



# Banwell Parish Council

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**MEETING:** Wolvershill 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 Wolvershill 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 Wolvershill Development Liaison Group on the 3<sup>rd</sup> of June 2024 (pages 1 & 2):**

**Resolved** – That the minutes of the Wolvershill 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 Wolvershill 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.**