

11: WELLS											
Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Settlement	Policy	Sort	Matter	Issue Summary	Changes sought to the Pre-Submission Plan	MDC Response
045	1723	1	Mr l'Anson and on behalf of Wells Civic Society	N/A	Wells	Neighbourhood Plan para 10.5.5	1	Neighbourhood Plan	The neighbourhood plan group has been disbanded.	Delete reference at para 10.5.5.	The change is noted and reference to work on Wells Neighbourhood Plan being under way will be deleted. Proposed change to plan text.
045	1723	2	Mr l'Anson and on behalf of Wells Civic Society	N/A	Wells	para 10.5.6	1	School provision	Pleased to note provision.	None.	Support is noted.
047	6122	1	Mr M R Cooke	N/A	Wells	housing policy	1	Housing Policy	The City is in danger of losing its status as England's smallest City.	Reduce allocations in Wells.	No changes to the city council boundaries are proposed.
084	6146	4	Sally Gregson	N/A	Wells	housing policy	1	Housing Policy	Additional development will affect the environment of the City and the surrounding area and the ecology of the River Axe. There will be increased pressure on infrastructure in Wells.		Additional sites are needed in Wells to meet the housing requirement. The policies include mitigation requirements appropriate to the Local Plan which will reduce the impact on the environment of the City such as minimising visual impact, sensitive design, using local materials and styles and minimising the number of houses that can be built. There are also policies regarding maintaining and enhancing biodiversity, providing replacement habitat and carrying out surveys to establish the species that are present. The updated Infrastructure Plan considers the infrastructure implications arising from the proposed growth and the issues that need to be addressed.
091	6153	1	Catherine Coverdale	N/A	Wells	housing policy	1	Housing Policy	The City's tourist potential as a small city should be preserved and local infrastructure and road system is already under strain.	Reduce housing allocations.	The overall approach to housing is set out in the adopted Local Plan Part 1. Additional sites are needed in Wells to meet the district housing requirement.
376	1271	1	R Collins	N/A	Wells	Housing allocations	1		Other sites e.g. Ash Lane/Bristol Road should be considered.	Allocate sites on Ash Lane/Bristol Road.	No specific site is identified by the respondent and no land has been promoted to the Council as available for development.
477	6431	1	Lee Wright on behalf of A and M Ambrosini	Wright Consult LLP	Wells	Housing Omission	1	Housing omission site (Wells Cold Store) WELLS010	Support redevelopment of the site but it has to be financially viable, such as for housing.	There should be a specific policy for this site.	This site is not considered suitable for housing in principle as it is an established employment site and allocated for employment in Local Plan Part 1.
516	1463	10	Drs J & P Trueman	N/A	Wells	IDP, Appendix 3	1	IDP	Supports increased health provision.		Support noted.
516	1463	11	Drs J & P Trueman	N/A	Wells	IDP, Appendix 4	1	IDP	Supports the need for additional investment in utilities (e.g. sewerage).		Support noted.
516	1463	12	Drs J & P Trueman	N/A	Wells	IDP, Appendix 5	1	IDP	Supports the need for improved signage.		Support noted.

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516	1463	15	Drs J & P Trueman	N/A	Wells	Housing policy	1	Affordable Housing	A higher percentage than the proposed 40% of all the new housing developments should be affordable, and there should be more for homes for first time buyers.	Increase the percentage of all new homes that should be affordable, and increase the number of affordable homes.	These matters are addressed in the adopted Local Plan Part 1.
516	1463	16	Drs J & P Trueman	N/A	Wells	Section 1-9: Written Statement, Paras 3.7, 3.8, 3.21, 3.46, 3.67, 3.71 and town policies	1	Housing	The growth of Wells must be restricted in order to preserve the unique character of the city. The minimum required housing numbers should be built, greenfield sites should not be built on and development limits should not expand.	Minimum housing numbers should be used for wells. No greenfield sites should be built on. Development limits should not expand.	Section 3 of the plan sets out that the plan must do more than address minimum requirements. Planning for a 'supply' of sites and sites that can actually deliver , means the council cannot rely on brownfield sites alone or set policies which restrict greenfield development in principle. No change to the plan.
516	1463	18	Drs J & P Trueman	N/A	Wells	Section 10: Town Policies	1	Housing	There are two opposing arguments concerning the need for more houses in relation to jobs in Wells: (1) more houses are needed for people because there are more jobs than there is housing accommodation for the staff (2) we need more jobs to provide necessary openings for the people moving into the newly built houses.		LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. The reference to number of homes in relation to jobs and the need for more jobs relates to the overall scale of development and is a determining factor in defining the overall scale of growth and is covered by LPP1. No change to the plan.
516	1463	19	Drs J & P Trueman	N/A	Wells	Section 10: Town Policies	1	Housing	New houses should have sufficient parking.		Parking standards are dealt with in Policy DP10 of the Local Plan Part I and the Somerset Countywide Parking Strategy.
516	1463	20	Drs J & P Trueman	N/A	Wells	Section 10: Town Policies	1	Housing	Existing period buildings should be preserved.		The impact on Heritage assets (statutorily and locally identified) is already addressed under Policy DP3 of the Local Plan Part I.
551	6488	12	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	1		Supports a Park and Ride.		Support noted.
