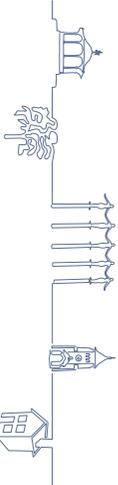


Issues and options concept diagrams – Banwell Garden Village



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Key features

1. Employment including potential industrial distribution located with good access to M5.
2. Possible location for M5, J21A.
3. Potential for green infrastructure network to link to wider network including the Grumplepill Rhyne corridor.
4. Banwell Bypass between Banwell and the new Garden Village. Including section between Castle Hill and East St.
5. Higher density housing around mixed use local centre.
6. Lower density fringe of development on eastern side opening out to countryside beyond.
7. Treatment of development edge fronting M5 to address any potential noise, amenity impact.
8. Retention of open space on lower lying ground.
9. Potential use of land between Banwell and the bypass for open space and other uses that retain its openness.
10. The setting of key heritage features is safeguarded including around Banwell Conservation Area.
11. A mixed use local centre with potential for local convenience store, community and other uses TBC.
12. Improvements to Wolvershill Rd and other local routes as required.

Alternative scenarios (AS)

1. Further development to the north up to and beyond Silver Moor Lane.
2. Development between the proposed Banwell Bypass (4) and Banwell Village.

Concept diagram explanation

The plans presented are not final masterplans and do not represent site allocations or a preferred policy position. Instead they begin to express some of the principles and themes that are influencing the development proposals at this stage, and take into account engagement undertaken to date.

The concept diagram and alternative scenarios presented for each location are indicative at this stage, and prepared for the purposes of the Local Plan Issues and Options consultation.

Following this consultation further investigation and testing of options will take place to inform the next stage of the Local Plan taking into account responses to this consultation.