



# Banwell Parish Council

Banwell Youth & Community Centre

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**MEETING:** Unexpected meeting of the Wolverhill Liaison Group.

**DATE & TIME:** Thursday, 19<sup>th</sup> September 2024 at 12pm.

**LOCATION:** Online.

**PRESENT:** Cllrs Paul Blatchford & Nick Manley, representative from Wain Estates (land developers with an interest in land located at the Wolverhill Strategic Site) Andrew Cockett, Neil Lewis & Dean Fisher.

**Also present:** Liz Shayler (Clerk), Amy Symonds (Environment and Biodiversity Officer).

Present: Cllrs Paul Blatchford, Nick Manley, representatives from Wain Estates (Andrew Cockett, Neil Lewis, Dean Fisher), Liz Shayler (Clerk), and Amy Symonds (Environment and Biodiversity Officer)

Apologies: Cllr Harding, Cllr Voller (due to technical issues with logging in)

## NOTES

### Key Discussion Points:

**Land Control:** The discussion centred around the land managed by Wain Estates.

- Technical Constraints: Issues related to the new Banwell Bypass, impact of the M5, water/gas mains, high-voltage cables, and the Special Area of Conservation for bats.
- Noise and Landscape Features: The Rhyne and hedge network and Summer Lane.

### Masterplan:

- The Wain Estates portion of the Masterplan covers residential areas, public open spaces, employment, and care facilities.
- The masterplan's website is expected to go live by the end of September.

### Access and Movement:

- A primary route off Knightcott Road, leading to residential areas through employment zones, is planned.
- An active travel route is proposed to cross the motorway, connecting to Locking Parklands and the new secondary school.
- Bus routes will be discussed in the broader active travel context for the Wolverhill development by North Somerset Executive.

### Acoustic Bund:

- An acoustic bund along the motorway is proposed, serving as both a noise barrier and green space, potentially following existing hedgerows.

### Concerns Raised:

1. Lack of a green gateway from Knightcott Road, as the council prefers a buffer for historic Banwell.
2. The distance of care facilities from the new retail centre, leading to concerns that residents might need cars to access services.
3. Green space maintenance, which it was suggested might be managed by a private company.
4. The closure of North End of Wolverhill Road and its effect on traffic flow.
5. Management of the new entrance off Knightcott Road, especially considering vehicle speeds and HGVs turning in and out of the site.

6. Uncertainty about the type and timing of employment opportunities. It was suggested that this might be fairly soon in the process as it was hoped to get contributions to the first sections of the primary route from those investing in the employment opportunities.
7. Dark Corridors throughout the site and whether they continue through the other sections of the development.
8. Biodiversity Net Gain and where they are in the process of being able to measure this.

**Next Steps:**

- More information will be provided on the Wain Estates Wolverhill Development website
- The Masterplan Website will cover all three sections of the development and is due online towards the end of September.
- It was agreed to explore IT solutions for councillors who had trouble logging in, possibly using Zoom for future meetings.

.....Chairman

.....Date