555	1991	11	Wells City Council	Wells City Council	Wells	Section 10.5, Para 10.5.2	1		Add: 'and growing tourism economy'.	Add: 'and growing tourism economy'.	Amend para 10.5.2 as follows: 'There is a range of specialist professional practices, a public school and a range of health sector services, as well as a vibrant small business sector and a growing tourism economy'.
555	1991	12	Wells City Council	Wells City Council	Wells	Section 10.5, Para 10.5.11	1	Wells - Green Gap	Supports green gap designation.		Support noted.
555	1991	16	Wells City Council	Wells City Council	Wells		1	Wells - Parking / Palace Farm	Against housing development at Palace Farm.	Clarify text to state there will be no housing development at Palace Farm.	Noted. Local Plan Part 2 is not allocating development at Palace Farm. The Farm lies outside development limits and therefore re-development is contrary to the Plan in principle. No change to the plan.
555	1991	21	Wells City Council	Wells City Council	Wells	IDP, Page 32	1	Wells	Supports inclusion of Cheddar to Wells multi-user path.		Support noted.

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555	1991	22	Wells City Council	Wells City Council	Wells	IDP, Page 32	1	Wells	S106 contributions must be a priority for all future development.	Amend text to clarify.	The IDP reviews likely and necessary requirements to enable the most effective use of development contributions. However, s106 must be related to the development and cannot fund wider infrastructure deficits. No change to the plan.
555	1991	23	Wells City Council	Wells City Council	Wells	IDP, Page 32	1	IDP	Existing cycle/walking routes should be protected as open spaces.	Designate all cycle/walking routes as protected open spaces.	This issue is addressed in Policy DP18 of the Local Plan Part I. No change to the plan.
555	1991	24	Wells City Council	Wells City Council	Wells	General comment	1	General Comment	The percentage of affordable housing must be fixed and non-negotiable, and there should be a greater provision of one and two bed homes.		These matters are addressed in the adopted Local Plan Part 1.
555	1991	25	Wells City Council	Wells City Council	Wells	General comment	1	General Comment	Good standards of building must be insisted upon.		Standards for the design, construction and alteration of buildings is contained in the Building Regulations 2010.
555	1991	26	Wells City Council	Wells City Council	Wells	General comment	1	General Comment	New developments need to have sufficient off-street parking and adequate access.		Parking standards are dealt with in Policy DP10 of the Local Plan Part I and the Somerset Countywide Parking Strategy. Access is addressed in Policy DP7 of the Local Plan Part I. Both issues will be dealt with at the detailed design and planning application stage of any proposal.
555	1991	27	Wells City Council	Wells City Council	Wells	General comment	1	General Comment	There should be a minimum expectation for the use of renewable energy in new builds, particularly solar energy.		These matters are addressed in the adopted Local Plan Part 1.
555	1991	28	Wells City Council	Wells City Council	Wells	General comment	1	General Comment	All trees and hedges that are lost should be replanted.		Trees and hedges are dealt with under Policy DP1 of the Local Plan Part I. Specific policies in this document (WL3 and WL5) also require the need for hedgerows to be maintained and managed. In addition to this, all of the policies highlight the need for soft landscaping, including the use of trees and hedges, to minimise the visual impact of development.

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582	3077	1	Jennifer Mitter on behalf of The Church Commissioners for England	Lichfields	Wells	Written Statement, Paras 2.1-2.11 and 3.10-3.36	1	Housing requirement	Against the uplift in housing requirement in the Local Plan Part II, and the untested impacts of the spatial distribution of this increased level of growth. This should be re-examined through the Single Local Plan Review.	Reconsider the scope of the Part II Plan.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. The broad approach of the Pre-submission plan has been to meet the requirements in Local Plan Part 1 and identify additional sustainable housing sites in the main towns. These allocations will help maintain supply over the plan period and uplift planned growth to reflect evidence studies of housing need. No change to the plan.
582	3077	3	Jennifer Mitter on behalf of The Church Commissioners for England	Lichfields	Wells	Sustainability Appraisal and Written Statement, Section 10.5	1	WELLS004 and WELLS005	Object to the sites being considered unsuitable for development as flood risk has been overstated and all other constraints in the SA are not insurmountable.	Reassess suitability of WELLS004 and WELLS005 for development.	WELLS005 is not considered suitable due to its impact on the setting of Wells and heritage and environmental assets. Much of the area is also designated as flood zone. WELLS004 falls within flood zone 2 and 3 and there sequentially preferable sites in City. Development would impact the rural character of the site, which is distinctive to the settlement and the setting of the historic core. The farm part of the site is bounded by conservation area and has relatively poor access via Silver Street. The site is not suitable for development. No change to the plan.
644	1687	1	Emma Biggs	N/A	Wells	Para 10.5.7	1	Housing Allocation	Wells can meet the shortfall in housing on the Tincknells site. This would save green spaces around the city.	Increase housing on Tincknells site.	It has been calculated that, in line with relevant policies, up to 25 dwellings can be accommodated on the mixed use site.
645	6547	1	Christine Biggs	N/A	Wells	Para 10.5.7	1	Housing Allocation	Wells can meet the shortfall in housing on the Tincknells site. This would save green spaces around the city.	Increase housing on Tincknells site.	It has been calculated that, in line with relevant policies, up to 25 dwellings can be accommodated on the mixed use site.
