

**Minutes of  
Wells Neighbourhood Plan Steering Group  
held on  
Tuesday 13<sup>th</sup> July 2021 by Zoom**

**Present:**

Wells City Council: Cllr Adrian I'Anson

St Cuthbert Out Parish Council: Tony Hathway

Planning consultant: Stuart Todd

1. Apologies for absence  
Helen Ellison, Ian Humphreys and Wells city cllr Jenny Rust
2. Minutes of the meeting held on 15<sup>th</sup> June 2021 agreed as a correct record
3. The latest draft of the Housing section was approved subject to:
  1. Confirmation that references to Wells are to the parish of Wells.
  2. Reference in the second paragraph to 1,127 additional homes to be amended to be limited to the housing included in the three housing allocations for Wells – West of Keward – 100, Tincknells site – 25, Wells Rugby Club – 80.
  3. In the same paragraph as above, attribute the evidence on in-migration to Wells - "Census: 2011 Travel to Work data as set out in the Mendip Highways Investment Strategy 2020 at p. 58".
  4. Preamble to policy H1 2<sup>nd</sup> paragraph to include reference to the 2015 survey support of 72% regarding affordability, housing for families and younger people and retired people in each case.
  5. As above penultimate paragraph deletion of the reference to discussion with estate agents.
  6. Insertion of the following as "Overview" to 1.4 "Sustainable and Well-designed dwellings":  
"In the debate on the report "Building Better, Building Beautiful" in January 2020, the Secretary of State said "*We want a planning system that encourages beautiful development, guards against ugliness and is based on stewardship and place-making.*" The aim of this section of the Neighbourhood Plan is to do just that by supporting policy DP7 of the Local Plan with more particularity and relevance to Wells."
  7. Insertion at policy H4 vii of the following to cover charging points for car park areas:.....