

NEIGHBOURHOOD PLAN STEERING GROUP NEWSLETTER MAY 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 17th June, 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:

The first draft of the Level 2 Strategic Flood Risk Assessment (SFRA) was received from consultants JBA on Fri 2nd May. By Tues 6th May the Steering Group reviewed the comprehensive 49-page document and its appendices, and returned a number of proposals for improvements and clarification. However, we agree with JBA's conclusion that the key message is that potential sites are deliverable and recommendations in the main report and referring back to the Design Codes and Guidelines would mitigate the risks for new development.

This is good news and allows the Neighbourhood Plan to move forward. We have re-started the work with AECOM to complete the Strategic Environmental Assessment, Habitats Regulations Assessment and the Site Evaluation Study. AECOM will need the Neighbourhood Development Plan (NDP) to be close to the finished article for Regulation 14 consultation. So, the Steering Group is beaver away on that and also re-opening discussions with owner/developers of sites to work up masterplans and finalise the policies for each in the NDP.

M49 Junction Link Road:

More good news to report. South Glos Council (SGC) announced in early May that it has completed all the land deals needed for the road, laydown and storage areas. This has been an extremely complex process dealing with a number of overseas businesses. Mobilisation on site will come at the end of May. With a year for the construction, the road should open in late May 2026. With a fair wind and fair weather, it could even be a little earlier.

Planning Applications:

Last month the Steering Group submitted four objections to applications on the planning portal and a comment of support for the community shed in Severn Beach.

