



# Banwell Parish Council

Banwell Youth & Community Centre,  
West Street, Banwell BS29 6DB  
Telephone: (01934) 820442

Email: [clerk@banwellparishcouncil.org.uk](mailto:clerk@banwellparishcouncil.org.uk)

**MEETING:** Wolvershill Development Liaison Group.  
**DATE & TIME:** Monday 3<sup>rd</sup> June 2024 at 10:30am.  
**LOCATION:** Banwell Youth & Community Centre.

**PRESENT:** Parish Councillors Paul Blatchford, Paul Harding, Nick Manley & Steve Voller representatives from North Somerset Council including Ellena Fletcher and Max Smith and representatives from the Bloor Homes developers with land interests at Wolvershill Jeff Richards, Ian Gazzard, Mike Kerton, Andrea Kellegher & Sarah Morgan.

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

Cllr Blatchford welcomed everybody.

WLG22/24 **To elect a chairman**

Cllr Harding was elected Chair of the Liaison Group.

WLG23/24 **To elect a vice-chairman**

Councillor Manley was elected Vice- Chair of the Liaison Group.

WLG24/24 **To receive apologies for absence**

No apologies were received.

WLG25/24 **To agree the minutes from the Wolvershill Development Liaison Group on the 11<sup>th</sup> of March 2024 (pages 1 & 2):**

**Resolved** – That the minutes of the Wolvershill Liaison Group held on the 11<sup>th</sup> of March 2024 be approved as a correct record of the meeting.

**The resolution was correctly proposed and seconded (unanimous with 1 abstention due to absence)**

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

WLG26/24 **To receive members' declarations of interest on any agenda item**

No declarations of interest were received.

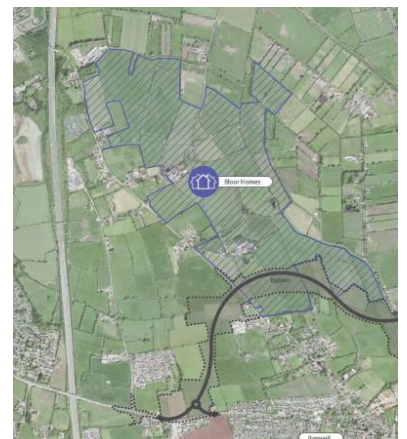
WLG27/24 **Understanding the site.**

i) **Land Control**

This meeting was in relation to the land in the control of Bloor Homes.

ii) **Masterplan**

The Bloor Homes part of the Masterplan includes a Primary school, 4 residential areas, mobility hub, community hub, retail outlets, extra care living and green spaces including wetland led parkland and allotments.



They would appreciate feedback from the Working Group and Parish Council on their current indicative suggestions.

iii) **Access and Movement**

The current plan is still to close the north end of Wolvershill Road (over the motorway bridge) which will become an active travel and bus route only. Concern was raised that this may lead to increased traffic through historic Banwell to access Riverside and the M5. The current Local Plan identifies a M5 relief route which if delivered may alleviate this issue however there were still queries as to whether this was going to be delivered as it was not identified as part of the masterplan.

Bloor Homes understood the concerns of the Parish Council and present residents and have commissioned detailed traffic modelling to show the impact of the closure of the North of Wolvershill Road. Once the traffic modelling has been received it will be shared.

Wolvershill Road itself will be access only and the main route will go to the North of the current line of Wolvershill Road. There is a proposed cycle route from north to south which runs past the school. The adjacent to the school the plans have incorporated active travel routes and a one way drop of zone for parents.

iv) **Development Areas**

There are four-character areas proposed within the Bloor masterplan. These will align with the wider masterplan to ensure consistency across the wider area.

Starting in the South will be the Mendip Gateway which will take the design cues from existing Banwell character and materials. The new properties will have a more contemporary design and aesthetic. Including the local centre, this area will have the highest density housing with the buildings being up to 4 stories high. North of this character area is Moorland Neighbourhood which includes the primary school. This is separated from the adjacent settlements by a light / dark corridor. North of this is the third settlement, Silvermoor Neighbourhood. This will have a more rural aesthetic, less dense and includes a village green. Furthest North is the Wolvershill Gateway this will have the lowest density with a maximum of 2 stories.

Across the four areas, design codes will address property aesthetics and ensure continuity throughout the development, including the core road and settlement boundaries. This approach aims to create cohesion both within and between the character areas and the broader settlements.

v) **Education**

Proposed is a two-form entry school with the capacity to extend to three-form. Adjacent to the school the plans have incorporated active travel routes (cycle route and pedestrian access) and a one way drop of zone for parents.

vi) **Local Centre**

The Local Centre is split between two developers. The Bloor Homes section is to include a mobility hub, community hub, retail outlets and extra care living. The centre has been designed as a market square to enable community events / outside markets and is split between the two developers.

vii) **Green infrastructure.**

It is proposed, where possible to use green verges, tree-lined streets and rain gardens. Concern was raised about maintenance of these green areas / trees. The plan is for a maintenance company and there will be a surcharge on each household for upkeep.

