



**Pilning & Severn Beach  
Neighbourhood Plan Steering Group**  
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## **Meeting Notes for Neighbourhood Plan Steering Group 19<sup>th</sup> March 2024 7pm at Emmaus Church**

### **1. Present**

Richard Edwards (RE), John Miller (JM), Mike Harrison (MH), Nick Davies (ND), Robert Goard (RG), Gill Cox (GC). Remotely: Peter Johnson (PJ).

**Apologies:** Gary Sheppard (GS),

**Guests:** None.

### **2. Declarations of interest**

None.

### **3. Review of actions from the previous meeting of 20<sup>th</sup> February and matters arising**

All actions were considered closed and are covered under the agenda items below with any matters arising.

### **4. Flood Risk Progress**

The EA's 100-year data was due for delivery at the end of February. RE has sent several emails requesting an update on the position and received a response from Colin Hunt on 15<sup>th</sup> March. The ASEA consultant Mott MacDonald is expected to deliver the first defended scenario data this week, with the breach scenario runs up to 2 weeks later. The EA would do their QA review before release. RE has requested early sight of this, if possible, to allow us to progress.

It was concluded that unfortunately, until we receive this data, our work is effectively on hold.

### **5. Evaluation of Sites**

Activity on sites since last meeting:

- For the use of land at SB School, RE had put the developer in contact with SGC Property Services to provide an understanding of the required scope of likely land take.
- RE had written to the PC regarding parking at Promenade Gardens, New Passage and Shaft Road and additionally the design for the original access to St Peter's School which could be considered for access to the playing field. These matters were also discussed at the last PC meeting, both openly and 'in camera' after the public meeting. ND reported the following:
  - Release of SGC land at Promenade Gardens: The PC intends to investigate trialling an area for car parking in dry weather during the summer, on a less than 28 day duration, which would mean a planning application is not required. As with the other potential parking sites, it was questioned how this might work, with potential needs for; signage, changes to access arrangements, parking surfaces, limiting the extent, etc. However, for the NP, it was considered this trial and any other forward movement with the parking plans options, would not affect the content of the NDP.

- For parking at New Passage a similar trial could be considered, however, there are issues over land rental or purchase and unadopted road access. Funding from SGC, PC or community are all considerations. NPSG needs to have a discussion with the landowners to investigate options. **Action JM/RE.** Again these issues are about delivery and should not affect the content of the NDP.
- Similar situation for parking at Shaft Road. Landowner needs to consider. **Action JM/RE.** Again these issues are about delivery and should not affect the content of the NDP.
- The original Cross Hands Road entrance to the new St Peter's School has been discussed and the PC continues to be quite positive about site options. However, due to commercial sensitivities these will remain for the time being, confidential to the PC.

## 6. Bristol Zoo Project

RE, MH and JM attended the meeting on 7<sup>th</sup> March and provided feedback. The meeting, also attended by members of the PC, was led by Justin Morris, CEO of the BZP and colleague Hannah Windross. It was a very informative meeting and covered areas of; plans within the complex, road access and parking, public transport, footpaths and cycleways, and community relations. An issue that is important to the NP is the land at the bottom of the hill adjacent to Bow Street Lane, which was identified for housing in the Local Plan. BZP agreed, by inclusion of footpaths and cycleways, this could provide connectivity to Farm Lane and therefore to our Parish, and thus remedying the existing safety hazards of use of Bow Street Lane. It was agreed the NPSG should provide feedback on the meeting to BZP, which if agreed, could be sent to SGC to consider in the Local Plan. **Action RE, MH and JM.**

## 7. Consideration of Wider Content of NDP and Locality Guidance

This was an opportunity to consider the draft Neighbourhood Development Plan and what is needed in it to address issues other than the obvious new developments, green belt and flooding topics. MH had suggested we look particularly at "Transport and Material Planning Matters" and the supporting guidance on the Locality website. Group members had been encouraged to take the opportunity to read the relevant parts of the draft NDP and the guidance before the meeting.

There was some confusion over which was the current version of the NDP so the March 2023 version was archived during the meeting. A lengthy discussion, mainly addressed transport and the environmental issues. Topics included e-scooter provision and the relevant aspects within SGC Strategic Master Plan which had not been recognised in the Local Plan. The actions arising out of the discussion were as follows:

To write to Patrick Conroy at SGC to ask whether there are any transport or environmental issues missing from the Local Plan which we could emphasise in the NDP. A draft letter is to be prepared and circulated. **Action RE.**

To write to Rosie Cox to ask what transport environmental issues are likely to appear in the SEA. **Action RE.**

All NPSG members are to look at the environmental aspects of the NDP prior to the next meeting and as appropriate to provide comments. A review of the whole document can also be addressed. Any comments should be made within the document in red text and show the initials of who has made the comment. Alternatively, comments can be sent to RE. **Action All.** The inputs will be discussed at the next meeting.

## **8. Planning Applications**

There were no new planning applications known to be relevant to the NP.

## **9. Public Q&A**

There were no members of the public present at this meeting.

## **10. Financial Report**

GS had provided a financial report which was available on the shared drive. There were no changes since last month with spend currently at £5,196. GS requested JM to raise two invoices; one to the end of March and one for the April May and June meetings. **Action JM.**

GS and RE had met to determine how the year's finances can be concluded in GS's absence. It was concluded that this should be able to wait for his return.

Contact had been made with Rosie Cox at AECOM to establish at what stage the technical support work was at for the SEA and HRA, and to understand what the programme might be once flood risk solution was concluded. The work is on hold until the flooding position is resolved and the NDP further developed. Once re-started, it will take approximately 4 weeks to complete.

## **11. Communication with other Agencies**

Other than the contact with agencies already identified elsewhere in these notes the following were recorded:

RE had reported to the PC at their last meeting on 4<sup>th</sup> March.

No response has been received from Jack Lopresti to the request to establish who will be standing for his party in the next election and how we should approach them. Having received a newsletter through the door from Luke Hall which doesn't appear to reflect the direction of the NP, RE has written to him. Although getting an immediate and positive response from Luke Hall offering a meeting, his team are yet to come back with a date. This will be followed up and any dates for a meeting shared within the Group. **Action RE.**

## **12. Any other Business**

RE had contacted Kelvin Packer for an up-date on the M49 link road project and provided a summery. Ecology work for water voles needs to be completed by the end of May; great crested newts were also an issue. For the design work, a site visit is awaited from National Grid to identify the location of the gas main protection slab. A separate planning application, necessary under the conditions of the first, has been made for the removal of the redundant cycle path. Land negotiations are nearing completion with optimism CPO will not be required. The current programme is for work to commence on site this summer, with options to expedite the construction programme down from 12 months being explored.

## **13. Confirmation of Actions**

Actions arising from the meeting will be confirmed in the review of the minutes.

## **14. Date(s) of Future Meetings**

Agreed dates:

16<sup>th</sup> April 7pm (agreed) GS & RG apologies. It was agreed not to change this date.

21<sup>st</sup> May 7pm (agreed)

18<sup>th</sup> June (agreed)

Meeting closed at 21:05.