646	1274	1	John Biggs	N/A	Wells	Para 10.5.7	1	Housing Allocation	Wells can meet the shortfall in housing on the Tincknells site. This would save green spaces around the city.	Increase housing on Tincknells site.	It has been calculated that, in line with relevant policies, up to 25 dwellings can be accommodated on the mixed use site.
647	553	1	Laura O'Callaghan	N/A	Wells	Para 10.5.7	1	Housing Allocation	Wells can meet the shortfall in housing on the Tincknells site. This would save green spaces around the city and the rugby ground.	Increase housing on Tincknells site.	Section 3 of the Plan explains that there is a need to identify sites to meet more than minimum settlement requirements.
685	554	1	Jennifer O'Callaghan	N/A	Wells	Para 10.5.7	1	Housing Allocation	Wells can meet the shortfall in housing on the Tincknells site. This would save green spaces around the city.	Increase housing on Tincknells site.	Section 3 of the Plan explains that there is a need to identify sites to meet more than minimum settlement requirements.

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686	6573	2	Ian Brown	N/A	Wells	Para 10.5.7	1	Housing Allocation	Wells can meet the shortfall in housing on the Tincknells site. This would save green spaces around the city and the rugby ground.	Increase housing on Tincknells site.	Section 3 of the Plan explains that there is a need to identify sites to meet more than minimum settlement requirements.
005	1996	1	Geri Hale	N/A	Wells	WL1	2	Housing Allocation	Burcott Road is narrow and difficult to see how it could be upgraded as the policy suggests.	Delete designation WL1.	While Burcott Road has some narrow sections and on-street parking, the highways impact is not considered to be 'severe'. There are a number of access points to the land. A full highways assessment will be required and upgrading/management measures specified by the highways authority will need to be provided.
034	6114	1	Marcia Hein	N/A	Wells	WL1	2	Housing Allocation	Sewage treatment works will pose a health risk to new residents.	Delete site WL1 from Plan.	Wessex Water have not objected to the principle of development on this site subject to updated assessments of 'odour nuisance' and avoiding built development on areas which are not acceptable.
034	6114	2	Marcia Hein	N/A	Wells	WL1	2	Housing Allocation	The site would cause traffic congestion on Burcott Road and Jocelyn Drive.	Delete site WL1 from Plan.	See response to objection 005.
034	6114	3	Marcia Hein	N/A	Wells	WL1	2	Housing Allocation	Existing residents would be impacted adversely.	Delete site WL1 from Plan.	The policy sets out measures to minimise the impact on local residents. These include minimising visual impact, sensitive design, using local materials and styles, and minimising the number of houses that can be built.
045	1723	3	Mr l'Anson and on behalf of Wells Civic Society	N/A	Wells	WL1	2	Housing Allocation	This site is not needed to fulfil the residual requirement, suffers from smells, flooding and is further from the town centre than the other sites.	Delete site WL1 from Plan.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water. Any proposal must submit a flood risk assessment which demonstrates how surface and drainage is managed. Whilst the site is slightly further from the town centre, additional sites are needed to meet the housing requirement and this is a sustainable location for growth (it is adjacent to the development limit and abuts existing residential development along its eastern edge). No change to the plan.
43	6118	1	Mrs Margaret Robinson		Wells	WL1	2	Housing Allocation	Objections relating to impact on wildlife, traffic on Burcott Road and to Sewage Works, flooding and odours.	Delete site WL1 from Plan.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water. Any proposal must submit a flood risk assessment which demonstrates how surface and drainage is managed. Whilst the site is slightly further from the town centre, additional sites are needed to meet the housing requirement and this is a sustainable location for growth (it is adjacent to the development limit and abuts existing residential development along its eastern edge). No change to the plan needed.

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077	6143	1	Michael England	N/A	Wells	WL1	2	Housing Allocation	The site is too close to the Sewage Treatment Works.	Delete WL1.	Wessex Water have not objected to the principle of development subject to updated assessments of 'odour nuisance and avoiding built development on areas which are not acceptable.
077	6143	2	Michael England	N/A	Wells	WL1	2	Housing Allocation	The site will generate excess traffic on surrounding roads and there is no bus service on the Keward Estate.	Delete WL1.	Highways advice is that the distribution of traffic across the road network is unlikely to result in a cumulative 'severe' traffic impact from site WL1. Wells is well served by buses although there are no services in the immediate vicinity of the site. Nearest stops are 600m from Burcott Road and 350 m from southern end of the site. No change to the plan.
077	6143	3	Michael England	N/A	Wells	WL1	2	Housing Allocation	A better alternative site to WL1 would be between Jocelyn Drive and the old Haris Motors.	Delete WL1.	This area is largely flood zone 2 and 3 and not a suitable option for development.
079	6144	1	Jacqueline Keefe	N/A	Wells	WL1	2	Housing Allocation	Health facilities and schools are insufficient and will need to be increased at Council tax payers expense.	Delete WL1.	The Council consult with responsible bodies for health and education(see updated Infrastructure Plan) on the scale of local growth and seek to maximise contributions from developers.
079	6144	2	Jacqueline Keefe	N/A	Wells	WL1	2	Housing Allocation	Wildlife will be lost on the site. There are significant hedgerows that support birds and bats on the site and the site is close to the levels and moors.	Delete WL1.	The policy includes mitigation requirements appropriate to the Local Plan which includes taking opportunities to maintain or enhance biodiversity.
