

# NEIGHBOURHOOD PLAN STEERING GROUP NEWSLETTER JANUARY 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> February, 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:

We had a positive meeting with both South Glos Council and the Environment Agency (EA) on 17<sup>th</sup> December and received the final 'breach scenario' electronic data on Christmas Eve. We've agreed the way forward and will employ a consultant to produce a Strategic Flood Risk Assessment (SFRA) including Exception Tests covering the potential development sites in the Neighbourhood Plan (NP). This will need to identify how developments can be delivered safely on sites, without affecting nearby land.

### Completing the Neighbourhood Plan:

The Steering Group has been working on the NP for 4 years now, but our programme had been delayed for over a year, awaiting flood data. Now, we've been able to revisit our project plan which can be found on the NP pages of the Parish Council website. Our key milestones are as follows:

Feb 25 - Complete SFRA and prove flooding case.

Mar 25 - Complete Strategic Environmental Assessment (SEA) and a Habitats Regulations Assessment (HRA).

Apr 25 - Complete Evaluation of Sites to determine which ones can be included in the NP.

May 25 - Finalise the Neighbourhood Development Plan (NDP) so it is ready for consultation.

Jul 25 - Complete programme of public and statutory body consultation known as 'Regulation 14 Consultation'

Aug 25 - Address responses as necessary in the NDP.

Sep 25 - Submission of fully signed off plan to SGC for compliance checks and independent examination.

Feb 26 - Public referendum.

The above may be subject to change and at times not in our control, but we will strive to meet these dates.

