

Notes of the NDP meeting held Friday 2nd March 2018 at High Chimneys commencing 14.00hrs

Those attending :-

Barry Turner(BT) (Secretary and Chair), Keith Sullivan(KS), Dylan Griffiths(DG) and Alan Coles(AC)

Apologies received from :- Paul O'Connor (PO), Allan Knapp (AK) and Peter Everton (PE)(Financial Controller),

There were no declarations of interest made . The notes of the 9th January meeting were not discussed and are held over until the next meeting 20th March 2018 .

There was no Public Forum as the venue was not conducive.

2018/61- Aecom draft Site Assessment Report . Following the site visits on Wednesday 7th February the Aecom Consultants delivered as promised their draft report on 23rd February . This had been forwarded on to the working group so that consideration could be given to the findings.

The report was discussed in some detail and reference to the SFRA2 maps was made and an outline of a considered response was drafted. It was agreed that the Secretary would prepare a response and circulate it for the consideration of the other members . Subject to any amendments which may be recommended the response will be sent to the Aecom Consultants asap .

2018/62 Report Back on meeting with SGC – This meeting took place at Yate on the 22nd February , KS and BT attended accompanied by Liz Beth the Planning Consultant engaged to assist with preparation of the NDP. It was a productive meeting insofar as a number of relevant issues particularly the need for a Strategic Environment Assessment(SEA) were discussed . Jane Wormald (SGC) emphasised that work required for a SEA could be labour intensive for SGC and that this needs to be incorporated into the SGC Work Programme. The knock on effect of any potential delays to our NDP arising need so to be assessed when the position is clearer.

The SGC Duty to Support Protocol was discussed and will be made available to us once authorised by SGC.

Green Belt and the impact it potentially has on Site Selection was also discussed .

Note KS and BT had attended a briefing on the New Local Plan(NLP) on Monday 19th February where the Green Belt was raised . The NLP Consultation Document refers to the need to consider how non-strategic development in the rural areas will be delivered . The message was that it is likely that to achieve the large number of dwellings they would be looking at options for non-strategic growth in and around rural places which are in the Green Belt . Oldbury as we know is partially in the Green Belt . The Neighbourhood Plan provides an opportunity to propose modest development which might be possible given these considerations. This is a subject to be shared with the Flooding and Planning Committee .

The notes of the meeting held at Yate are attached to explain what transpired (see Appendix 1).

2018/63 Meetings – The availability of the Memorial Hall at times convenient to the NDP Steering Group is shared with the Flooding and Planning Committee(FPC). The third Tuesday afternoon in each month is reserved for either the NDP or the FPC .

This effectively makes NDP meetings bi-monthly which is too infrequent to be effective at the present time . Other venues/times will have to be found from time to time to enable group participation and to meet deadlines .

The schedule as it stands is :-

To be discussed when we meet on the 20th

Month	FPC	NDP
March		20 th
April	17 th	
May		15 th
June	19 th	
July		17 th
August	21 st	
September		18 th
October	16 th	
November		20 th
December	18 th	

Appendix 1

Oldbury Neighbourhood Planning Meeting 22 February 2018 Minutes

Attendees

SGC: Jane Wormald (JW)

OnS PC: Keith Sullivan (KS)

NP Steering Group Members: Barry Turner (BT)

Consultants: Liz Beth - LB Planning (LB)

1. Introductions – 5 mins - All

BT introduced Liz Beth from LB Planning to SGC as their new planning consultant whom is going to support them through the next stages of their plan preparation through to submission. JW expressed how welcomed this support to the group would be, particularly in connection with setting the scope of the plan and policy writing. Everyone else was well equated.

2. Update on NP progress and outcome of recent events – 15mins BT

BT updated the group on the January events which were very well attended by 102 visitors over 6 hours. As a result they had 58 responses to their consultation/engagement, which was primarily yes/no answers to set questions. Questions also focused on the site options and whether people agreed or not with these locations for growth. The NP steering group are still working through the free write text answers.

Appendix 1 Continued

In other news, draft objectives have been written. The Parish Council have also been awarded full funding (15k) for the specialist areas of direct support they need for the evidence base in support of their plan. This means AECOM are providing direct support to the NP steering group and are currently working up further site selection information based on the final FRA. They are also going to be looking into the Local Housing Needs Assessment.

3. Progress and preparation towards Reg 14 – Do you have a final scope of the NP agreed (still 14 dwellings and on how many sites?)

BT informed SGC that the original 14 dwellings Oldbury were planning was based on the Core Strategy Plan period up until 2027 and therefore in bringing the NP into line with the new emerging Joint Spatial Plan for the West of England and the emerging new South Glos Local Plan 2018 – 2036, they feel anything up to 25 homes might be more appropriate to plan for.

It is clear from early engagement, that the community don't want all these homes on one site, but potentially over a number of sites. The site selection work AECOM are doing and future environmental assessments (to be discussed later) will assist in finalising where these might be.

Importantly, it was raised that no deliverability/viability work on potential sites has yet been done, but it was recognised that was needed prior to Reg 14 to ensure that come Examination, the Plan is well supported by the required evidence. BT advised that they have encouraged local people to submit call for sites through the council's new Local Plan process to assist in this. No Call for Sites has been done for the NP. LB suggested that AECOM could potentially approach landowners as part of their assessment work, or the group will need to do this as part of the consideration of the Site Selection. JW fully supported the need for deliverability of selected sites to be proven in support of the next stages, in particular the Examination of the Plan.

