



Banwell Parish Council

Banwell Youth & Community Centre,
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MEETING: Wolvershill Development Liaison Group.
DATE & TIME: Monday 3rd 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 11th of March 2024 (pages 1 & 2):**

Resolved – That the minutes of the Wolvershill Liaison Group held on the 11th 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**

Bloor are proposing four-character areas.

Starting in the South will be the Mendip Gateway which will take the design cues from existing Banwell properties, however the new properties that will have a more contemporary feel. Including the local centre, this area will have the highest density housing with the buildings being up to 4 stories high. North of this settlement 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.**

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