

# NEIGHBOURHOOD PLAN STEERING GROUP NEWSLETTER OCTOBER 2024



## 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 19<sup>th</sup> November, 7pm at Emmaus Church, Severn Beach.

### Objectives and Policies of the NP likely to include:

Allocation of sites for 247 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:

Now sounding like a stuck record, we report the wait for re-modelled 100-year flood risk data from the Environment Agency continues. A promise of availability for early September shifted to 4<sup>th</sup> October, which has also now passed. We have met with and escalated this with our Ward Councillor and MP. This appears to be to the displeasure of the officers at the EA, who have now instructed us to make all future requests through their Wessex Enquiries line.

### Evaluation of Sites:

In our approaches for support from SGC for potential parking sites, we've had initial replies from Street Care, Parking Services and Property Services. Instead of receiving advice and help, everything to have come back so far has been negative or blocking. We've emphasized to SGC we are looking for help and for them to provide solutions and to make plans to deliver. We've also raised this with our MP and Ward Councillor for their action.

### Planning Applications:

In reviewing planning applications, the Steering Group has been dismayed by the inconsistencies of planners in how they consider flooding, Green Belt and need. It's seemingly different for residential, traveller site and commercial applications. Additionally, SGC Enforcement appears unwilling to take action where sites go far beyond what they have approval for, or to take action against those involved in developments or activities, that have chosen to ignore the planning process. Again, this has been raised with our MP and Ward Councillor.

Whatever ends up in the Neighbourhood Plan, needs to have gone through a thorough and independent assessment process for its suitability. All proposed developments still have to pass planning approval, where there's opportunity for anyone to support or object. However, we must have confidence in the fairness of the planning process.

