



**Pilning & Severn Beach
Neighbourhood Plan Steering Group**
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Meeting Notes for Neighbourhood Plan Steering Group 18th February 2025 7pm at Emmaus Church, Severn Beach

1. Present

Richard Edwards (RE), John Miller (JM), Gary Sheppard (GS), Robert Goard (RG), Gill Cox (GC).

Apologies: Nick Davies (ND), Peter Johnson (PJ), Mike Harrison (MH),

Guests: None.

2. Declarations of interest

None new.

3. Review of actions from the previous meeting of 14th January and matters arising

The latest version of the project plan had been published on the website. As per the post meeting note with Dave Chapman, Locality had confirmed that the SEA and HRA would continue seamlessly without the need to hand back and re-start for the next fiscal year. GS has received written confirmation regarding the SEA and HRA work and has spoken to Dave Chapman to brief him on the flood risk work going ahead and therefore the full additional £10k is likely to be spent.

All other actions are covered under the agenda items below with any matters arising.

4. Flood Risk Progress

The final part of the data, 'the breach scenario' had arrived from the EA on 24th December.

The specification for a consultant to deliver a Level 2 SFRA was completed by ND with professional input on its content obtained and also feedback from the EA and SGC. We can anticipate a small charge for the consultant's work. RE had completed the Statement of Common Ground again with feedback from the EA and SGC. These went out to tender to three consultants namely, JBA, Edenvale Young and Ridge. The latter was dismissed as being very significantly over-budget. We went back to the other two for some clarifications and to ask for a best and final price. Responses were received today. A decision was made to offer the work to JBA consulting based on; best technical support, approach to grouping sites, and alignment with the aims of the NP, as well as best value. JBA will be notified in the morning.

Action RE.

We could see that MH has been making progress with installing flood data layers on Parish Online and will get an update for the next meeting. **Action ongoing MH.**

RE replied to Wessex Enquiries following their email advising the data was available, requesting it to be loaded onto the hard drive supplied. However, they had replied that they would no longer do that, and we must make access via links supplied.

5. Evaluation of Sites

There had been no further activity on sites since the last meeting. It was agreed that further work will be needed in defining the sites for the SFRA work and for the NDP.

6. Development of the NDP

No further work had been done on the NDP, but it was agreed as the SFRA will now be progressing and we have a timeline, we must use the time available wisely and make further progress. RG and JM need access to a PDF of the latest version of the NDP to prepare a list of the photos to be inserted and exactly where they will go. MH to be asked to circulate the latest PDF and if appropriate a link to the document. **Action RE/MH.** It is recommended any edits should be implemented by MH.

The action to address the actions from the sub-group meeting of 12th November continues.
Action All.

7. Planning Applications

Discussed at the last meeting P24/02984/CLP - Land raising works necessary to facilitate warehouse development - Land Adjacent M49 Severn Beach (either side of Farm Lane), it was agreed that the NPSG should submit an objection. RE had started a draft which would be completed and sent to group members on 19/2 for agreement, before up-loading onto the planning portal. **Action RE.**

GS raised the application submitted in January: P25/00232/RVC Variation of condition 18 attached to permission P21/06880/F to vary the extent of last mile distribution floorspace. (Hybrid planning application, comprising of full planning permission for raising of site levels and associated enabling works to create pre-development plateau). It was agreed that we should establish what the PC is doing about that and as appropriate, support. **Action ND.**

Our Ward Councillor had made progress with arranging a meeting of SGC planning enforcement with the PC and NPSG. The preparation for this and the sites to be identified was discussed and it was considered that there were additional sites and issues to the obvious ones already on the 'agenda' that we should raise. This included sites on Marsh Common Road and New Passage Road.

8. Public Q&A

There were no guests present.

9. Financial Report

GS had distributed his financial report which was also on the shared drive. This showed the expenditure of £213 which had been paid out. GS will be away for 2 weeks in March and his time will be limited to consider end of year costs, expenses, etc. However, he will be back in time to attend the next meeting.

10. Communication with other Agencies

- RE attended and reported on the NP at the PC meeting on 3/2.
- RE had attended a Teams meeting with Bristol Wanderers FC and the PC.
- RE had received emails from MP Claire Young in relation to the lack of availability of the flood data. Our MP was now aware we had the data. But RE had received at the end of last week a letter from our MP forwarding a letter from the Wessex Area Director of the EA from 11th December.
- RE has chased Scott Jones, SGC about licensed access to maps of rhines, but has not had a reply.

Contacts with other agencies were considered to have been already identified earlier in these notes.

11. Any other Business

None.

12. Confirmation of Actions

Actions arising from the meeting were confirmed for inclusion in the minutes.

13. Date(s) of Future Meetings

Agreed dates:

18th March at Emmaus (previously agreed) – Apologies MH.

22nd April at Emmaus (agreed) - GS doubtful.

Meeting closed at 20:35.