079	6144	3	Jacqueline Keefe	N/A	Wells	WL1	2	Housing Allocation	Jocelyn Drive and Burcott Lane are unsuitable to take additional traffic.	Delete WL1.	See Response to 005.
079	6144	4	Jacqueline Keefe	N/A	Wells	WL1	2	Housing Allocation	The site is subject to nuisance from odour from the STW, which is particularly unpleasant in the summer.	Delete WL1.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water.
079	6144	5	Jacqueline Keefe	N/A	Wells	WL1	2	Housing Allocation	The site is prone to flooding and is lower than surrounding residential areas. If the land is raised it could give rise to flooding of existing residential areas.	Delete WL1.	Surface water flooding will need to be addressed in the northern part of the site before any development can start.
085	6147	1	Emma Foster	N/A	Wells	WL1	2	Housing Allocation	The site is subject to odour nuisance from the STW which is quite unpleasant on some days.	Delete WL1.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water.
085	6147	2	Emma Foster	N/A	Wells	WL1	2	Housing Allocation	Approach roads are unsuitable for additional traffic.	Delete WL1.	The county highways authority has not objected to the principle of development and any proposal would require a traffic impact assessment to be submitted and agreed. This could include off-site works.
085	6147	3	Emma Foster	N/A	Wells	WL1	2	Housing Allocation	Infrastructure including schools and doctors is inadequate in Wells.	Delete WL1.	The Council consults with responsible bodies for health and education (see updated Infrastructure Plan) on the scale of local growth. Where possible it will seek to maximise contributions from developers.

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087	6149	1	Robert Adams	N/A	Wells	WL1	2	Housing Allocation	Local road infrastructure is inadequate.	Delete WL1.	The county highways authority has not objected to the principle of development and any proposal would require a traffic impact assessment to be submitted and agreed. This could include off-site works to surrounding highways.
087	6149	2	Robert Adams	N/A	Wells	WL1	2	Housing Allocation	There is insufficient local infrastructure and there has been too much development in Wells.	Delete WL1.	The updated Infrastructure Plan considers the infrastructure implications arising from the proposed growth and the issues that need to be addressed. In terms of there being too much development in Wells, additional sites are still needed to meet the housing requirement.
087	6149	3	Robert Adams	N/A	Wells	WL1	2	Housing Allocation	Site is too close to the sewage works.	Delete WL1.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water.
087	6149	4	Robert Adams	N/A	Wells	WL1	2	Housing Allocation	The fields behind Martin's Close flood and roads also flood and hard landscaping will make matters worse.	Delete WL1.	Any proposal must include a flood risk assessment and drainage strategy. No change to Plan.
087	6149	5	Robert Adams	N/A	Wells	WL1	2	Housing Allocation	The environment of the City is being changed to the detriment of everybody.	Delete WL1.	Section 3 of the Plan explains the Council is identifying sites to deliver a supply of homes to meet housing need.
090	6152	1	Diane Shepherd	N/A	Wells	WL1	2	Housing Allocation	Loss of wildlife.	Delete WL1.	The policy includes mitigation requirements appropriate to the Local Plan which includes taking opportunities to maintain or enhance biodiversity.
090	6152	2	Diane Shepherd	N/A	Wells	WL1	2	Housing Allocation	Effect on property values and quality of the new development.	Delete WL1.	The impact on property values is not a planning issue. In terms of the quality of new development, this is addressed in Policy DP7 of the Local Plan Part I.
090	6152	3	Diane Shepherd	N/A	Wells	WL1	2	Housing Allocation	Too close to the Sewage Treatment Works and will suffer odour nuisance.	Delete WL1.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water.
090	6152	4	Diane Shepherd	N/A	Wells	WL1	2	Housing Allocation	Too many houses will affect status as smallest City in England.	Delete WL1.	Additional sites are needed in Wells to meet the housing requirement.
090	6152	5	Diane Shepherd	N/A	Wells	WL1	2	Housing Allocation	Infrastructure such as schools and doctors are already at capacity.	Delete WL1.	The Council consults with responsible bodies for health and education (see updated Infrastructure Plan) on the scale of local growth. Where possible it will seek to maximise contributions from developers.
090	6152	6	Diane Shepherd	N/A	Wells	WL1	2	Housing Allocation	Site floods.	Delete WL1.	Any proposals are required to submit a flood risk and drainage assessment.
090	6152	7	Diane Shepherd	N/A	Wells	WL1	2	Housing Allocation	Parking is at capacity in Wells and traffic is already dangerous and busy.	Delete WL1.	LPP1 identified additional parking to serve the city centre as an issue the Council would work with partners, landowners and other interests. There is no need to repeat this in LPP2. No change to the plan.
104	6168	1	Lydia Hartley-Tomlinson	N/A	Wells	WL1	2	Housing Allocation	New houses would be affected by odour nuisance from the STW.	Delete WL1.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water.
104	6168	2	Lydia Hartley-Tomlinson	N/A	Wells	WL1	2	Housing Allocation	Vehicles accessing the STW would cause nuisance to the new houses with heavy vehicles and flashing lights at night and noise.	Delete WL1.	The site is not adjacent to the Treatment Works and any mitigation (such as noise screening) would be dealt with at the detailed design and planning application stage.

