



**Pilning & Severn Beach
Neighbourhood Plan Steering Group**
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Meeting Notes for Neighbourhood Plan Steering Group 14th January 2025 7pm at The Plough

1. Present

Richard Edwards (RE), John Miller (JM), Nick Davies (ND), Gary Sheppard (GS), Peter Johnson (PJ), Mike Harrison (MH), Robert Goard (RG).

Not present: Gill Cox (GC).

Guests: None.

2. Declarations of interest

None new.

3. Review of actions from the previous meeting of 17th December and matters arising

All actions are covered under the agenda items below with any matters arising.

4. Flood Risk Progress

The final part of data 'the breach scenario' had arrived from the EA on 24th December.

ND had completed his work in preparing a specification for a consultant to deliver a SFRA and has sought professional advice on its content on 9/1. The consultant has yet to come back on this and would be chased **Action ND**. A Statement of Common Ground is being prepared.

Action on-going RE. This work is on the critical path for the NP and will need to be progressed as soon as possible. Options for consultants to quote for the work were suggested as: JBA, Hydrock and Clive Onions.

The action to investigate whether the data, once available, can be installed as layers on Parish Online continues. **Action ongoing MH.** MH reported that Parish Online has said they can do this as support work at no cost if the data is presented in a 'Shape File'. ND is to send a link to the data to MH.

On 8/1 RE had an email from Wessex Enquiries informing that the data was available and asking what we needed. Although we have had access to the data, we will request everything to be loaded onto the hard-drive sent to them and returned to ND. **Action RE.**

5. Evaluation of Sites

Activity on sites since last meeting:

On 10/1 RE had received an email from Dave Lawrence, WECA, in relation to the 3 trains per hour service and potential platform changes. It was agreed that although we should recognise this possibility in the NDP, any consideration of this would be left to the landowner/developer to determine.

On 4/1 RE received a call from the owner of the land behind the doctors' surgery. They were having no cooperation from the landowner of the adjacent land and was disappointed

to see 5 static caravans on that land; apparently being rented on the open market. This is with SGC planning enforcement who have now received a planning application but are unable to process it as it currently has no FRA included. The enforcement officer is unaware of any contact from the Ward Councillor to request a site meeting and has indicated that is not normal practice anyway. Should a planning application be completed, then this should be requested to go on the circulated schedule by the PC and the Ward Councillor then request it to go to committee. A strong public response was anticipated.

At the last PC meeting Peter Tyzack raised the potential for development of the land adjacent to Gorse Cover Road and North of Church Road, with government considerations for CPO of blighted land. This was followed up with an email on 13/1. RE had responded at the meeting and to the email, stating the process followed by the NP and that the land could only be considered as currently unavailable and unable to be fixed in the period of the current NP.

An email had been received from the owner/developer of the land south of Church Road to say that they had agreed terms for an access solution. Details of this could not be shared at this time.

6. Development of the NDP

GS had read through the latest version of the document and had not noticed anything currently required in the way of additional links or references.

The action to address the actions from the sub-group meeting of 12th November continues.
Action All.

7. Revision of the Project Plan

GS & RE had met to finalise the revision to the plan. The new document had been distributed twice by RE, the second time having amended to overlap two activities, shortening the end date (public referendum to February 2026). GS explained the funding for the remainder of the NP and that on 13/1 an email had been received from Nick Chisholm-Batten, AECOM in relation to SEA and HRA. This had identified the need to close the current activities for this financial year at the end of January, and then to immediately request them for the new financial year. AECOM implied this should not cause a delay, but it was agreed it should discuss with Locality **Action GS.**

Post-meeting Note: On 21/1 RE received a phone call from Dave Chapman, Locality, advising that Locality would handle the transition internally and there was no need for us to close and re-open. This will now appear seamless to the Steering Group. However, we should instruct Locality/AECOM at the earliest opportunity to complete this work and as appropriate the site evaluations.

The project plan was accepted at the meeting and will be published in full on the shared drive and without budget figures on the website **Action RE.**

8. Planning Applications

P24/02984/CLP - Land raising works necessary to facilitate warehouse development - Land Adjacent M49 Severn Beach. Although this was concerning land raising east of the M49 roundabout, either side of Farm Lane, the masterplan in the application showed the vastness of the potential warehouse development accommodating 2,466 HGV parking spaces and road connectivity to the B4055. The land raising issue and 1957 consent is being addressed through the PC, but the plan shows no recognition for the inclusion of buffer zones which the NP wishes to address.

9. Public Q&A

There were no guests present.

10. Financial Report

Addressed in discussions on the project plan.

11. Communication with other Agencies

- RE attended and reported on the NP at the PC meeting on 6/1. In discussion around the school utilisation number, the PC and SGC elected councillors present, recommended that the Steering Group should feed back its findings to the SGC officer that raised schools being fully utilised in the future. Therefore, RE emailed Tom Bell on 12/1 with our results on numbers emphasizing that numbers are being supplemented by pre-school classes.
- Bristol Wanderers FC has emailed again on 13/1 to request another meeting with the NPSG as a follow up to the meeting their manager did not attend on 25/11. RE has responded with his availability for January.
- RE has continued to have communications with Scott Jones, SGC about availability of maps of rhines, but is awaiting news whether SGC can share their licensed copy.

Contacts with other agencies were considered to have been already identified earlier in these notes.

12. Any other Business

None.

13. Confirmation of Actions

Actions arising from the meeting were confirmed for inclusion in the minutes.

14. Date(s) of Future Meetings

Agreed dates:

18th February at Emmaus (already agreed) - Apologies: ND.

18th March at Emmaus (agreed) - GS doubtful.

Meeting closed at 20:07.