



AGM 11 am 15<sup>th</sup> February 2026

Script

1. Chairman's Welcome and Introduction

Any health and safety / fire exit announcements that may be necessary

Summarise the Agenda

I would just like to remind you of the Group's objectives as set out in our current Constitution.

- To Protect Green Spaces within South Gloucestershire from mass development.
- To raise awareness of the proposed South Gloucestershire Local Plan within the community.
- To encourage the community to engage with the Local Plan consultation process.
- To develop and promote arguments for protecting Green Spaces and quality of life for all.

As this is our AGM, your attendance implies your agreement to these objectives so you may consider yourself a member of the Group entitled to vote in this meeting. If you disagree, then I am sorry I will have to ask you to leave now.

Over the last year we have campaigned to raise awareness of the Mass Development of the local Green Belt within the proposed Local Plan in order to generate as many objections as we could during the formal consultations and at Council meetings.

Activities included:

Our Facebook Group has exceeded 3,000 members

We have developed our Website

Radio interview BBC Bristol Breakfast

TV Interview – Points West (Martin) and other ad hoc coverage on Points West

Various local and national press articles and photo shoots including:

The Voice

Mail Online

Extensive Poster campaign including large scale display of maps at locations including the Warmley Café

Demonstrations outside Kingswood Council offices

Delivered over 200 written objections to the council office

Attendance at Council meetings where several members spoke and raised objections.

Employed Context Planning as our representative planning consultant to submit our formal objections to the Local Plan at Regulation 19 stage.

We held a number of Public Meetings and one to one workshops to assist in preparing objections across various location including Warmley, Emersons Green (Pomphrey Hill), Oldland Common and Wick.

We raised funds through public donations and gratefully received grants from Siston Parish Council and Emersons Green Town Council which supported our activities.

Following the Regulation 19 public consultation SGC approved their plan and submitted it to the Government's planning inspectors on 24th October 2025.

Moving on to the coming year.

The current aims and Constitution of this Community Group are focused on opposing the Local Plan's proposed mass development of Green Spaces so our primary focus is to continue to oppose the Local Plan. The Plan has now been signed off by SGC and submitted to the Government Planning Inspectorate who will hold their own enquiry before approving the plan off. The Planning Inspectorate do however have the power to request amendments or to refuse the plan. We intend to again employ Context Planning to represent us as a Group at the Inspectorate Enquiry, but individual members are also able to participate and discuss objections they raised at the Regulation 19 Consultancy. In order to employ Context Planning however, we first need to raise more funds. Unfortunately we have no timescales as to when the enquiry will take place or what form it will take, although it is likely to be spread over a few months. So nobody knows how much Context Planning will cost us but their day rate is £1,920. It will be too late to raise the money once we get a better idea, so for now we have set a target to build a 'War Chest' of £15,000 in the hope that will be sufficient.

Outline planned fundraising activities

The £15,000 target could easily be achieved if each one of our 3,000 facebook members could be encouraged to donate just £5. Unfortunately this campaign has raised less than £200 so far.

We will be holding a community walk on April 18th – more details later in the meeting.

We continue to run our Gofundme campaign and are able to accept cash and card donations today.

The Local Plan is only one threat to our Green Belt – we will discuss this further later in the meeting but there is the potential for this Group to do more in the future. We also recognise there is a lot of interest on our facebook group in general nature and conservation issues. If this Group is to continue beyond the time the Local Plan is decided, we will need to first update the Group Constitution to remove the specific focus on the Local Plan, and then to recruit more members to our Committee. A number of hard working Committee members have found it necessary to retire over the year for personal reasons and there is a limit to what the current committee can achieve without more help.

I will now hand over to our Treasurer who will take us through the necessary formal parts of the meeting.

## 2. Treasurer

Present the accounts - Vote to approve

Present the revised Constitution - Vote to approve

In order for a community group to exist and be able to raise funds it requires a formal written Constitution which sets out the purpose of the group and the rules by which it will be run. It also requires an elected committee to run it. The current Constitution was hurriedly put together when the Group was formed in late November 2023 in order to urgently address the concerns raised by the proposed Local Plan. The Constitution requires a few amendments to enable the group to continue to function efficiently and to provide scope to broaden its future remit should there be sufficient interest and Committee members willing to run it.

The proposed constitution amendments have been published on our Web site but I will quickly run through the key points and then call for a show of hands to approve – we do require a 2/3 majority for this otherwise the existing Constitution will stand.

Note the Constitutional requires the Committee to retire and be re elected at the General Meeting every year. Further the Committee can consist of up to 20 people. In the event there are less than 20 people on the Committee, others may be coopted on by the Committee throughout the year. Today there are just 10 candidates standing so a simple majority show of hands can vote them all in now unless anyone wishes to object.

That concludes the formal part of the meeting

3. Darren - Discuss the planned walk in more detail

- Saturday 18th April
- Starting from various points
- All meeting on Shortwood Golf Course at 12pm for a photo shoot
- Full details to be published nearer the time

4. Dudley – Iceburg Graphic What might happen beyond the Local Plan?

The Proposed Local Plan to deliver 22,500 homes between 2026 and 2041 has been agreed by SGC and is currently awaiting approval by the Planning Inspectorate is just the tip of the IceBurg. This will depend on the outcome of their Public Examination anticipated to take place in the next few months.

