



**Pilning & Severn Beach
Neighbourhood Plan Steering Group**

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**Meeting Notes for Neighbourhood Plan Steering Group 14th March 2023 7:30pm at
Emmaus Church**

1. Present

Anuran Wickramasinghe (AW), Gary Sheppard (GS), John Miller (JM), Robert Goard (RG), Mike Harrison (MH), Richard Edwards (RE), Nick Davies (ND) Guest: Gill Cox (GC) .

On-line: Stuart Todd (ST)

Apologies: Penny Riches (PR), Peter Johnson (PJ)

2. Declarations of interest

None.

3. Review of actions from the previous meeting and matters arising

Alterations to the draft notes made using tracked changes were reviewed and all accepted. MH's continued membership of the SG confirmed and Mike was present at the meeting. AW was pleased to report that a personal issue that may have affected his involvement appears to have gone away.

Anchor Society discussions postponed until report on sites is available. **Action RG on-going.**

Confirmation received from Stuart Todd that he has access to Parish online.

Confirmed that Stuart Miles' remit did include assistance with preparing the NDP.

Sub-group meeting for public presentation had been held on 21st Feb.

GS will prepare the final grant figures. **Action GS on-going**

Individual objections regarding the travellers' site application closed.

Changes to ToR so that the NPSG can submit concerns about planning application directly to Planning, it was concluded with the Clerk, a change is not required. The NPSG is to register with Planning to receive our own notifications. **Action ND.**

GS had requested the Design Codes and Guidelines document in Word format. This was not possible but has been sent in one format which allows us to use the photos. A second format was due soon. **Action GS ongoing.**

New NDP development action was with GS now transferred to RE. **Action RE.**

GS had met with AECOM during their site visits.

It was realised from his form that Peter Johnson wasn't a parish resident and therefore couldn't be a member of the NPSG. He intends to continue to come to meetings as a guest.

4. Financial Report

GS summarised the latest financial report, which was available on the shared drive. Spend currently £3,109, forecasting to spend all but £48 of the £7,035. MH asked whether a Parish Online fee was due, however we'd purchased a 2 year license. ST had not heard anything about the availability of grants for the coming year.

5. SEA and HRA

HRA – remains on hold, awaiting information on site selection.

SEA scoping document, AECOM had received comments back from EA and Natural England. EA had stated they continue to strongly advise against promoting new residential development in this area. However, this has come without any dialogue from the SG or explanation of our approach to flooding.

6. Evaluation of Sites

We had received the interim results and AECOM had completed the site visits. Tim Fearn (AECOM) has seen the response from EA to the SEA and was now unilaterally going against the agreement with SGC and the NPSG in November, to exclude flood risk and green belt from the evaluation. RE, GS and ND had met with Tim Fearn and colleagues from AECOM on 10th March via Teams to discuss. Although we were clear about the original agreement and the potential damage the words he was planning to use in his report could cause to our NP, he was not prepared to return to the original agreed scope. Prior to the meeting, RE had spoken with Dave Chapman at Locality to brief him and get his support. At the end of the meeting Tim Fearn was asked to speak with Dave Chapman.

RE, GS and ND met with SGC on 13th March where Danny Dixon acknowledged that flood risk was not to be evaluated by AECOM but would go through other means of sequential test, exception test and flood risk assessment. In the meantime we have received a revised interim findings report from AECOM. This will be circulated to the SG with a summary of the position – **Action RE**, for all to comment **Action ALL**

7. Feedback on Meeting with SGC on 13th March

RE, GS and ND confirmed this was a good collaborative meeting at SGC's offices attended by Danny Dixon, Scott Jones and Stuart Todd (remotely). The meeting covered: and update on the NP, Site Evaluations, Flood Risk, Green Belt and an update on the Local Plan. There was no change of position on these matters from SGC. The appropriateness of a Sequential Test to be done on a Neighbourhood Area basis was recognised. Several actions were taken away by DD, who will also prepare some meeting notes and report back on actions. SGC will put us in contact with the appropriate person in the EA.

8. Neighbourhood Development Plan

Sub-group meeting held on 28th Feb to discuss way forward and how SG members could get involved. RE is working through the NDP, putting it into the Crudwell template and taking on-board to proposals for changes to the original from Stuart Todd and Stuart Miles. In order to prepare the presentation boards for draft Vision, Objectives and Policies this will need to be processed by 16th March, when it will be made available to the SG for comment **Action RE**.

9. Planning of Public Presentation Events.

A sub-group meeting was held on 21st February. Further discussed at this meeting.

Materials to be prepared for printing by 16th March:

A0 map of 27 sites **Action ND**

6 Technical Support boards (A1) **Action GS**

Timeline and bubble chart. **Action AW**

Vision and 5 Objectives and Policies boards. **Action RE**

History Group had wanted £100 for us to hire their display stands, we did not have that kind of budget and would decline. Will manage with tables. Also to see if some stands are available elsewhere **Action ND**.

Post-its, comments sheets, pens, etc. **Action RE**

Refreshments for Emmaus only. **Action RE**.

Availability 28th – RG, RE, GS, MH, AW, JM, ND. Gill kindly offered to help with teas, also spouses to assist.

Availability 1st – RG, RE, GS, AW (tentative), JM, ND (tentative).

To confirm availability **Action PR.**

10. Planning Applications

ND explained that the comments we had compiled for previous applications and passed over to the PC had not always gone in or not as written. Going forward we will do this directly.

Truck stop; ND had circulated this. Discussed and clarified location of site. A draft comment of objection is to be prepared and circulated **Action ND**

P23/00849/F the Former Avlon Works Severn; this is now a full re-application for this site including the two and three storey car parks on the A403 side. A draft comment of objection is to be prepared and circulated **Action ND**

11. Communication with other Agencies

GS & RE met via Teams with Ben McGee (SGC) and Chris Sanders (WSP) re railway land at Severn Beach.

RE, GS & ND Discussions with Locality and AECOM re site evaluation.

RE, GS & ND Discussion with SGC at their offices

RE reported to PC 6th March

12. Any other business

SGC Housing Strategy received today, one page document saying 28,000 new homes to 2040 of which 26.8% would be affordable.

£190,000 CIL money raised by MH. GC was able to supply some background on this which came about by loss of sporting facilities at ICI some 10 years ago. Had gone silent, but ND thought this was because the developed ICI land has to be occupied. This is on the agenda for the PC.

13. Confirmation of Actions

Actions arising from the meeting were confirmed for the minutes.

14. Date(s) of future meetings

Agreed dates

18th April (confirmed) Apologies MH

16th May (agreed) – Apologies RG

Meeting closed at 21:50.