

YOUR CITY ~ YOUR SAY



City of Wells Neighbourhood Plan

Is this what you have told us?

Your chance to comment on the draft Plan

Feedback form

The City of Wells Neighbourhood Plan depends on you making your voice heard so that the Plan reflects how the community of Wells wants the City to develop in the future. The Draft Plan can be seen in full on the website - www.wellscivicsociety.org.uk/neighbourhood-plan and copies will be available in the Library and the Town Hall. Please use this form or use the online link to feedback on the Draft Plan by **noon on 26th March.**

Heritage Policy 1

The significance of designated heritage assets including nationally protected listed buildings and their settings, archaeological sites and conservation areas and their settings, as well as undesignated heritage assets (including locally listed buildings) will be recognised and given the requisite level of protection.

Agree Disagree Comment

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Heritage Policy 2

Development proposals which conserve and enhance a heritage asset will be supported where this is clearly and convincingly demonstrated by way of an assessment of the asset and its setting.

Agree Disagree Comment

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Housing Policy 1

Applications for development of schemes with a minimum size of six dwellings shall provide evidence of full consultation with the local community and City Council.

Agree Disagree Comment

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Housing Policy 2 Housing mix and type

Support will be given to proposals for residential development which provide an appropriate mix of dwelling types and sizes. Assessment will be based on not only the current Strategic Housing Market Assessment and Housing Needs Assessment but also such local evidence as may be available at the time. This policy conforms with and supports Development Policy 14 of the Mendip Local Plan.

Agree Disagree Comment

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Housing Policy 3 Affordable Housing

Support will be given to proposals for housing which consider local housing need and provide at least 40% Affordable homes, including an agreed proportion for shared ownership. This requirement provides more relatively affordable open-market houses and meets Mendip Local Plan requirements for affordable housing within new developments set out in Development Policy 11 of the Mendip Local Plan.

Agree Disagree Comment

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Housing Policy 4 Unit size

Priority should be given to the inclusion of smaller units of 1 and 2 bedrooms on each new development.

This policy directs that new development should favour smaller dwellings, in a reflection of an identified need for small units for single households, for both young and old. It is in compliance with and supports Development Policy 14 of the Mendip Local Plan.

Agree Disagree Comment

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Housing Policy 5 Retirement housing

A minimum of 10% of new homes (per development of a minimum size of 10 units) shall be built to meet Lifetime Home Standards. Lifetime Homes offer particular benefits to older people, disabled people and anyone with a physical impairment whether they live in the property or want to visit relatives and friends. The Standards incorporate 16 criteria.

This accords with Mendip Local Plan policy and provides accommodation to meet the changing needs of the occupants.

Agree Disagree Comment

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Housing Policy 6 Phasing of development

Priority shall be given to the development of previously developed land (brownfield sites) before greenfield land is built upon.

This accords with the wishes of local residents and conforms to national and local planning policies on sustainable development.

Agree Disagree Comment

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Housing Policy 7

Planning applications for residential development shall include a 'Building for Life 12' assessment and proposals will be required to score 12 out of 12 "greens". BfL12 is the industry standard for the design of new housing developments. It is a means of ensuring that housing will be attractive, functional and sustainable.

Agree Disagree Comment

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Housing Policy 8

Planning applications for residential development shall include a Code for Sustainable Homes assessment and proposals will be required to comply with Level 5.

Agree Disagree Comment

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Housing Policy 9

All residential development shall provide for suitable ducting (for superfast broadband or such other communication medium as may be current) to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.

Agree Disagree Comment

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Moving Around Policy 1

Proposals for residential development shall incorporate pedestrian and cycle access to and around the City centre from such developments.

Agree Disagree Comment

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Moving Around Policy 2

Proposals for residential development shall contribute to the cost of improving the city's existing pedestrian and cycle network.

Agree Disagree Comment

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Moving Around Project A

The City Council will work with other agencies to explore limited restriction of vehicular access to the High Street on market days.

Agree Disagree Comment

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Moving Around Project B

The City Council will work with Mendip District Council and Somerset County Council to improve parking signage within Wells.

Agree Disagree Comment

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Moving Around Project C

The City Council will work with Mendip District Council and Somerset County Council to provide parking management that responds to user needs.

Agree Disagree Comment

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Moving Around Project D

The City Council will work with Mendip District Council and Somerset County Council and relevant landowners to obtain a “park & walk” site to serve the needs of visitors and tourists.

Agree Disagree Comment

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Moving Around Project E

The City Council will work with Mendip District Council and Somerset County Council and relevant service providers to improve the provision of bus services to, from and within the City.

Agree Disagree Comment

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Retail Policy 1

Support will be given to development that would enhance and complement the City’s historic core; for example redevelopment of the land around Prince’s Road and / or Market Street.

Agree Disagree Comment

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Retail Policy 2

Support proposals which would maintain a mix and balance of retail uses, food establishments and commercial outlets in the City Centre, to retain the vitality and vibrancy of the City Centre.

Agree Disagree Comment

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Tourism Policy 1

Support applications which meet a wider range of visitor accommodation needs within the City.

Agree Disagree Comment

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Tourism Policy 2

To facilitate the provision and location of visitor information facilities and services which support the local visitor economy together with appropriate IT facilities (eg: website/social media). Support would be given to applications for the establishment of facilities which met the objectives whilst also being in keeping with the character of the City and meeting planning requirements.

Agree Disagree Comment

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Tourism Project A

Work with the relevant bodies to promote and encourage links between the major visitor attractions within the City.

Agree Disagree Comment

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Tourism Project B

Work with others to promote and encourage local events and festivals.

Agree Disagree Comment

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Natural Environment Policy 1

Support will not be given to proposals for development on any of the listed open spaces of local significance or which adversely affect their setting or are within the identified view cones.

Agree Disagree Comment

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Natural Environment Policy 2

Preserve and enhance open spaces including well equipped and safe play-spaces within existing developments and provide the same for future developments.

Agree Disagree Comment

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Natural Environment Policy 3

Ensure that new developments incorporate satisfactory green spaces for leisure and the protection of wildlife habitats.

Agree Disagree Comment

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Natural Environment Policy 4

Support will not be given for development that detracts from the landscape, archaeological, ecological or historic value of Palace Fields.

Agree Disagree Comment

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Natural Environment Project A

The City Council will facilitate wide public consultation with Mendip District Council in the production of the Green Infrastructure Network and its implementation.

Agree Disagree Comment

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Thank you, do you have any other comments you would like to add?

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Please add your contact details if you wish to so that we can keep you in touch with progress:

Name:..... tel no:

post code: email:

Please return to:

Secretary of Steering Group
City of Wells Neighbourhood Plan
c/o Wells Town Hall
Market Place
Wells, BA5 2RB

by noon on 26th March 2015

Neighbourhood Plans are statutory documents which once 'made' are legal documents and 'material considerations' in terms of planning applications and local decision making. For further information see: www.planningportal.gov.uk/inyourarea/neighbourhood.

The draft City of Wells Neighbourhood Plan and the feedback form can be accessed at www.wellscivicsociety.org.uk/neighbourhood-plan.