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104	6168	3	Lydia Hartley-Tomlinson	N/A	Wells	WL1	2	Housing Allocation	Burcott Road and the surrounding residential street is unsuitable for more traffic.	Delete WL1.	The county highways authority has not objected to the principle of development and any proposal would require a traffic impact assessment to be submitted and agreed. This could include off-site works.
104	6168	4	Lydia Hartley-Tomlinson	N/A	Wells	WL1	2	Housing Allocation	Wildlife will be affected including bats and wildlife in the hedgerows.	Delete WL1.	The policy includes mitigation requirements which take account of bats - based on ecological advice .
104	6168	5	Lydia Hartley-Tomlinson	N/A	Wells	WL1	2	Housing Allocation	The site floods with surface water and has poor drainage.	Delete WL1.	Any proposal must include a flood risk assessment and drainage strategy.
104	6168	6	Lydia Hartley-Tomlinson	N/A	Wells	WL1	2	Housing Allocation	The site would affect views of the special landscape features at Glastonbury Tor, Hay Hill and Ben Knowl Hill.	Delete WL1.	Whilst the site is not prominent in the wider landscape, there are views from the land towards Ham Hill and Ben Knowle Hill. As such, the policy includes mitigation requirements appropriate to the Local Plan including minimising visual impact and being sensitive to the location.
104	6168	7	Lydia Hartley-Tomlinson	N/A	Wells	WL1	2	Housing Allocation	The field is used for dog walking and this would be lost if developed.	Delete WL1.	In accordance with Policy DP16 of the Local Plan Part I, it is a requirement for all new residential development to make a contribution towards the provision of new open space (including accessible natural greenspace). Despite this, the extent of development on the site has not yet been determined.
104	6168	8	Lydia Hartley-Tomlinson	N/A	Wells	WL1	2	Housing Allocation	The site would impact on local residents, and brownfield sites should be used first.	Delete WL1.	The policies include mitigation requirements appropriate to the Local Plan which would reduce impacts to local residents such as minimising visual impact, sensitive design, using local materials and styles, and minimising the number of houses that can be built. In terms of access and traffic, B Regarding infrastructure, the updated Infrastructure Plan considers the implications arising from the proposed growth and the issues that will need to be addressed. In terms of brownfield land, the Mendip Spatial Strategy in Core Policy 1 of the Local Plan Part I states that the re-use of appropriate previously developed sites and other land within existing settlement limits should be developed first. In Wells, the only appropriate brownfield site put forward was the Tincknells Depot (Policy WL4) which has been allocated for a mixed use scheme. In order to meet the housing target, this site is needed alongside the other sites being allocated in the Plan. The Council will, however, continue to explore options and invite suggestions for further brownfield sites through the consultation process on this Plan and other initiatives.
105	6169	1	Ron Morgan	N/A	Wells	WL1	2	Housing Allocation	The access roads are unsuitable for additional traffic.	Delete WL1.	Burcott Road will be upgraded in consultation with Highways Authority to ensure all necessary access standards are met.
105	6169	2	Ron Morgan	N/A	Wells	WL1	2	Housing Allocation	Local infrastructure such as schools and medical facilities are already at capacity.	Delete WL1.	The updated Infrastructure Plan considers the infrastructure implications arising from the proposed growth and the issues that need to be addressed.



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111	6172	1	David Oakes	N/A	Wells	WL1	2	Housing Allocation	Building will reduce value of existing properties and residents that like living in a quiet area.	Delete WL1.	Impact on property values is not a planning issue. The policies include mitigation requirements appropriate to the Local Plan which would reduce impacts to existing residents such as minimising visual impact, sensitive design, using local materials and styles, and minimising the number of houses that can be built.
111	6172	2	David Oakes	N/A	Wells	WL1	2	Housing Allocation	The local road network is very congested.	Delete WL1.	The county highways authority has not objected to the principle of development and any proposal would require a traffic impact assessment to be submitted and agreed. This could include off-site works.
111	6172	3	David Oakes	N/A	Wells	WL1	2	Housing Allocation	Green space is needed for air quality and wildlife.	Delete WL1.	In accordance with Policy DP16 of the Local Plan Part I, it is a requirement for all new residential development to make a contribution towards the provision of new open space (including accessible natural greenspace).
111	6172	4	David Oakes	N/A	Wells	WL1	2	Housing Allocation	The area floods and holds water.	Delete WL1.	All major greenfield proposals must submit a strategy to reduce and manage surface water flooding on site.
111	6172	5	David Oakes	N/A	Wells	WL1	2	Housing Allocation	More houses will increase volumes of sewage and therefore problems at the sewage works.	Delete WL1.	The Wells Treatment works has more than sufficient capacity.
111	6172	6	David Oakes	N/A	Wells	WL1	2	Housing Allocation	Local infrastructure such as schools and doctors are already at capacity.	Delete WL1.	The Council consults with responsible bodies for health and education (see updated Infrastructure Plan) on the scale of local growth. Where possible it will seek to maximise contributions from developers.
114	6175	1	Victoria Heath	N/A	Wells	WL1	2	Housing Allocation	Road access is inadequate for the development. There is congestion and insufficient parking already.	Delete WL1.	See response to 005. Any development will need to comply with county parking standards.
