



Banwell Parish Council

Banwell Youth & Community Centre,
West Street, Banwell BS29 6DB
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Email: clerk@banwellparishcouncil.org.uk

MEETING: Wolvershill Development Working Group.

DATE & TIME: Monday 10th June 2024 at 7 pm.

LOCATION: Banwell Youth & Community Centre

PRESENT: Parish Councillors Paul Blatchford (Chairman), Simon Arlidge (Vice-Chairman), Nick Manley and 2 members of the community.

Also present: Liz Shayler (Clerk).

Cllr Blatchford welcomed everybody.

WWG17/24 **To elect a chairman**

Resolved: That Cllr Blatchford be elected as Chairman of the Working Group

The resolution was correctly proposed and seconded (unanimous).

WWG18/24 **To elect a vice-chairman**

Resolved: That Cllr Arlidge be elected as Vice-Chairman of the Working Group

The resolution was correctly proposed and seconded (unanimous).

WWG19/24 **To receive apologies for absence**

Apologies were received from Cllr Paul Harding.

WWG20/24 **To receive members' declarations of interest on any agenda item**

No interests were received.

WWG21/24 **To agree the minutes from the Wolvershill Working Group on the 20th of March 2024**

Resolved: That the minutes from the Wolvershill Working Group on the 20th of March be approved.

The resolution was correctly proposed and seconded (unanimous).

WWG22/24 **To note the minutes from the Wolvershill Liaison Group meeting on the 3rd of June.**

The minutes were noted.

WWG23/24 **Exploring the Bloor Homes part of the masterplan.**

- i) Access and Movement
- ii) Development Areas
- iii) Local Centre & Facilities
- iv) Green and Blue Infrastructure
- v) Community Engagement

The Clerk gave a presentation on some initial thoughts around the above. Due to low attendance then questions and comments were taken throughout the presentation and therefore a breakout sessions was unnecessary.

i) **Access and Movement**

- The closure of Wolvershill Road over the M5 bridge was unanimously opposed, as it would block access to essential facilities at the Locking Castle district centre, including the nearest train station, supermarket, children's centre, and 24-hour pharmacy.
- Concern was raised generally about the current country lanes and how traffic will move around them in particular the creation of / escalation of them being used as rat runs.
- The closure of Wolvershill Road north of the bypass as access only / active travel route was generally supported.
- Concerns were raised about the capacity of the bypass given the current plan to divert all settlement traffic onto it. It was felt that this would significantly increase the use of Riverside and Silvermoor Lane for accessing the M5 roundabout from the east, thereby negating any benefits the bypass might offer to residents of East Street, The Square, Church Street, and Riverside.

In summary it was felt that the development's access and movement plan had been considered in isolation, without accounting for its impact on surrounding roads.

ii) **Development Area.**

- Concern was raised that the Mendip Gateway neighbourhood would not be in keeping with the Mendip National Character Area due to the four-story high buildings.

iii) **Local Centre and Facilities.**

- A pedestrianised local centre which has capacity for a farmers' market which could include stall for allotment holders / local businesses was well received.
- The importance of parking near the centre was emphasised to help draw people to use the facilities. However, there should be enough parking that when there is an event / class at the community hub that people can still access the retail outlets.
- Concerns was raised about the visual impact of the 4-storey buildings given that the centre is near the crown of the hill.

iv) **Green infrastructure & heritage including wildlife habitats.**

- Concern was raised about how wet some of the areas are in particular Wolvershill (the north end the Moorland Neighbourhood and the west end of the Silvermoor Neighbourhood).
- It was also noted that Wolvershill is well know for its natural springs and it was hoped that these had been considered. Also, the possibility of caves in the area.
- Concern about active travel routes being created which lead to private landowners' fields encouraging trespass and a risk to livestock.
- The spreading of the allotment sites was supported but clarification on access and parking was requested. Whilst in an ideal world people walk to attend their allotments then this is dependent whether water is available on site and the size of the site (the larger the site the more likely people are going to commute using their car).
- Concern was raised about maintenance and who will maintain the green verges / tree lined streets / wildlife corridors / nature parkland / woodlands / attenuation ponds after the developers have moved on.

WWG24/24 **Breakout Session.**
See comments above.

WWG25/24 **Date of next meeting – TBD**