Wildlife light and dark corridors are planned along with a proposed woodland area, nature parkland and allotments. To the far north of the site will be a restricted area which will be for conservation purposes.

viii) **Community Engagement**

There will be a consultation website and two consultation events one virtual, one face to face (location to be determined). This will be publicised across a variety of platforms.

All feedback from the session will inform ongoing work on the Wolverhill proposals to feed into the Masterplan preparation.

WLG28/24 **To get a brief update on the work started by Cllr Voller & Cllr Arlidge on a possible Community Energy Scheme.**

Cllr Voller gave a brief report of where they were in relation to possible Community Energy Schemes. It was agreed to consider this further within the Bloor Site.

WLG29/24 **Date of next meeting – TBD.**

DRAFT



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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



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**MEETING:** Wolverhill Development Liaison Group.

**DATE & TIME:** Tuesday 24<sup>th</sup> September 2024 at 10:30am.

**LOCATION:** Banwell Youth & Community Centre.

**PRESENT:** Parish Councillors Paul Blatchford & Nick Manley and representatives from Ainscough Strategic Land (ASL) at Wolverhill Jenny Brow (ASL), Andy Cockett (Lichfields), Sophie Caton (Lichfields), and Rebecca Merridew (Turley).

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

Cllr Manley welcomed everybody.

WLG30/24 **To receive apologies for absence**

Apologies were received from Cllr Paul Harding and Steve Voller.

WLG31/24 **To agree the minutes from the Wolverhill Development Liaison Group on the 3<sup>rd</sup> of June 2024 (pages 1 & 2):**

**Resolved** – That the minutes of the Wolverhill Liaison Group held on the 3<sup>rd</sup> of June 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.

WLG32/24 **To receive members' declarations of interest on any agenda item**

No declarations of interest were received.

WLG33/24 **Update on the masterplan framework vision and joint working with Bloor Homes & Wain Estates.**

**Land Control**

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

**Masterplan**

- Constraints through the site include the Banwell Bypass route (including temporary CPO land), water/gas mains, localised flood zones, and the retention of Stonebridge Farm and current hedgerows/trees.
- There are 5 core principles underpinning the masterplan; Future Ready, Connected, Characterful, Healthy & Inclusive and Biodiverse.
- The masterplan framework's website is expected to go live by the end of September.

WLG34/24 **Land West of Wolverhill Road for Ainscough Strategic Land (ASL)**

i) **Land Use:**

The Ainscough portion of the Masterplan covers residential areas including later living, a primary school, local centre, public open spaces, sports facilities, retail and care/community facilities.

## ii) **Scale & Density of the Residential Developments**

- The local centre will have buildings up to 4 storeys high, transitioning across the site to a maximum of 2.5 storeys high at the northern end of the development.
- The housing density will be higher in the centre, becoming less dense as you move outwards towards the north.
- Feature buildings will be interspersed throughout the development to aid with placemaking and waymarking.

## iii) **Local Centre**

- The Local Centre is split equally between ASL and Bloor Homes.
- The Ainscough section is to include a health hub, pub / restaurant, retail outlets and later living as well as residential above.
- The centre has been designed as a market square to enable community events / outside markets.
- There is a green buffer to the south of the centre that provides a green gateway to the new development from the Bypass junction.

## iv) **Access and Movement**

- The development will be accessed from the Bypass via Wolvershill Road or Summer Lane.
- Wolvershill North to become an active travel route.
- Bus routes are being discussed with operators in the broader active travel context for the Wolvershill development.
- There will be a clearly defined street hierarchy, from primary routes with wider tree-lined roads and multi-use paths with off-carriageway parking to tertiary roads with narrower roads and paths.

## v) **Landscape and Ecology**

- Dark corridors cross the site at a minimum width of 30m for strategic corridors and 15m for secondary corridors.
- Public footpath routes will be increased/reopened.
- There will be formal and informal public parks including within the strategic gap.
- A footway/cycle path over the Banwell Bypass will allow access to the strategic green gap.
- As many current hedgerows and trees as possible will be retained.
- The development proposes to more than quadruple the green infrastructure requirement set by North Somerset.
- Sports Pitch provision as requested by NSC includes 2 adult and 2 junior pitches, along with a small clubhouse and parking but ASL is happy to discuss further with the Parish the recreation and open space use of the strategic gap as a community park.

### **Concerns Raised:**

1. **Sports Pitches on the Strategic Green Gap:** Concerns about the necessity of additional pitches, floodlighting posing a risk to the dark corridor, encouraging anti-social behaviour, and vehicular access only via West Street and Wolvershill Road. There were also concerns about the lack of vehicle capacity for formalised sports pitches and the potential impact on Wolvershill Road.
2. **Car parking in the local centre:** - The importance of ensuring enough parking near the centre for residents, shoppers, or facility users was emphasized. In particular, there should be sufficient parking if there is an event/class so that people can still access the retail outlets/restaurant, etc...

### **Next Steps:**

- The 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.

WLG35/24     **Date of next meeting – TBD.**



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**MEETING:** Wolverhill Development Liaison Group.  
**DATE & TIME:** Friday 27<sup>th</sup> 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 14<sup>th</sup> 2024 at Banwell Youth & Community Centre.