
 - Cranmoor Green Pilning
- To include provision for an appropriate level of green infrastructure in proposals for new housing other than small infill or windfall sites.

It is noted that whilst a number of objectives are identified in this section of the NDP, these are largely addressed by policies defined in other areas of the NDP and therefore do not result in Environment and Countryside policies.

Draft Policies

- This NDP seeks to support P&SBPC's submitted request to SGC to extend the Green Belt to an area of land the south of the main railway line at Whitehouse Farm, which is aligned with included policies for establishing and protecting a green buffer zone.