



# Banwell Parish Council

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**MEETING:** Wolvershill Development Working Group.

**DATE & TIME:** Monday 20<sup>th</sup> March 2024 at 7 pm.

**LOCATION:** Banwell Youth & Community Centre

**PRESENT:** Parish Councillors Paul Blatchford (Chairman), Paul Harding (Vice-Chairman), Mike Bailey, Matthew Tompson, Steve Voller and 4 members of the community.

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

Cllr Blatchford welcomed everybody.

WWG10/24 **To receive apologies for absence**

Apologies were received from Cllr Simon Arlidge.

WWG11/24 **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.

WWG12/24 **To agree the minutes from the Wolvershill Working Group on the 12th of February.**

**Resolved:** To agree the agree the minutes from the Wolvershill Working Group on the 12th of February.

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

WWG13/24 **To note the minutes from the Wolvershill Liaison Group meeting on the 11th of March.**

The minutes from the meeting above were noted.

WWG14/24 **To receive suggestions on the following elements of the masterplan.**

- i) Facilities
- ii) Access and Movement
- iii) Green and Blue Infrastructure
- iv) Local Centre

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.

There was a presentation on some initial thoughts around facilities, access & movement, green and blue infrastructure and the local centre.

**Breakout Session.**

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

**i). Facilities**

- If Co-op & Convenience Store are listed then missing are Banwell Garden Centre, The Castle (B & B and cream teas in the summer), The Gatehouse (at the Castle) restaurant and the Pharmacy.
- If the Football Club is included, then missing are the Recreation Ground and Riverside Green play areas.
- Would be nice to include publicly available: EV charging point, soft play area, area for mobile library (if library not included within local centre), all weather pitches (tennis, basketball, football etc...), baby changing, toilet facilities.
- Ensure all facilities new and old are accessibility complaint.
- Area for farmer's market.
- Cutting off Worle from development cuts off nearest supermarket, Children's Centre, 24hr pharmacy, library and other facilities at the campus.
- Important to consider the phasing of the facilities – not left to last so that residents have nowhere to go, shop, play etc...

**ii). Access and movement.**

- The importance of Public Transport was emphasised.
- Suggestion that given that as the traffic is being removed through the centre of Banwell Village then the express route could go along Knightcott Road, up Wolvershill Road to the transport hub and then to Bristol around the bypass.
- Whilst it seems that there is a bus link directly to Worle station it was hoped that this could be rerouted to include part of the present village.
- Does the express route connect to the rail network?
- Ensure that the amount of bus stops have been considered carefully – not to may to significantly slow the route down but enough to service the new settlement adequately.
- A lot of concerns about the closure of Wolvershill Road north of the settlement to Worle and Silvermoor Lane, reducing the ways in which more than 2800 properties can exit and entre the new settlement.
- Careful traffic modelling must be undertaken to ensure that it is known where the cars are likely to go and what impact this will have on the present / new infrastructure.
- Ensure that limited speed restrictions are considered on all roads / lanes.
- Would there be parking to enable carsharing schemes?
- Whilst not part of this process it was felt to be important that the bus network needs to be a viable alternative before cars are prohibited whether this be generally (i.e. active travel routes or specifically e.g. Wolvershill Road access to Worle).
- Important that the road infrastructure is in place before building commences to prevent unnecessary disruption to present residents.

**iii). Green and Blue Infrastructure.**

- Concern was raised about all allotments being north of the new settlement also with the closure of Wolvershill Road whether you will still be able to access the current ones.
- Concern was raised about the allotments proximity to grazing animals, whether there would be vehicular access and the desire for a community allotment / orchard.
- The importance of protecting fords and waterways and whether there was a way of enhancing them (e.g. Banwell currently have Kingfishers).
- Concerns were raised in relation to creation of public rights of ways/ bridleways which may result in trespass on neighbouring privately owned land.
- Discussion as to whether the land in the strategic gap could be protected and utilised more for exercise / walking routes / green spaces / natural play areas / picnic areas to help protect it from future development.

- Careful consideration needs to be given for the active travel routes in and around the new settlement and Banwell Village to ensure they are as safe and as accessible as possible.
- The creation of a nature reserve and possible community farm and the protection of historic hedgerows and trees.
- Concern was raised about how wet some of the low-lying areas are: how they and properties located here will be protected. That flood and surface water run off channels need to be established and enhanced early to protect these properties and surrounding areas.
- Ensure that floodplains are not built on.
- That footpaths / cycleways are clearly defined.
- Would be nice to include all weather pitches (tennis, basketball, football etc...).
- Concern was raised about how present wildlife, and how their habitats could be improved / protected (e.g. freshwater mussels / kingfishers which can be found in the Banwell River and surrounding rhynes).
- It was suggested that green spaces should be ring fenced early. Given the length of time it takes for trees and shrubs to mature then they should be planted before building work commences to reduce the impact of the construction process.
- Concern was raised about maintenance and who will maintain the play areas / green spaces / attenuation ponds after the developers have moved on.
- Green spaces buffers around existing properties.
- The importance of the M5 sound barrier

#### iv). **Local Centre**

- Liked the idea of a pedestrianised local centre which has capacity for a farmers' market which could include stall for allotment holders / local businesses.
- Liked the ideas of the three different hubs (anchors).
- Learning / health hub - given that capacity has been reached within Banwell it was felt a GP surgery was necessary as part of the hub which could include space for anti-natal classes, diabetes clinics, exercise classes for over 50's, chair yoga etc... Perhaps a small self-service library / café / gaming centre / communal or shared office space as part of the learning side.
- Community hub to include facility which can be hired for Village Hall type activities e.g. parties, private groups (knitting / WI / badminton / table tennis etc...).
- Men's Shed initiative at either hub.
- The mobility hub could include cycle / scooter hire, business / volunteer 'repair it' for repairing, servicing all forms on non-motorised vehicles and mobility aids.
- The importance of parking near the centre was emphasised to help draw people to use the facilities but also for those with mobility issues who will still need to drive regardless of how far away they live.
- Possible pub, pharmacy (especially if cutting of access to Worle), farm shop (utilising local suppliers), small retail to compliment a village centre.
- Visual impact should be considered from the current village as it will be near the crown of the hill. What will be the maximum number of stories in different areas.
- Super high-speed Wi-Fi a must for all residents and public buildings and built to be as sustainable as possible (Passivhaus standards).
- Concern that there is not a repetition of cheap / varied housing (e.g. West Wick).
- Ensure it is in keeping with the aesthetics of a village.

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

WWG16/24 **Date of next meeting – TBD.**