

NEIGHBOURHOOD PLAN STEERING GROUP NEWSLETTER MARCH 2025



News:

Who we are

The NP Steering Group is an independent group of parishioners currently comprising:

Chair - Richard Edwards

Vice Chair - John Miller

Treasurer - Gary Sheppard

Secretary - Robert Goard

Members: Mike Harrison, Nick Davies, Gill Cox, Peter Johnson.

Contact us via
neighbourhoodplan@pilningsevernbeach-pc.gov.uk or call 01454 632170.

Next meeting 15th April, 7pm at Emmaus Church, Severn Beach.

Objectives and Policies of the NP likely to include:

Allocation of sites for 246 homes to be built in the Parish to 2035, of which 35% shall be 'affordable'.

Allocation of site for up to 41 units of extra care accommodation.

Sites for parking relief at SB railway station and along the coastal path.

Sites for retail including pub/bar and takeaway.

Creating opportunities to improve local amenities through increased CIL funding.

Visit us at:
<https://www.psbpc.co.uk/neighbourhood-plan>



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Flood Risk:

On 19th February we awarded a contract for the preparation of a Level 2 Strategic Flood Risk Assessment (SFRA) for the Parish to JBA consulting. JBA has a strong reputation and knows our area well, having previously carried out SFRA work for South Glos Council (SGC), including completing a SFRA for Oldbury-on-Severn's Neighbourhood Plan (NP). That was successful in making the case for allowing some new housing to be built in flood-sensitive areas. Our SFRA report should be available by the end of April and by grouping some of the potential sites together, it will be delivered within our available grant funding.

SGC's Local Plan:

SGC has published its Regulation 19 draft of the Local Plan which is available for consultation until 11th April. It can be found online at <https://beta.southglos.gov.uk/new-local-plan/>

Frustratingly, the Local Plan doesn't include content from any emerging NPs such as ours. Their case is that until a NP is made, passing inspection and public referendum, it is not binding and draft policies can't be identified. So, things missing relevant to our parish include:

- Shortage of housing and care accommodation
- Lack of parking for visitors along the coastal path
- Buffering between industrial and residential areas
- Need for a truck stop (and appropriately located)
- Previously planned 'spine road' out of Severnside
- Public transport solutions

Yet the employment use land north of the B4055 is still in and has grown in size.

Please register your opinions on these and other matters affecting our community.

