

Report to Council on the draft Wells Neighbourhood Plan prior to consultation under Regulation 14 of The Neighbourhood Planning Regulations 2012.

1. The process of making this Plan is moving ahead and the Neighbourhood Plan Steering Group are asking the Council to adopt the current draft for consultation. Due to the imminent campaign for membership of the new Council to be elected in May, it is appropriate to hold back the public consultation to late May/June.
2. Members are provided with paper copies of
 - the draft Plan
 - the draft consultation leaflet which includes a summary of the policies and proposals
 - the Wells Design Guide and
 - a Masterplan which sets out options for development of the three sites allocated in the Mendip Local Plan for housing in Wells.
3. There is an additional document linked with the Plan – the Housing Needs Assessment for Wells. This, along with all the other documents, can be found on the WCC website by clicking on “Meetings” and then “Neighbourhood Plan”.
4. Members are asked to read the documents with care. However, it is worth adding that the drafts will be offered to the public (and relevant public bodies) for consultation on the basis that they may change. After the consultation, there will follow a re-consideration of the draft Plan based on the comments received.
5. Following the consultation, an independent Examiner will check that the Plan complies with the appropriate regulations and it then goes to a public referendum. Assuming a positive response, the Plan is made and becomes a “material consideration” when plans for development within Wells are considered.

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