



Banwell Parish Council

Banwell Youth & Community Centre,
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MEETING: Wolverhill Development Liaison Group.
DATE & TIME: Friday 27th September 2024 at 2pm.
LOCATION: Banwell Youth & Community Centre.

PRESENT: Parish Councillors Paul Blatchford, Nick Manley, Steve Voller, North Somerset Local Plan Team representative Claire Courtois and representatives from Bloor Homes at Wolverhill Jeff Richards, Ian Gazzard, Mike Kerton, Andrea Kellegher & Chris Brooke.

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

Cllr Manley welcomed everybody.

WLG36/24 **To receive apologies for absence**

Apologies were received from Cllr Paul Harding.

WLG37/24 **To note the jottings from the unexpected informal meeting with Wain Estates on the 19th of September 2024 (pages 1 & 2):**

Resolved – That the jottings from the unexpected informal meeting with Wain Estates on the 19th of September 2024 be approved as a correct record of the meeting.

The resolution was correctly proposed and seconded (unanimous)

The minutes of the meeting will be signed by the Chairman as a correct record.

WLG38/24 **To receive members' declarations of interest on any agenda item**

No declarations of interest were received.

WLG39/24 **Wolvershill Scheme update.**

Land Control

This meeting was in relation to the land in the control of Ainscough.

Masterplan

Changes to the masterplan have included the following.

- The allotment location has moved from the north of the development to a site within the strategic green gap on the Banwell side of the bypass.
- A Multi-Use Games Area (MUGA) has been added.
- Development of ponds around the site.
- The local centre has shifted from being anchored by hubs to forming a cluster.
- Coordination between the three developers on bat corridors.
- The inclusion of community halls with capacity for sports (e.g., badminton) and changing rooms.

Car parking in the local centre

With the hubs being moved closer together, concerns were raised regarding the impact on parking availability for residents, shoppers, and facility users. It was suggested that studies have been conducted for each centre use, with parking allocations made accordingly.

Wolvershill Road Closure

Councillors expressed significant concern regarding the proposed closure of the Wolverhill Road bridge over the motorway.

The plan proposes closing the bridge to all traffic except buses, cyclists, pedestrians, and existing residents (access only). Chris Brooke provided several reasons supporting the closure, suggesting that the change would have minimal impact on travel times for Banwell residents accessing Worle. It was recommended that discussions take place with current allotment holders regarding site access and additional traffic modelling be undertaken for traffic approaching from the east e.g. Sandford, Winscombe and Cheddar and its impact on the increased use of Riverside as a rat run.

Despite these explanations, the closure remains a major concern for councillors. There is heavy reliance on the success of active travel routes, such as cycling and local bus use, as well as improvements to the local street network and the M5 roundabout, which are not addressed in the current plan

Development Areas

The meeting included a presentation of street scenes from the four-character areas proposed within the Bloor masterplan. The importance of using feature buildings for placemaking and wayfinding was emphasized. A question was raised regarding the potential impact of lighting near the dark corridors. It was clarified that this would not be an issue, as the corridors will remain unlit.

Next Steps:

- A Masterplan Framework Website for ASL, Bloor Homes and Wain Estates will cover all three sections of the development and is due online towards the end of September.
- It was hoped that when face-to-face consultation occurs within Banwell, all three developers would present together rather than holding three separate consultations. Councillors felt this would be less confusing for the public unfamiliar with the masterplan as a whole.

WLG40/24

Date of next meeting – TBD.

Wolvershill Working Group on the October 14th 2024 at Banwell Youth & Community Centre.