

# NEIGHBOURHOOD PLAN STEERING GROUP NEWSLETTER FEBRUARY 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](mailto:neighbourhoodplan@pilningsevernbeach-pc.gov.uk) or call 01454 632170.

Next meeting 18<sup>th</sup> March, 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>



scan me

### Flood Risk:

We have agreed with South Glos Council (SGC) and the Environment Agency (EA) the specification for a consultant to prepare a Level 2 Strategic Flood Risk Assessment (SFRA) for the Parish. This has gone out to tender and the work will be in progress when this appears.

### Completing the Neighbourhood Plan:

Consultants AECOM are lined up to complete the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) for potential sites as soon as a satisfactory SFRA is delivered.

### SGC Local Plan:

In February, a new draft was published and endorsed by SGC Cabinet. Disappointingly, the plan still includes employment land north of Marsh Common Road which now covers a larger area than in the previous draft. There is nothing to address impacts on nearby housing, suitable access by road or support to public transport. References to our Neighbourhood Plan and our objectives are no longer included. Residents are encouraged to look at and comment on the Local Plan in the current public consultation as it will impact the future of our community.

### Planning Applications:

The Steering Group has posted an objection to application P24/02984/CLP for land raising works necessary to facilitate warehouse development, and we encourage residents to also take a look. This is for land east of the M49 roundabout, either side of Farm Lane. The included 'masterplan' shows the vastness of the potential warehouse development with 2,466 HGV parking spaces and a road connecting it to Marsh Common Road. Little is offered in the way of screening or buffer zones, or traffic solutions.

