



**Pilning & Severn Beach
Neighbourhood Plan Steering Group**
Cranmoor Villa, 31, Cross Hands Road, Pilning, BS35 4JB.
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Meeting Notes for Neighbourhood Plan Steering Group 14th November 2023 7pm at Emmaus Church

1. Present

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

Apologies:

Stuart Todd.

2. Declarations of interest

During the course of the meeting a conflict of interest was identified by GS for the Pilning Forge and Cross Hands Road sites.

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

PJ had prepared a bio for the website but we were still missing one for GC. **Action GC** within the coming week.

The action to draft a Sequential Test was ongoing and was discussed under item 5 of the agenda. **Action ND on-going.**

The follow up contact with the landowner of NP11, New Passage had only been initiated today, therefore the action was considered to be on-going. **Action on-going: JM & GS.**

RG had made contact with the Anchor Society regarding sheltered accommodation schemes, but they had concluded the opportunity was too speculative. RE had communicated this to the owner of the land behind the surgery, who had replied today to say they will take this forward themselves.

All other actions from the previous meeting were considered to be completed and closed, with any other matters arising described below.

4. Financial Report

GS reported our expenditure to-date for the year was £2,861. He explained having received approval for the further grant of £3,500 from Locality to cover the flood risk work quoted by JBA, he had re-approached Locality more money due to increases in quotations received. He had now received approval for a total additional funding of £10K, principally for flood risk. We would need to reconcile all current expenditure, hand back any monies left and re-apply for £10K. GS was awaiting a form from Locality to start this. Locality had made it clear that this would be our final grant allocation. Invoices to be obtained for hall hire **Action JM.** JM asked whether our activities were covered for public liability by the PC. This is to be checked **Action ND.**

5. Flood Risk Progress

Our application for product 4 information directly from the EA was made on 20th October and a request for further site identification confirms they were working on delivering this. Following two further Teams meetings with JBA on 20th and 27th October attended by RE & ND, and RE, ND & GS respectively, it was concluded JBA were not going to be able to deliver all of what was required and were unable to adjust their quote even with a lot of the data being already available.

Names of flood risk consultants had been obtained from the owners/developers of the three Severn Beach sites: Zak Simmonds, Enviren; Clive Onions, Edenvale; Alistair McShane, MJA Consulting. ND had approached these and had responses from the first two, however, neither appeared to have grasped what we require. It was concluded in discussion that perhaps our specification was not clear enough and we'd need further clarity from SGC/EA. The following approach and actions were concluded.

- Put consultants on hold **Action ND.**
- Develop our specification as far as we can, i.e. Sequential Test, identify data available to us, prepare what we believe of for the Exception Tests for the two principal areas etc. **Action ND & RE**
- Share with approach and specification with Stuart Todd. **Action RE**
- Arrange meeting with SGC (for flooding and green belt). **Action RE**
- Arrange meeting with SGC & EA. **Action SGC**

6. Green Belt Progress

Comments on Stuart Miles' Green Belt Review report had been compiled and returned on 23rd October. A revised report was received on 24th October. Stuart had identified our need to produce an Exceptional Circumstances Report, this was prepared by RE and distributed for comment on 1st November. After further iterations to both documents it was agreed at the meeting that both are good documents and very near to completion. The latest flood risk information needs to be added and today RE had emailed Patrick Conroy to clarify whether proposed new GB boundary should be Bank Road or drawn around sites to be removed. Recollection from those present at the meeting with SGC was it was the former.

It was concluded that the documents would be finalised and sent to Stuart Todd. **Action RE.** We would then present to SGC and discuss as part of the meeting to be arranged for flooding.

7. Evaluation of Sites

Activity on sites since last meeting:

- Pilning Forge; contact was made with the agent and owner and it was established they hadn't considered the site for housing due to flood risk but now were prepared to in line with the NP. A CfS form has been received with a proposal for 12 dwellings. This site is now taken forward as an infill/windfall within the NP. The existing planning application for 9 industrial units would continue, with the Steering Group having posted an objection as agreed at the last meeting.
- Cross Hands Road; an email had been received from the owners today advising us their agent (same as Pilning Forge), who we will get further information from. They believe access from Cross Hands Road can be made and the telegraph pole can be overcome.
- SG033/NP6 Land south of Church Rd. a meeting took place on 19th Oct attended by RE, GS & JM. We now have a number of documents for the site including ecological, tree and site plan related. With the owner's permission these have been forwarded to AECOM for the HRA study. We will advise SGC of the availability of the documents but inform them that we will share these once we have the results of the HRA study.

