



Banwell Parish Council

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

Email: clerk@banwellparishcouncil.org.uk

6th March 2024

MEETING: Wolvershill Development Liaison Working Group.

DATE & TIME: Monday 11th March 2024 at 10:30am.

LOCATION: Hybrid – Banwell Youth & Community Centre and Virtually.

MEMBERSHIP: Invite only. Parish Councillors Paul Blatchford, Paul Harding & Nick Manley, representatives from the developers with land interests at Wolvershill and representatives from North Somerset Council's Planning & Policy team.

A G E N D A

1. To receive apologies for absence
2. To receive members' declarations of interest on any agenda item
3. To agree the following minutes (pages 2-5):
 - i) Wolvershill Liaison Group on the 1st of February 2024
 - ii) Wolvershill Liaison Group on the 5th of February 2024
4. To discuss the following elements of the masterplan
 - i) Green and Blue Infrastructure
 - ii) Facilities
 - iii) Access and Movement
 - iv) Local Centre
5. Date of next meeting – TBD – Hybrid at Banwell YCC and virtually.

Liz Shayler

Clerk to the Council



Banwell Parish Council

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

Email: clerk@banwellparishcouncil.org.uk

MEETING: Wolvershill Development Liaison Working Group.

DATE & TIME: Thursday 1st February 2024 at 3 pm.

LOCATION: Virtual.

PRESENT: Parish Councillors Paul Blatchford, representatives from North Somerset Council's Planning Policy team, and transport team including Michael Reep, Marcus Hewlett, Ellena Fletcher, Joseph Burnell, Lindsay Margerison, James Wigmore, Max Smith, Roger Willmot, Esther Coffin-Smith, Thomas Bell and Andrea English, and representatives from the developers with land interests at Wolvershill Andrew Minto, Richard Grant, Russell Smith, Andrew Cockett, Jonathan Adams, Jeff Richards, Amanda Sutherland, Verity Wood, Ian Gazzard, Mike Kerton, Isaac Kibblewhite, Andrea Kellegher & Sarah Morgan.

Also present: Liz Shayler (Clerk).

Cllr Blatchford welcomed everybody.

WLG1/24 To elect a chairman

Cllr Blatchford was elected Chair of the Working Group

No objections were received.

WLG2/24 To elect a vice-chairman

No other Councillor was present and so this item was deferred.

WLG3/24 To receive apologies for absence

Apologies were received from Cllrs Nick Manley and Paul Harding

WLG4/24 To receive members' declarations of interest on any agenda item

No declarations of interest were received.

Cllr Harding joined the meeting.

WLG5/24 Developing a vision for Wolvershill – ambitions and challenges

Marcus Hewlett from North Somerset Planning Policy team introduced himself. It is hoped that this process would foster collaboration and coordination in the planning process for the Wolvershill development proposals.

This session was to provide an early opportunity for stakeholders to engage in discussions about key issues, aspirations, and challenges related to the development. It seeks to inform the creation of the Wolvershill Supplementary Planning Document (SPD) and the master planning of the Wolvershill development.

Key policy requirements for the development

The purpose of the Wolverhill Supplementary Planning Document (SPD) is to:

- Provide a 'spatial/masterplan framework' to guide future planning applications.
- Provide an additional level of detail to the local plan especially Policy LP1.
- Identifies high-level masterplan framework including land use, vehicle movement, transport, green infrastructure & heritage,

It is hoped that the draft SPD will be submitted in the spring as background to Local Plan submission.

Proposed North Somerset Supplementary Planning Document – programme, role, and scope.

There was a presentation on some initial thoughts around transport, vehicle movement, land use, green infrastructure & heritage. Transport information is based upon work NSC have carried out with consultants AECOM to support the emerging Local Plan.

i) Transport

- Active travel routes (in and around the settlement and neighbouring settlements).
- Public Transport with an aim to improving and creating new bus routes.