Furthermore, a lengthy discussion about the need for Green Belt release was had. LB clarified this was a strategic matter that could only be addressed by SGC, although the NP could be creative in suggesting it. JW has discussed the matter with Patrick Conroy, Strategic Planning and Specialist Advice Team Manager post the meeting on the 22 Feb 2018 and he agrees with JW, as discussed at the meeting. Given the time scales of the production of the new Local Plan for South Glos and the likelihood that the Oldbury on Severn NP to reach an advance stage

Appendix 1 Continued

of production prior to the new Local Plan and the fact that both the JSP and new Local Plan are looking at possible Green Belt release to accommodate growth in the WoE, a simply Memorandum of Agreement or similar could be drawn up between SGC and the Parish Council, as the Relevant Body for undertaking the NP. It would set out that future stages of the emerging new Local Plan and its adoption that the Green Belt release of parcel(s) of land, as necessary, would be amended to reflect the NP (proposed) housing allocation, on the condition that the evidence supports this Green Belt release. This would be submitted to the Examiner as part of the NP submission documentation. This can be arranged and drawn up once the evidence has been shared with all parties and we have a final draft of the Plan **prior** to Reg 14 (the Plan as proposed to be submitted at Reg 15/16). This approach to joint working would show best practice in terms of a LPA working proactively with its communities engaged in Neighbourhood Planning.

Action: JW to review Planning Practice Guidance

4. HRA – JW (5 mins)

JW confirmed that SGC would do the HRA of the NP, as the statutory body under these Regs, but we cannot do this until we had a first draft of the plan. See section under point 5 for further details.

5. SEA Requirements – Scope – NP Group to do (Jane W/All)

JW confirmed that SGC had already done a preliminary screening of the Neighbourhood Area and concluded that a SEA would be required for a Neighbourhood Plan in Oldbury due to the Flood Risk and local environmental assets.

LB agreed with JW that in order to take this assessment further it would be difficult to do this without at least an outline of the Plan's Scope. At the meeting it was suggested that SGC would carry out the Scope, however JW was unclear at the time as to whether this was the requirement of the council.

Post meeting, JW sought advice and whilst SGC are happy to assist as far as possible, the Government has not specified that the LPA carry this out (as prescribed under the Duty). However, SGC, are happy, upon receipt of the outline draft of the Plan which sets out the plans scope and general content, to complete a more comprehensive screening of the Plan

to establish if it will have a likely significant effect (LSE) on any environmental asset. If it is concluded at that stage that it would not have LSE, then no further SEA would be required of the Plan.

Appendix 1 Continued

However, it is most likely, given the Plan is going over and above provision set out in the current Development Plan for South Glos for further growth, that a Scoping and further assessment of the impacts will be needed. The more comprehensive screening from the council will set out what the Scope of the SEA / SA ought to be, however the SEA Scope itself and any further Environmental Assessment required of the Plan is the responsibility of the relevant body for the NP – Oldbury on Severn Parish Council, via their NP Steering Group. As LB suggested, the direct support you have obtained can assist you in this and SGC recommend that you factor this requirement into your Plan making process at an early opportunity. It is possible that the scoping report will conclude no LSE and at that point no further environmental assessment is needed. Just the Scoping Report needs to be submitted with the Plan. If LSE are identified then further environmental assessment will be necessary in the form an SEA or SA and an Environmental Statement will be the outcome.

As part of the process you will consult SGC on the final SEA/SA produced as part of Reg 14 (i.e. either the the scoping report or the full Environmental Statement) and we will make comment on whether the basic conditions have been met. However, in the interests of best practice, and given the councils first comprehensive opinion was made on an outline draft of the plan, we would encourage you to submit this to us prior to Reg 14 at the same time as we suggest you liaise with us for the Green Belt scenario discussed above. This will ensure that any issues highlighted can be addressed prior to Reg 14 and make for better place making and reduce delays at the more formal stages of the plans submission.

JW recognises that this can come across as a complex matter and stresses the above is a technical matter rather than a complex environmental assessment matter. As previously stated the evidence you are likely to need for the SEA/SA is already in place or underway, so stresses again not to be overly concerned. If anything changes in light of new information, as we all learn more from the SGC perspective on this topic, and from others experiences, we will update you.

Action: NP Steering Group to submit an outline draft of Plan to SGC, expected End April 2018. Upon receipt, SGC have a reasonable period of time (approx. 4 – 6 weeks) to provide a comprehensive Screening of the Plan for LSE.

KS left the meeting

6. Interaction with SGC (5mins) JW

Appendix 1 Continued

JW confirmed that the proposed Protocol for how SGC propose to meet the Duty to advice and support under the new regs is going before exec members in May 2018. This will be shared with Oldbury on Severn PC at the earliest opportunity following sign off.

JW mentioned that she was now involved in a learning group in London for NP and would seek to continue to bring what she learns from the group into working with Oldbury on their NP. It is hoped that the London NP Group will, over time, develop best practice guidelines which can be shared England wide.

7. AOB None.