



Appendix B

Wells City Council

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Introduction

As discussed within the Planning and Environment Committee of 5th December 2024, the below statements have been developed and are intended to be shared with lead officer for Somerset East Planning Committee, Simon Trafford, in support of Wells City Council's Section 106 funding requests for consideration.

Where an application is provided to this committee for consideration, and the circumstances of the application are likely to raise section 106 consideration of the Local Planning Authority, the committee will provide response along with one of the following rationale, which are directly linked to the Wells Neighbourhood Plan and as such, will allow Wells City Council to maximise the possible funding. The response to Somerset Council will reference:

"The below sets out the priorities of Wells City Council, specifically it's Planning and Environment Committee, in its request for Section 106 funding associated with planning conditions for forthcoming applications. Wells City Council, will seek the support of Somerset Council for associated conditions where they directly contribute to the one or more of the following Neighbourhood Plan statements or assumptions:

1. ACTIVE TRAVEL

The application directly or indirectly affects active travel within the City of Wells, in Line with Wells Neighbourhood Plan, specifically reference to the objectives set out on page 17, "Moving Around" point i, Wells City Council seeks to utilise Section 106 funding in support of future development of active travel links within the city. This is considered to support the vision, aims and objectives of the Neighbourhood plan as set out in section 4. Noting specifically "to ensure the provision of effective links into, out of and around the city, which also encourage the use of sustainable alternatives to motor vehicles".

Equally, The Wells Transport Plan, captures the key projects in the city which are required to improve accessibility and active travel in and around the city. Efforts are being made by the Strawberry Line Group to improve cycle access in to Wells from the east and west. "These efforts need to be matched with changes to the road network within Wells to improve access for cyclists, walkers and wheelchair users (shared-use routes)" page 41 and

Page 47, referencing “MA1: Constraints and Opportunities on the Local Highway, Cycleway and Footpath Network

1. Our Transport Plan, as set out on Maps 5 and Maps 5A to 5E (inclusive), identifies the key transport and accessibility constraints, opportunities and the network’s key features contributing to the character of Wells. 48
2. Where relevant, development proposals will be supported which:
 - i) deliver identified opportunities and projects and / or make a financial contribution to costs and / or resolve identified constraints. Where financial contributions are made, they should be secured through community infrastructure levy or section 106 obligation;”

2. PEDESTRIAN FACILITIES

The application directly or indirectly affects highways and or pedestrian facilities within the City of Wells. In Line with Wells Neighbourhood Plan, specifically reference to the Objectives set out on page 17, “Moving Around” point i, Wells City Council seeks to utilise Section 106 funding in support of alterations to existing infrastructure, or the creation of new supporting infrastructure, specifically that of dropped kerbs, highways developments and crossings.

This is considered to support the vision, aims and objectives of the Neighbourhood Plan as set out in section 4. Noting specifically “to ensure the provision of effective links into, out of and around the city, which also encourage the use of sustainable alternatives to motor vehicles” “Improve safe accessibility into and out of the City’s centre and to and from development for pedestrians and cyclists” “Maintain and enhance access into and around the High Street which benefits pedestrians...”.

3. PLAY AND RECREATION

The application directly or indirectly affects play or recreation facilities within the City of Wells In Line with Wells Neighbourhood Plan, Wells City Council seeks to utilise Section 106 funding in support of future development of play and recreation within the city. This is considered to support the vision specifically reference to the Objectives set out on page 15 regarding the Councils vision, “The city centre will be thriving and vibrant, providing a range of retail and other services and facilities...” “The people of Wells will have good access to open spaces, play equipment and recreational facilities”.

In addition, and in line with Wells Neighbourhood Plan, Wells City Council seeks to utilise Section 106 funding in support of Policy ENV3 a: Open Space and Recreation (P91).

The following spaces (as identified on Map 13 and in Appendices 4 and 5) have been identified as important open and recreation spaces and should not be built on in accordance with the requirements of NPPF 2021, unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location or c) the development is for alternative sports or recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

S106 monies in cases where the development does not build on one of the identified green spaces would be welcomed to enhance local playgrounds in the immediate vicinity of the new development to provide better equipment

4. AFFORDABLE AND SUPPORTING LIVING

The application directly or indirectly affects sustainability of housing within the City of Wells In Line with Wells Neighbourhood Plan, Wells City Council seeks to utilise Section 106 funding in support of future development within the city. This is considered to support the vision specifically reference to the Objectives set out on page 15 regarding the Councils vision, "...housing that not only matches their material and economic needs..."

"Under Housing Policy 1- Proposers of major housing development (on sites of 10 or more dwellings) should engage with the local community and City Council, prior to submission of a planning application to the local planning authority, to help ensure that proposals take into account both this plan's aims and objectives and the views of the local community.

Wells City Council would expect support from Somerset Council to ensure S106 monies held from outside developments would be directed to affordable housing needs in Wells.

5. PARKING

The application directly or indirectly affects parking provisions within the City of Wells In Line with Wells Neighbourhood Plan, Wells City Council seeks to utilise Section 106 funding in support of future development within the city. This is considered to support the vision specifically reference to the Objectives set out on page 15 regarding the Councils vision, "...parking will be made available where possible to meet the needs of residents and visitors..."

S106 Funding would be sought where possible to support alternatives to the need for parking provision- i.e. a bus service; or better parking provisions provided by Somerset Council.

Officer Recommendation:

As ratified by the Planning and Environment Committee on 5th December 2024, A decision is requested from Full City Council to:

- Consider the drafted statements above and endorse their use with future application responses from this committee, to Somerset Council, where appropriate.