

## **Progress report on the draft Wells Neighbourhood Plan to Wells City Council – 28<sup>th</sup> July 2022**

1. At the meeting of the Council on the 28<sup>th</sup> of April, the draft Wells Neighbourhood Plan together with the Wells Design Guide and Masterplan setting out options for development of the three sites allocated in the Local Plan for housing in Wells were all accepted as a basis for public consultation.
2. Discussions have taken place with Stuart Todd - consultant, Adrian I'Anson – Chair of the Steering Group and myself and Mendip District Council to make revisions to the Plan in response to an informal "Health Check" to ensure compliance with the relevant regulations. In addition, changes have been made to ensure that the draft Plan harmonises with the Wells Design Guide as regards view cones.
3. The revised draft Plan (as virtually completed) is attached to this report.
4. The associated documents:
  - Wells Design Guide
  - Masterplan (MNP on website)
  - Housing Needs Assessment and
  - Draft Summary Consultation Leaflet
  -

are set out in the Council's website. Printed copies of the draft Plan or any of these can be provided.

5. The main changes are as follows:
  - revision of policy H3 (Housing & Climate Change) to accommodate Mendip's new policy DP7 and encourage rather than require energy saving measures above and beyond current Building Regulations
  - removal of policy H4 on Play Spaces to accommodate Mendip's forthcoming Greenspace Audit and Supplementary Planning Document which covers the same policy area
  - addition of a view cone from the top of Upper Milton Lane

- adherence to 40 Local Green Spaces as listed in Appendix 4 to the Plan.
6. Assuming that the Plan is agreed, the public consultation will then proceed from the beginning of September to the end of October. Public meetings are proposed for the Rugby Club, Town Hall and Golf Club in October at 7 pm on Monday 10<sup>th</sup>, Wednesday the 12<sup>th</sup> and Friday the 14<sup>th</sup>.
  7. 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.
  8. 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.
  9. The Council is asked to approve the draft Plan as the subject of consultation as referred to above.

*Cllr Denise Denis* – 28<sup>th</sup> July 2022.