

**Wells Neighbourhood Plan Steering Group**  
**7pm Tuesday 13<sup>th</sup> October 2020 by Zoom**  
**Minutes**

**Present:** Helen Ellison, Ian Humphreys, Adrian l'Anson, Jenny Linsdell, Tessa Munt, Jenny Rust, Stuart Todd, Laura Waters & Chris Winter

**1. Welcome and introduction**

**2. Apologies for absence:** Graham Barrow, Jessica Cooke, Pam Crummay, Rachel Humphries, Simon Nash & Tina Speake.

**3. Local Green Spaces**

Volunteers were sought to compile a matrix of potential Local Green Spaces set against the relevant criteria.

**4. AECOM Design Packages 1 & 2**

Ben Castell reported on the Design Guide and commended the work of Mark Service, the heritage specialist and Simon Hargreaves, the townscape/landscape specialist. Over 6 years he has worked with 200 Neighbourhood Plan groups and finds that the challenge is always to differentiate between towns. The first half of the Guide analyses what makes Wells unique and leads in to the second half which provides 30 pages of guidelines.

The second Guide focusses on the three allocated housing sites. WL1 – the site west of the Keward estate – sets out principles of development and a housing density of 30 dwellings per hectare which was set following a discussion with Jessica Cooke who produced the Housing Need Assessment. The design guide for WL2 – the Rugby Club site – which is some 10 to 15 minutes from the centre of the city embodies bolder proposals. The density is greater than at WL1 and uses terracing. One of the proposals is based on the award winning development at Goldsmith Street, Norwich. The proposed terracing would provide a loop, communal space and the opportunity for increased social interaction.

There followed a discussion about the ratio of parking to housing. Tessa Munt referred to the need for control of future development by covenant and also the possibility of underground parking or car parking incorporated in the ground floor of development.

Ben Castell indicated that the level of parking would have to be something that the group reached a view on but should not necessarily inhibit an innovative proposal.

There followed a discussion about the need for car charging points and the possibility that these may become redundant due to changing technology.

Stuart Todd referred to the need for designs to take account of the increasing scope of permitted development rights.

**5. AECOM Housing Need Assessment**

It was agreed that when completed this should be discussed not only with Mendip DC but also with local estate agents.

**6. Progress of the Plan**

It was agreed that an application be made to Locality for funding for a Plan Health Check Prior to Examination. Stuart Todd referred to the need to maintain momentum and ensure that Locality are content for grant money to be spent in the next financial year.

**7. Next meeting** – 10<sup>th</sup> November at 7 pm by Zoom