114	6175	2	Victoria Heath	N/A	Wells	WL1	2	Housing Allocation	The new houses will be affected by odour nuisance from the STW.	Delete WL1.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water.
114	6175	3	Victoria Heath	N/A	Wells	WL1	2	Housing Allocation	There will be extra demands placed on infrastructure which is at capacity.	Delete WL1.	The updated Infrastructure Plan considers the infrastructure implications arising from the proposed growth and the issues that need to be addressed.
114	6175	4	Victoria Heath	N/A	Wells	WL1	2	Housing Allocation	Property values will be affected.	Delete WL1.	The impact on property values is not a planning issue.
114	6175	5	Victoria Heath	N/A	Wells	WL1	2	Housing Allocation	Greenspace will be lost. The fields are used for walking and bike riding.	Delete WL1.	In accordance with Policy DP16 of the Local Plan Part I, it is a requirement for all new residential development to make a contribution towards the provision of new open space (including accessible natural greenspace). Despite this, the extent of development on the site has not yet been determined.
178	6221	1	Jane Fall	N/A	Wells	WL1	2	Housing Allocation	Infrastructure such as schools and healthcare is lacking and more housing will create an impact on existing residents.	Delete WL1.	The Council consult with responsible bodies for health and education (see updated Infrastructure Plan) on the scale of local growth and seek to maximise contributions from developers.
178	6221	3	Jane Fall	N/A	Wells	WL1	2	Housing Allocation	Wildlife will be lost.	Delete WL1.	The policy includes mitigation requirements appropriate to the Local Plan which includes taking opportunities to maintain or enhance biodiversity.
305	6301	1	Alan Smith	N/A	Wells	WL1	2	Housing Allocation	Sewage treatment works produced odours throughout the year and a buffer zone is needed.	Delete WL1.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water.

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305	6301	3	Alan Smith	N/A	Wells	WL1	2	Housing Allocation	Infrastructure such as schools, doctors and dentists are inadequate.	Delete WL1.	The updated Infrastructure Plan considers the infrastructure implications arising from the proposed growth and the issues that need to be addressed.
305	6301	5	Alan Smith	N/A	Wells	WL1	2	Housing Allocation	Property prices and residents will be affected.	Delete WL1.	The impact on property values is not a planning issue. The policies include mitigation requirements appropriate to the Local Plan which would reduce impacts to existing residents such as minimising visual impact, sensitive design, using local materials and styles, and minimising the number of houses that can be built.
346	6336	1	Karen Rogers	N/A	Wells	WL1	2	Housing Allocation	There will be increased traffic congestion and access is inadequate. There are also concerns regarding odour from the sewage works, flooding, wildlife, views on the approach to the city, light pollution and there not being enough jobs for the residents.	Delete WL1.	The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in agreement with Wessex Water. Surface water flooding will need to be addressed in the northern part of the site before any development can start. In terms of wildlife, the policy includes mitigation requirements appropriate to the Local Plan which includes taking opportunities to maintain or enhance biodiversity. The visual impact of the development will also be minimised through soft landscaping, building height and layout. In terms of employment, a mixed use scheme is being proposed on the Tincknells Depot (WL4) and the use of land for employment south of the Wells Papermill is being explored.
378	6358	1	Mr J E Cornick	N/A	Wells	WL1	2	Housing Allocation	A masterplan or development brief is needed for the site in order to comply with national and local policy. This should cover ecology, landscape, sustainable transport, access, sewage odour and density.		The policy sets out requirements to make the site acceptable. Any scheme will be subject to detailed review at planning application stage, and will be expected to comply with national and local guidance. A requirement for a masterplan or development brief is unnecessary within the local plan policy. No change to the plan.
469	6425	1	Albert Smith	N/A	Wells	WL1	2	Housing Allocation	Would cause problems with traffic exiting onto the Glastonbury Road, proximity to sewage works, the area is waterlogged, infrastructure is not in place and it is surplus to requirements. The fields north of Glastonbury Road should be used instead.	Delete WL1.	Highways issues will be addressed in consultation with Highways Authority to ensure all necessary standards are met. In terms of the sewage works, the developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water. Surface water flooding will need to be addressed in the northern part of the site before any development can start. The updated Infrastructure Plan considers the infrastructure implications arising from the proposed growth and the issues that need to be addressed. Fields north of Glastonbury Road are in designated floodplain.
502	6452	1	Michaela Ackland	N/A	Wells	WL1	2	Housing Allocation	Concerns regarding access, impact on natural environment/wildlife and flooding.	Delete WL1.	The policy includes mitigation requirements appropriate to the Local Plan which includes taking opportunities to maintain or enhance biodiversity. In terms of surface water flooding, this will need to be addressed in the northern part of the site before any development can start.

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504	6454	1	Nicola Ganly	N/A	Wells	WL1	2	Housing Allocation	Concerns regarding access, the impact on wildlife, odour from the sewage works, affordability of the housing and Burcott Lane which is dangerous.	Delete WL1.	In terms of wildlife, the policy includes mitigation requirements appropriate to the Local Plan which includes taking opportunities to maintain or enhance biodiversity. In terms of the sewage works, the developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water. Regarding affordability of the housing, the site will provide up to 120 dwellings including affordable housing in line with Policy DP11 of the Local Plan Part I.