Action RE. RE will also check that the owners have the contacts for contractors they requested at the meeting.

- SG808 Corner of Bank Road and Northwick Road. RE managed to contact the landowner on 23rd October, who indicated an interest in making the site available for development. Contact details were shared with the owner of the land behind the surgery and a positive meeting was held with both parties also attended by RE and RG on 31st October. The owner of the corner plot has since submitted a CfS form, but is unsure of what to do in progressing developing the traveller site on the corner. He asked for the Steering Group view on that and whether we would support his application for an alternative site on Marsh Common Road. Discussion concluded that we should convey (**Action RE**) that we are pleased he is engaging with the Steering Group and the other landowner. Whether to incur cost in commissioning the traveller site was his decision, but value from a developer for the land was likely to significantly exceed that if the NP is made. For the planning application on Marsh Common Road, the Steering Group could not comment on that without seeing the scope of the application and any associated conditions for the granted site on SG808. In any case that would need to go through the formal planning process.
- Vicarage Road, Pilning; in response to our letter the owner had now produced an outline plan and was reducing the scope from 6 to 3 dwelling .
- SG778/907 Railway sidings land. 25th Sept. RE & RG attended a Teams meeting with Network Rail who detailed the 3 options being considered for increasing services from 2 to 3 trains per hour. Following a study, they will make a decision in March 2024. They also clarified that the 10m covenant was to ensure any construction did not affect the line's foundations or drainage. The landowner has also met with Network Rail and has responded on 10th Oct to the letter from the SG with an initial proposal. At this meeting it was believed the owner had duly considered issues raised by SGC and the SG. RE had advised Ben McGee on 17th Oct. of the proposed car park size, which he thought met the minimum requirement for 60 spaces, but it probably didn't allow for disabled or vehicle charging spaces, footways or landscaping.
- SG830 The Vicarage Pilning. The person submitting the CfS was no longer owner or resident. RE had spoken with the new owner who had no knowledge of the CfS. The SG agreed this site would no longer be considered as available unless the owner submitted a NP CfS.

8. SGC Local Plan

The latest draft of the Local Plan was available for the next stage of consultation. RE had shared a link with the group members on 6th November. The key points were: the P&SBNP had been recognised with its own paragraph, 450 houses on 4 sites in and around Easter Compton was supported. Swanmoor Stoke had been rejected, essentially on flood risk and transport issues. An employment opportunity on land near Pilning Station was supported. This was to be looked at in more detail **Action ND.**

The document identifies traveller sites across the district of which Pilning is very well represented and a draft associated policy.

There was some debate as to whether a previous Local Plan had been rejected, but this was unclear.

MH expressed the potential value of a meeting with Peter Brown, a local resident, to understand what could be learned from Swanmoor Stoke. It was agreed we would set 20 minutes aside at the start of the next meeting. Peter Brown to be invited **Action MH.**

The Steering Group had no comments to make on the Local Plan at this meeting.

9. Planning Applications

The SG was pleased to see that the truck stop proposal had been refused.

ND advised that there is a consultation coming up for a solar farm development at Cattybrook Farm which is partly in the Parish. A link will be distributed **Action ND**.

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

10. Communication with other Agencies

Contact with AECOM for the SEA and HRA studies had continued with a Teams meeting attended by GS & RE held on 30th October and information on the potential sites and possible housing numbers shared.

RE had reported to the November Parish Council meeting, where the PC considered a proposal to set up a working group for delivering on the emerging NP. The SG considers this to be an important matter as currently the PC is the only owner of potential sites it is not seeing any responses from. Furthermore, the PC sites are complicated by the need to allocate replacement sites and also to identify and access solution for the playing field. The SG will pick up on previous approaches to SGC for access to sites (playing field and SB school). **Action RE**.

Additionally at the PC meeting an update on the M49 link was given by Simon Johnson, land agreements may be moving towards agreement without CPO which may mean commencing work in Spring 2024 with completion a year later.

There was no other contact with agencies other than those already identified above.

11. Any other business

PJ and GC require access to both the shared drive and Parish Online. The necessary information and links will be sent **Action ND**.

RE asked whether anyone had joined the SGC Community Engagement Forum last week. No one had.

12. Confirmation of Actions

Actions arising from the meeting were confirmed for the minutes.

13. Date(s) of future meetings

Agreed dates:

12th December 7pm (previously agreed). Stuart Todd to attend and commencing with Peter Brown (tbc).

16th January 7pm (agreed)

Meeting closed at 21:37.