

Draft minutes of a meeting of  
Wells Neighbourhood Plan Steering Group  
held on  
Tuesday 14<sup>th</sup> July 2020 at 7 pm by Zoom

Steering Group Members:

Wells City Council: Cllrs Adrian I'Anson, Rachel Humphreys & Jenny Rust

County Council: Tessa Munt

Helen Ellison, Chris Winter

Planning Champion – Rosemary Naish

Planning consultant: Stuart Todd

1. Apologies for absence: City Cllr Pam Crummay, Mendip Cllr Laura Waters & Tina Speake

2. Grant funding

a) The application was approved on the 26<sup>th</sup> of June under reference NPG – 11541 for £7,350.00. This comprises

• Review of draft Character Assessment	£2100
• Regulation 14 consultation	£2100
• Preparation for submission	£3150
	<b>£7350</b>

b) In addition, there is a component of £1000 to cover extra expenditure due to Covid 19.

c) An application for production of a Design Guide by AECOM was successful and they propose two design “packages”. One will address the three allocated sites in the Local Plan: West of Keward (120 dwellings), at the Rugby Club (80 dwellings) and at Tincknells (25 dwellings). The other package will be a “masterplan” for Wells. A telephone discussion with Ben Castell of AECOM was planned for the following day.

d) AECOM will also provide a Housing Needs Assessment.

Noted.

3. Stuart Todd’s Project Plan and revision of the former draft

Stuart reported on the revisions. The Project Plan is attached to these minutes.

#### 4. Biodiversity/Natural Environment

Simon Nash, former CEO of Somerset Wildlife Trust is currently revising the Natural Environment section and will be asked to explore the local records for 'evidence'.

#### 5. Local Green Spaces

The draft was noted. Local Green Spaces – of local significance / value – can be designated in the NP. The draft was yet to be competed together with maps and photographs which are vital to support the policy proposals. A plan showing the spaces should be obtained from MDC and photos included. Rosemary Naish referred to historic evidence that was unearthed in the search for LGSs for the Clutton Neighbourhood Plan. Tessa Munt mentioned that MDC hold estate plans for areas such as Woodbury Avenue and Bekynton Road, which are very specific regarding the protection of green spaces and corridors. TM also holds digital maps of the Wells wards.

A search of Somerset Wildlife Trust will provide relevant information including reference to protected species. Relevant records are held by SERC and Somerset Historic Environment Record. ST suggested that the Natural England "Heritage Gateway" would be useful.

#### 6. Transport Plan

The draft was noted as was a meeting on the 21<sup>st</sup> of July with TM & Geoff Binding of SCC to tour the proposed cycle links. TM referred to Covid 19 plans emanating from SCC and would encourage WCC to take advantage of the opportunities and funding available to develop traffic management plans for the city centre and beyond. The Masterplan will make a significant contribution to this section.

#### 7. Community Engagement Plan and launch

ST referred to the latest Government advice on post Covid consultation.  
<https://www.gov.uk/guidance/neighbourhood-planning--2# covid-19>

The consultation is planned for early autumn and there was discussion about use of the electoral roll. RH undertook to discuss access to this with the Town Clerk. RN said that in Clutton they had used a local mailing house to distribute material. She suggested that door to door delivery might be more effective than by post for a number of reasons.

#### 8. Neighbourhood Plan Champion, Rosemary Naish reiterated the value of maps and plans to make all parts of the NP very clear. MDC and SCC should be able to source and supply these.

#### 9. Next meeting – 11<sup>th</sup> August at 7 pm by Zoom

Adrian I'Anson  
15.7.20

