



# Banwell Parish Council

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**MEETING:** Wolvershill Development Working Group.  
**DATE & TIME:** Monday 12<sup>th</sup> February 2024 at 7 pm.  
**LOCATION:** Banwell Youth & Community Centre

**PRESENT:** Parish Councillors Paul Blatchford (Chairman), Paul Harding (Vice-Chairman), Simon Arlidge, Matthew Tompson, Steve Voller and 13 members of the community.

**Also present:** Liz Shayler (Clerk).

Cllr Blatchford welcomed everybody.

WWG1/24     **To elect a chairman**

**Resolved:** That Cllr Blatchford be elected as Chairman of the Working Group  
**The resolution was correctly proposed and seconded (unanimous).**

WWG2/24     **To elect a vice-chairman**

**Resolved:** That Cllr Harding be elected as Vice-Chairman of the Working Group  
**The resolution was correctly proposed and seconded (unanimous).**

WWG3/24     **To receive apologies for absence**

Apologies were received from Cllr Mike Bailey.

WWG4/24     **To receive members' declarations of interest on any agenda item**

A personal interest was received by Cllr Tompson as his wife's relative's own property on Summer Lane.

WWG5/24     **To note the minutes from the Wolvershill Liaison Group meeting**

- i) 1<sup>st</sup> of February 2024
- ii) 5<sup>th</sup> of February 2024

The minutes from the above meetings were noted.

WWG6/24     **Overview of the process**

The Clerk gave a brief overview of the process including the background of the allocation of this site. The meeting was told that it was an early opportunity to look and comment on the Master Plan and new North Somerset supplementary planning document in relation to the new Wolvershill Local Plan strategic site.

Notes from the meeting will be sent on to North Somerset and any developers. Further information presented to the Liaison Group will then flow to the Working group for feedback.

The meeting was shown a map of the North Somerset (NSC) allocated Site at Wolvershill. The land identified in red is land that landowners have put forward to NSC as land suitable for development. Banwell Parish Council were not involved in this process. A map of the

area owned by the developers currently engaging with the Parish Council was shown but it was emphasised that Banwell PC are not the planning authority and that both NSC and three of the developers are seeking local input. The plans are indicative only. Full planning permission will be sought.

WWG7/24

### **Exploring the site.**

There was a presentation on some initial thoughts around public transport, active transport, vehicle movement, land use, green infrastructure & heritage.

WWG8/24

### **Breakout Session.**

Those attending separated into five groups and then considered each of the slides above in more detail. Feedback was collected by post it note. Attendees raised the following.

#### **i). Public Transport**

- The importance of Public Transport was emphasised.
- Questions were asked why buses were not utilising Wolvershill Road especially to connect the two centres.
- A link directly to Worle station was suggested.

#### **ii). Active Travel.**

- It was suggested that the current bridleways / public rights of way should be maintained, and new ones created to form a properly joined network.
- Bicycle lanes should be separate from walkers on footpaths.
- There would be no need for the active travel route over the motorway to include a bridleway as there are no bridleways in Locking Parklands.
- Concern about active travel routes being created through farmers' fields and the risk to livestock.
- A link directly to Worle station was suggested.

#### **iii). Movement through, in and out of the site.**

- Concern was raised generally about the current country lanes and how traffic will move around then in particular the creation of / escalation of them being used as rat runs.
- Concern was raised about Silvermoor Lane it was felt it should be protected and mitigation put in to ensure it is not a rat run (e.g. a 20 / 30mph speed limit).
- Concern was raised about Summer Lane in relation to it being used by busses / large vehicles (there was no plans available from the bypass team in relation to their plans to widen Summer Lane). Concern was raised about the sharp bend which could potentially lead to bottleneck problems.
- Opinion was split as to whether Wolvershill Road north of the bypass should be left open or restricted as an active travel route. There was concern about access to Morrisons and rat runs being created on neighbouring roads.
- Concern was raised about Junction 21 capacity and whether this would encourage the use of Riverside / Silvermoor Lane to access the roundabout from the east.
- Concern was raised about the infrastructure and community hub and when this will be delivered in relation to the houses.
- Whilst not part of this process (part of the Banwell Bypass Planning Application) concern was raised in relation to the closure of Wolvershill Road to the south of the bypass and how it separates the two communities from each other. Also, Junction 21 access and whether any remedial works will be completed before the houses are built.

#### **iv). Green infrastructure & heritage including wildlife habitats.**

- Biodiversity Net Gain and how it will be achieved was requested.
- Concern was raised about the protection of livestock in neighbouring fields in the suggested green areas.
- Ensure that horse riders are considered when discussing green infrastructure.
- When showing active travel routes ensure it is clear who it includes (walkers / cyclists / horse riders).

- Concern was raised about how wet some of the areas are: how this will be managed (attenuation ponds / rhynes) and what impact that will have on the designated green area during wet months.
- Request for community allotments/orchard and designated leisure areas (e.g. play areas / picnic areas).
- Concern was raised about how present wildlife, and how their habitats will be protected (e.g. the protected freshwater mussels which can be found in the Banwell River and surrounding rhynes).
- Mitigation to neighbouring properties which may have an increased risk of flooding due to the development, were requested.
- Concern was raised about maintenance and who will maintain the green areas / attenuation ponds after the developers have moved on. Evidence of poorly maintained strips of land in Banwell (Taylors Fields and environmental strip).
- Request for more detail about what the green infrastructure will be (e.g. park, orchard etc..) and how it will be protected in the future.
- Request for screen of new development from existing properties.
- Concern about light pollution and whether there could be any mitigation measure (e.g. tints to windows to help prevent light pollution).
- Concern was raised that this development would not be in keeping with the Mendip National Character Area given that it will be seen from there.
- Whilst not part of this process (part of Local Plan allocation) increase in the strategic green gap was requested to include the Knightcott area and east of the current village (inside the bypass).

#### v). Land Use

- Concern that there is not enough employment which will mean people will want to commute out of the settlement and therefore increase the vehicles movements on neighbouring roads.
- Request for a leisure centre and library.
- A proper consideration for carparking was requested. Not only in the centre / around the schools but also in residential areas. It is not realistic to assume that people will use active travel routes and the current parking standards are insufficient.
- Creation of different character areas. Ensure that there is uniformity around the community centre especially as the current centre will be developed by two different companies.
- It was hoped that whilst there were different character areas that the development design still functions cohesively as a whole.
- Request for Communal / shared office space.
- Request for Community hub but ensure that it works effectively to bring people to the centre.
- Ensure there is no replication of services which would mean Banwell Village is further hollowed out.
- New Doctors surgery (currently Banwell & Winscombe Family Practice at capacity but ensure this will not mean the closure of either of the current facilities).
- Suggestion of a café within the new identified employment area.
- Although not part of this process (part of Local Plan) concern was raised about the lack of capacity at the current motorway junction and that houses should be closer to Bristol.

Feedback from the session will inform ongoing work on the Wolverhill proposals to feed into the Supplementary Planning Document and Master Plan preparation.

**WWG9/24 Date of next meeting – If information is received in time - 7pm 11<sup>th</sup> of March.**