



Banwell Parish Council

Banwell Youth & Community Centre,
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MEETING: Wolverhill 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 Wolverhill 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 Wolverhill – 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 Wolverhill 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 Wolverhill Supplementary Planning Document (SPD) and the master planning of the Wolverhill 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.