



**Pilning & Severn Beach  
Neighbourhood Plan Steering Group**  
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## **Meeting Notes for Neighbourhood Plan Steering Group 20<sup>th</sup> February 2024 7pm at Emmaus Church**

### **1. Present**

Richard Edwards (RE), John Miller (JM), Gary Sheppard (GS), Mike Harrison (MH), Nick Davies (ND).

**Apologies:** Robert Goard (RG), Gill Cox (GC), Peter Johnson (PJ)

**Guests:** Peter Tyzack, Malcolm Green, Sandra Collins, Digby Gwillim, Sue Hensby, Eleanor Murphy, Paul Murphy, Rich Hathway, Sue Fisher, Martin Fisher.

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

None.

### **3. Review of actions from the previous meeting of 16<sup>th</sup> January and matters arising**

GS has sent out the In View monthly report via the mailing list for the first time at the beginning of February.

RE had responded positively to the information sent on 19/1/20 24 in relation scope at 21/23 Cross Hands Road.

RE had responded on 17/1/2024 to Carl McClure at SGC to advise the Group will not be requesting any presentation material or delivering a presentation on SGC's behalf for the Local Plan consultation.

RE had on 19/2/2024 forward to the PC, the Steering Groups views on Street Vote Development Orders as established at our last meeting.

GS had reported to the PC at their 5<sup>th</sup> February meeting and prepared and submitted the February report for In View. Attendance at the PC meeting was well received as it assisted discussions addressing public concerns over the Local Plan which lasted a full hour.

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

### **4. Financial Report**

GS gave a summary of the financial report which was available on the shared drive. Spend to date on our £8,400 grant was £5,196, however with some invoicing to come from Vision Planning GS believed there would be little to hand back at the end of year. GS and RE to meet to determine how this can be concluded in GS's absence. **Action GS & RE.** GS believes it is unlikely to be necessary to apply for the new grant before he is available again in May.

It was agreed that we should contact Locality/Aecom to establish where the technical support work was with the SEA and HRA, and to understand what the programme might be once flood risk solution was concluded. **Action GS & RE.**

### **5. Green Belt**

The background to the Green Belt issue was explained to the guests present and any questions answered.

Stuart Miles and RE had prepared a draft NP policy and supporting words for Green Belt, which was shared with the Group prior to sending to SGC before 25<sup>th</sup> January meeting. RE, GS, RG and Stuart Miles attended the meeting at the Yate offices with Patrick Conroy and Stuart Todd (remotely). The meeting went well and the approach and need for the inclusion of an appropriate 'policy hook' in the Local Plan was agreed. In principle this is all that needs to be done, but will depend on both the NP and LP getting through their independent inspections and being published with the necessary content.

## 6. Flood Risk Progress

The background to the flooding issue was explained to the guests present and any questions answered.

The EA had responded on 19/1/2024 to the Group's request for the 100-year data, but only to inform that the data was still being worked on.

The approach to flooding had been discussed with Patrick Conroy at the meeting on 25<sup>th</sup> January to ensure common understanding prior to the meeting with the EA arranged for 26<sup>th</sup> January.

The meeting with the EA was arranged through Alex Smith via Teams and was attended by RE & ND from the Group, Danny Dixon from SGC and Alex Smith, Colin Taylor and Ken Moss from the EA. A copy of the draft Sequential Test has been sent. The meeting was positive with the approach discussed, and post meeting, summarised and shared in a note prepared by ND, which essentially concluded:

The EA expect to have updated flood modelling data by the end of February, and this is to be shared asap thereafter. The draft sequential test provided for comment in relation to methodology will be updated upon receipt of the new flood modelling data. Proposed residential allocations will require Exception Tests. Agreed to group the three sites in Severn Beach and cover in one exception test and the Piling sites in another as sites within each group are similar in topography and risk. The Exception Test to specify suitable measures that may be appropriate to address risk levels identified rather than seek to confirm a scheme design. Developers to be responsible for selection of measures within designs at application stage via the site-specific flood risk assessment.

## 7. Evaluation of Sites

Activity on sites since last meeting:

- JM has had a response from the landowner of NP11 at New Passage who is prepared to make land available for carparking but would prefer to do this on a rental basis. It was agreed this opportunity/information should be put to the PC to take up with SGC.  
**Action JM/RE.**
- Two emails had been received from Network Rail which confused the position of whether a study for 3 services per hour was required for SB Station. Asked for clarification, they have a meeting with WECA on 21/2/2024 and will advise.
- Stonewood Homes had sent an email advising further work for them had been done by Edenvale Young and were recommending them for use by the Group. This firm is already on the Group's list of options should they be required.
- An email response had been received from Chris Cox, SGC Property Services to the Group's request for information.
  - For the use of land at SB School, SGC needs to understand the required scope by the provision of a plan of likely land take. The Group will put the developer in contact with SGC. **Action RE.**

- Release of SGC land at Promenade Gardens, SGC has indicated this can be considered, but a plan of the proposals in the first instance is required. This will be taken up with the PC to prepare a response. **Action RE & ND.**
- Copies of plans were provided for the original Cross Hands Road entrance to the new St Peter's School. These will be sent to the PC for their consideration for a new access to the playing field. **Action RE.**

## 8. SGC Local Plan

RE had used the notes from the last Group meeting to draft a consultation response for the LP. GS had shared this within the Group and consolidated comments into a final version which was formally submitted. Guests at the meeting were re-assured of the Group's responses to issues that affect the Parish.

Additionally, feedback to identify where the LP may undermine the efforts of the NP were given to Chris Wilmore by ND in a meeting with Peter Tyzack. Similarly, GS had spoken with Matthew Riddle. Today RE had written to Jack Lopresti to inform him and also to establish who will be standing for his party and how we approach them.

## 9. Planning Applications

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

## 10. Communication with other Agencies

Other than the contact with agencies already identified above in these notes, RE had received an email from resident Gareth Jones and had replied to help in his understanding of the direction of the NP.

Bristol Zoo Project had presented at the January PC meeting and as a result of feedback given at the meeting and at their earlier public consultation in Easter Compton were prepared to hold a face-to-face meeting with the PC and the Group. Dates offered for a meeting at the Zoo are: 4<sup>th</sup> March 9:30 to 11:30, 6<sup>th</sup> March 15:00 to 17:00 and 7<sup>th</sup> March 15:00 to 17:00. These will be shared with the Group to establish who would like to attend. **Action: RE.**

## 11. Any other Business

Peter Tyzack advised that the sea defence work cannot be considered completed until discussions are held with Network Rail as the defences south of Severn Beach rely effectively on the railway's banked track.

It was agreed that we will include a slot in the agenda of future meetings for 'Public Q&A'. This would come after the current 'Planning Applications' slot and 'Financial Report' will also be moved to after that.

## 12. Confirmation of Actions

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

## 13. Date(s) of Future Meetings

Agreed dates:

19<sup>th</sup> March 7pm (agreed) GS apologies.

16<sup>th</sup> April 7pm (agreed) GS apologies.

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

Meeting closed at 20:57.