517	6462	1	Mr and Mrs Lunn	N/A	Wells	WL1	2	Housing Allocation	Concerns regarding access, traffic congestion, flooding, odour and noise from the sewage works, the sewage pipes that are under the ground, the lack of sufficient employment opportunities, the destruction of wildlife habitat, the impact on views and house prices, and the public footpaths that cross the site.	Delete WL1.	In terms of access and traffic congestion, Burcott Road will be upgraded in consultation with Highways Authority to ensure all necessary standards are met. Surface water flooding will need to be addressed in the northern part of the site before any development can start. In terms of the sewage works, the developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water. Any pipes under the ground will be taken into consideration in the design of the scheme. Regarding employment, a mixed use scheme is being proposed on the Tincknells Depot (WL4) and the use of land for employment south of the Wells Papermill is being explored. The policies also state that opportunities should be taken to maintain or enhance biodiversity, and the visual impact of the development should be minimised. The impact on property values is not a planning issue. Public footpaths will be taken into consideration at the masterplanning stage.
531	6470	1	Jon Woodward	N/A	Wells	WL1	2	Housing Allocation	Concerned about the site encroaching into open countryside, wildlife being disrupted, flood risk, odour nuisance from the sewage works, access, views being damaged, agricultural land being lost, unsuitability of the land for retirees and young families, and buyers being encouraged from outside the area.	Delete WL1.	Whilst this is a greenfield site, it is required to meet the housing need for Wells and is considered a logical place for growth (it is adjacent to the development limit and abuts existing residential development along its eastern edge). The policy sets out mitigation requirements appropriate to the Local Plan such as taking opportunities to maintain or enhance biodiversity, and minimising visual impact. The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water. Surface water flooding will need to be addressed before any development can start. In terms of access, Burcott Road will be upgraded in consultation with Highways Authority to ensure all necessary standards are met. The policy states that the site can accommodate up to 120 dwellings in line with relevant policies. This includes one on housing mix which ensures an appropriate mix of dwelling types including small family sized units and housing suitable for older people. Planning policy cannot stipulate where buyers come from.

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552	6489	1	Carol Austin	N/A	Wells	WL1	2	Housing Allocation	Against development of site as housing requirement can be met on other sites, views would be lost, the site floods, it is next to the sewage works and the roads would not be able to cope.	Delete WL1.	This site, along with the other sites being allocated, are all needed to meet the housing requirement for Wells. The policy includes mitigation requirements appropriate to the Local Plan such as minimising visual impact, sensitive design and using local materials and styles. Surface water flooding will need to be addressed in the northern part of the site before any development can start. The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water. In terms of the roads, Burcott Road will be upgraded in consultation with Highways Authority to ensure all necessary standards are met.
555	1991	1	Wells City Council	Wells City Council	Wells	WL1	2	Housing Allocation	Supports housing allocation WL1.	None.	Support noted.
560	6495	1	Nick Collins	N/A	Wells	WL1	2	Housing Allocation	Concerns regarding the loss of greenspace, proximity to the sewage works, the loss of views, traffic congestion, the site being beyond the development limit, overlooking to existing houses, the loss of agricultural land and the safety of the new access.	Delete WL1.	Whilst this is a greenfield site, it is required to meet the housing need for Wells and is considered a logical place for growth (it is adjacent to the development limit and abuts existing residential development along its eastern edge). The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water. The policies set out for the site include mitigation requirements appropriate to the Local Plan such as minimising visual impact and safeguarding the amenity of neighbouring residential properties. Burcott Road will be upgraded in consultation with Highways Authority to ensure all necessary standards are met.
570	6499	1	James Austin	N/A	Wells	WL1	2	Housing Allocation	Against development of site as the housing requirement can be met on other sites, consideration has not been given to viable local employment or improvements to commuting options, proximity to the sewage works, the land floods, the loss of green space and it being located beyond the development limit.	Delete WL1.	Whilst this is a greenfield site, it is required to meet the housing need for Wells and is considered a logical place for growth (it is adjacent to the development limit and abuts existing residential development along its eastern edge). In terms of employment, a mixed use scheme is being proposed on the Tincknells Depot (WL4) and the use of land for employment south of the Wells Papermill is being explored. The developable area and capacity of the site remains subject to additional assessment work on odour nuisance in liaison with Wessex Water. Surface water flooding will need to be addressed in the northern part of the site before any development can start.
630	6539	1	Hannah Lunn	N/A	Wells	WL1	2	Housing Allocation	Wells does not need more family housing as there are not enough facilities to cater for more children, the schools are already at capacity, greenfield land will be lost, biodiversity and habitats will be lost, and there will be greater impacts from the increased number of cars on the roads.	Delete WL1.	The updated Infrastructure Plan considers the implications arising from the proposed growth and the issues that will need to be addressed. Whilst this is a greenfield site, it is required to meet the housing need for Wells and is considered a logical place for growth (it is adjacent to the development limit and abuts existing residential development along its eastern edge). The policy sets out mitigation requirements appropriate to the Local Plan such as taking opportunities to maintain or enhance biodiversity. Burcott Road will be upgraded in consultation with Highways Authority to ensure all necessary standards are met, and a traffic impact assessment will need to be undertaken prior to the commencement of development.

