

NEIGHBOURHOOD PLAN STEERING GROUP NEWSLETTER NOVEMBER 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 or call 01454 632170.

Next meeting 17th December, 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:

At last, we have some news to report on the flooding front! At a meeting on 14th October, the Environment Agency (EA) provided us with draft copies of new flood maps based on the re-modelled data resulting from the improvements to sea defences (ASEA). We were advised the data was not expected to be further amended and would be available electronically in a matter of a few days.

Interpreting the maps, there appears to be no tidal flooding predicted for Pilning and up to around 0.5m for the worst affected areas of Severn Beach. We therefore believe we will be able to make an acceptable flood risk case for new housing development in both Pilning and Severn Beach in alignment with parameters set out in our Design Codes and Guidelines report. The Sequential Test is being reworked but will need the electronic data from the EA to finalise it. When this newsletter went to print on 6th November, we were still awaiting delivery of that data.

Once the Sequential Test is complete, the Steering Group will engage with a consultant to prepare separate generic Exception Tests for the potential site areas for Pilning and Severn Beach. We have briefed SGC Strategic Planning and have some provisional dates reserved for a combined meeting with SGC and the EA to ratify the approach.

Neighbourhood Development Plan:

A sub-group met in November to bring the content of the NDP towards readiness for its Regulation 14 consultation.

Evaluation of Sites:

We had a meeting with Network Rail and SGC to discuss feasibilities for alternative platform location should the need for a 3-train-per-hour service be implemented. SGC has been silent to our request for help in providing visitor parking solutions.