Attendees raised questions about why buses were not utilising Wolverhill Road, especially since a bus gate was designed along the bypass at this location. Additionally, concerns were raised regarding why many of the routes were bypassing Banwell.

ii) Movement through, in and out of the site

iii) Green infrastructure & Heritage including wildlife habitats.

iv) Land Use

- Introduced was the local centre, north of the bypass along Wolverhill Road.
- Creation of different character areas. There was concern expressed that while having distinct character areas within the new development was appreciated, it was important for the houses within the development still function cohesively as a whole.

Feedback from the session will inform ongoing work on the Wolverhill proposals to feed into the SPD preparation.

Date of next meeting – 2pm February 5th of 2024 – Hybrid at Banwell YCC and virtually.



Banwell Parish Council

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

Email: clerk@banwellparishcouncil.org.uk

MEETING: Wolvershill Development Liaison Working Group.

DATE & TIME: Monday 5th February 2024 at 2 pm.

LOCATION: Hybrid – Banwell Youth & Community Centre and Virtually.

PRESENT: Parish Councillors Paul Blatchford, Paul Harding, Nick Manley representatives from North Somerset Council Marcus Hewlett, Ellena Fletcher and representatives from the developers with land interests at Wolvershill, Andrew Cockett, Jonathan Adams, Jeff Richards, Ian Gazzard, Mike Kerton, Isaac Kibblewhite, Dean Fisher, Jenny Brow, Andrea Kellegher & Sarah Morgan

WLG9/24 To receive apologies for absence

No apologies were received.

WLG10/24 To receive members' declarations of interest on any agenda item

No declarations of interest were received.

WLG11/24 To agree the minutes from the Wolvershill Liaison Group on the 1st of February 2024

This item was deferred to allow the minutes to be circulated.

WLG12/24 Overview of the Process

This meeting was in relation to the land in the control of Wain Estates, Ainscough & Bloor Homes who would appreciate feedback from the Working Group and Parish Council on their current indicative suggestions for the Wolvershill Masterplan.

WLG13/24 Understanding the Site

i) Land Control



ii) Site Features

Technical constraints and opportunities - discussed were the following.

- New Banwell Bypass Route.
- Flood plain particularly to the east of the site.
- Impact of the M5,
- The Rhyne network,
- The Special Area of Conservation for Bats,
- Area of Outstanding Natural Beauty (now called Mendip Hills National Landscape),
- Historic Banwell Conservation Area,
- Wolvershill Road north and south of the bypass.

Green and blue infrastructure

It was suggested that there could be a parkland established along the eastern boundary of the site, with an additional strategic green gap the other side of the bypass towards historic Banwell. Measures would be put in place to enhance biodiversity within these areas.

Additionally, within the site, active travel routes were proposed divided into those not lit (dark corridors) to help for example, promote bat movements and those which may be illuminated. Furthermore, the importance of incorporating strategic blue corridors, which include the Rhyne network, was emphasised for environmental preservation and enhancement.

During the discussion, it was suggested that consideration should be given to establishing a green gateway at the west entrance to Banwell, located north of the A370. Furthermore, it was proposed that the planning of active travel routes should encompass not only cycle paths and footpaths but also include bridleways potentially linked to the current network.

Access & movement

It was proposed to enhance and introduce additional public bus routes, along with the establishment of a mobility hub. Furthermore, it was suggested to designate Wolvershill Road, north of the bypass, as an active travel route.

During the meeting, it was suggested that the design incorporate features to allow young people to play in front of their houses e.g. neighbourhood streets. Ensuring connectivity between Banwell and the new settlement was identified as another important consideration.

Local centre

It was proposed that north of the Bypass, along Wolvershill Road would host a new settlement centre. There would be distinct identities between the historic Banwell centre and the proposed new settlement centre. Both would be situated along Wolvershill Road ensuring connectivity with the current Centre of Banwell along Wolvershill Road.

A community hub was proposed, and it was expected that North Somerset Council would contribute input regarding their minimum requirements for this new settlement centre. It was hoped that there would be distinctive landmarks included with the design, perhaps celebrating the history of the site.

WLG14/24

Exploring Land Uses

A map was shared identifying potential areas for different land uses for example residential, education, the local centre, green infrastructure, mixed employment & residential.

WLG15/24

Date of next meeting – TBD – Hybrid at Banwell YCC and virtually.