Even if the Local Plan is approved, each development will still have to apply for Planning Permission.

Planning Permission is often sought in stages. An initial Outline Planning Request may show maps of the site and the type of properties and facilities that may be delivered but they only request agreement to the main infrastructure such as key roads and junctions, to enable the developer to start building the project. The detail is all considered as Reserved Matters and will be presented in later phases for detailed approval. Be aware therefore that just because an early plan includes a Doctors Surgery – for example, as happened at the Trading Post development, it doesn't commit the Developer to ever build it. Even the detailed planning agreements may contain clauses that allow the Developer to change their mind as to what to build at a later date. In the case of the Trading Post Doctors Surgery, because no business came forward to fund and run the surgery within a 2 year time frame, Planning Permission lapsed and the Developer reapplied to build a Sainsbury Local instead.

The proposed Local Plan has excluded many sites Developers wanted included, so some of them are busy submitting speculative planning applications in advance of the Local Plan being adopted in the hope they can beat the Plan. These are a risk and I would suggest you keep an eye on our Web site ([www.sogssg.org](http://www.sogssg.org)) where we are posting details of these as we become aware, but our primary focus is still on the Local Plan for now.

Even if these Speculative developments don't get approved in a timely manner, SGC are now required to refresh and revise their Local Plan on a rolling 5 year basis so there is always at least a 10 year forward plan in place. Therefore just because a site has been excluded from the current plan doesn't mean it won't be included in the next iteration, giving us only a 5 year rest bite.

### Neighbouring Council Plans

Neighbouring Councils such as BANES and Bristol are separately developing their own Local Plans which include substantial developments close to our borders. For example there are over 1,200 homes planned for Hicks Gate and 2,150 around Keynsham and Saltford. These residents are inevitably going to be making use of the Ring Road and the Longwell Green retail areas along with other facilities within South Gloucestershire and will therefore be impacting our infrastructure even before our Green Belt is destroyed.

Brabazon New Town. The Government is considering 12 areas for developing New Towns. They consider the Bristol area as an economical Power House for the country so high up on their list is Brabazon New Town which will incorporate the current Brabazon development at Filton (which already includes 6,500 homes in the Local Plan) but then expands across the North and East fringes of Bristol linking up to the Science Park and possibly out towards Pucklechurch and Yate to total may be 40,000 homes. Also known as the West innovation Arc

WECA West of England Combined Authority are made up of South Gloucestershire, Bristol, BANES and North East Somerset run by the Mayor Helen Godwin

The West of England Growth Strategy is stated as

Growing the economy and improving lives across the West of England

We want to transform our region.

The next decade will see the West of England change. Growth will mean more job opportunities, new homes, an injection in pace and investment in the transformation of our transport network and the strengthening of those relationships that will help us deliver.

In 10 years, the action in this strategy will deliver tangible change and improve the lives of the people who call this region home.

WECA Targets for the next 10 years

15% employment growth that is 72,000 new jobs

7,750 more homes every year

45% of commuting journeys via Active Travel and public transport

Transport and connectivity to be improved across the West of England

We are not saying this is all bad, indeed we need constant change and development or we would still be living in mud huts, but we do need to be aware of what is being discussed and get involved in the early stages.

Also ask the big questions – what is going to happen in other regions of the country?

Do we need to generate this number of new jobs to meet the local need or are we going to be sucking skilled people away from other areas, leaving them deprived and with an unbalanced lesser skilled poorer population?

Afterall we already have a severe North South divide where property prices are half or less up North than they are in our area, but minimum wages are the same. There is a big discussion to be had – but not here today.

5. Darren – Chair Open invitation to join the committee and help us!

So what is the Future for SOGSSG? As has already been said, to date our focus has been on the Local Plan. With the approval of the changes to the Constitution, we do have the opportunity to expand our thinking and activities, but only if more volunteers step up and join our Committee. The Committee as re-elected today are due to have their next meeting at 6.30pm on 2nd March here in the Community Centre. If anyone would like to come along and suggest how they may be able to help us, we would love to meet you.

General Discussion

Meeting close

The AGM was attended by 24 people. All attendees agreed with the group's objectives as set out in the current Constitution and remained for the duration of the meeting.

The SOGS-SG accounts had been published in advance of the AGM on the SOGS website, and were presented today. The accounts were also audited independently by Martin Thomas.

## Outcomes of the Meeting

The revised Constitution for SOGS-SG was briefly presented, having previously been published on the SOGS website. Adoption of the revised Constitution was agreed unanimously by the attendees (24 votes).

The Committee can consist of up to 20 members. The following 10 people stood for election

Dudley Summersfield – current Treasurer

Rick Dunning

Jill Barnes

Lilian Sheeley

Darren Lawrence – current Chair

Ros Pyle – current Secretary

Martin Thomas

Helen Hamilton

Kerry Shepherd

Steve Reade

As they were unopposed it was unanimously agreed to elect them.

Under the new Constitution just agreed, the Committee will be responsible for electing officers going forward. The Committee may also coopt additional members to the Committee throughout the year whilst vacancies exist.

Two attendees (David Heape from Shortwood and Julie Mcleod from Oldland/Bitton) were keen to join the Committee. Their details have been added to the Committee's group email.

£40 – donations were received via the SumUp machine

£55 – cash donations in the collection tin