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555	1991	2	Wells City Council	Wells City Council	Wells	WL2	3	Housing Allocation	Against development of site as housing requirement can be met on other sites, an important open space will be lost, highway access is inadequate and there is a covenant on the land protecting it for recreational use.	Delete WL2.	This site, along with the other sites being allocated, are all needed to meet the housing requirement for Wells and supply in the district. Development would be subject to them pitches being provided elsewhere (see WL3). A covenant would not prevent an allocation in principle and would be addressed if permission was granted.
555	1991	3	Wells City Council	Wells City Council	Wells	WL2	3	Local Green Space	Designate the Rugby Ground, the green space around the leisure centre and the cycle track to Haybridge as LGS.	Designate as LGS.	Both the Rugby club and the land adjacent to the leisure centre to the west are large sports fields on the edge of a modern housing estate. They do not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. Some of the sports equipment is quite unsightly. They are more appropriately protected as a recreation facility under policy DP16. No change to the plan.
527	1931	1	Gary Parsons	Sport England	Wells	WL2	3	Loss of sports provision	In order for this site to comply with paras 73 and 74 of the NPPF, replacement provision will need to be allocated as part of the plan, or a robust assessment of playing pitches carried out.	Make clear in WL2 that replacement pitches are allocated.	Amending WL2 as follows: 'The land is suitable for housing subject to the re-provision of the club and pitches, as set out in WL3'.
575	6504	1	Lewis Knight on behalf of Wells RFC and Strongvox Homes	JLL	Wells	WL2	3	Housing Allocation	Supports housing on WL2 but believes the allocation should increase from 60 to 80 units.	Amend capacity of site so it reads "up to 80 units".	Support noted. Amend site capacity to reflect advice that the site could be developed at a higher density without impacting on the surrounding road network.
693	1979	4	Wookey Parish Council	Wookey Parish Council	Wells	WL2	3	Housing Allocation	Against development of WL2 as it forms an open green space in a developed area. Any development adjacent to Henley Lane would continue ribbon development towards Wookey. If these proposals go ahead, there should be a condition that all funding for the replacement sports/recreational facility should be agreed before the Wells Rugby Club site is developed.	Delete WL2.	WL2 will only be developed for housing if the sports pitches and club facilities are replaced elsewhere. The policy states that the re-provision must be of equal or better community and sporting value.
078	473	3	Brian Luker	N/A	Wells	WL3	4	Recreation Allocation	The site is too close to Henley and unsuitable. Restrict the site to one for the rugby club accessed from Cheddar Road.	Delete WL3 and replace with a site for the rugby club accessed from Cheddar Road.	The policy includes provisions to ensure the amenity of neighbouring residential properties is safeguarded, which would include properties at Henley. The site is principally to provide replacement facilities for the rugby club. No change to the plan.
084	6146	3	Sally Gregson	N/A	Wells	WL3	4	Recreation Allocation	The site is too close to Henley and unsuitable. Restrict the site to one for the rugby club accessed from Cheddar Road.	Delete WL3 and replace with a site for the rugby club accessed from Cheddar Road.	The plan can clarify that access should be from Henley Road.
091	6153	2	Catherine Coverdale	N/A	Wells	WL3	4	sports provision	The proposed club house will be used as a venue and late night noise needs to be considered. Water pollution from runoff and drainage also needs to be considered.	Include noise mitigation measures and measures to safeguard watercourses.	These issues are more appropriately dealt with at the detailed design and planning application stage.

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555	1991	4	Wells City Council	Wells City Council	Wells	WL3		4 Sports provision	Supports WL3 but objects to the link to WL2, it should be in addition to, not instead of the existing rugby club ground.	Amend link between WL3 and WL2.	WL2 is needed to meet the housing requirement for Wells.
555	1991	5	Wells City Council	Wells City Council	Wells	WL3		4 Sports provision	Objects that the relocation of the tennis club should be included as it is not connected to WL3.	Remove reference to tennis club.	The relocation of the tennis club is just an option to be considered at present.
516	1463	9	Drs J & P Trueman	N/A	Wells	WL4		5	Site Specific Infrastructure Requirements - the Tincknells/Strawberry Way site needs to be listed for highway studies so that entry/exit and traffic management can be considered.	Add the Tincknells/Strawberry Way site to the list for highway studies in Appendix 2 of the IDP.	The Highways Authority did not raise any objection in principle to this site. Detailed access arrangements can be addressed at the design stage. No change to the plan.
287	6285	1	Andrew Bond	N/A	Wells	WL4		5 Housing Allocation	There is a need for more parking to boost the tourist trade and this site would be used for a multi-storey car park of 2 or 3 storeys combined with workshops.	Designate site for car parking and workshops instead of housing.	This is a private commercial site and unlikely to be redeveloped for multi-storey car parking.
469	6425	2	Albert Smith	N/A	Wells	WL4		5 Housing Allocation	The site is surplus to requirements and the infrastructure is not in place.	Delete WL4.	In terms of the site being surplus to requirements, additional sites are still needed to meet the housing requirement. This site will be a mixed use scheme including up to 25 dwellings and employment uses. The updated Infrastructure Plan considers the infrastructure implications arising from the proposed growth and the issues that will need to be addressed.
543	6482	10	Liz Payne	CPRE	wells	WL4		5 Housing Allocation	Support allocations on previously develop land.	None.	Support noted.
552	6489	2	Carol Austin	N/A	Wells	WL4		5 Housing Allocation	Against development of site as housing requirement can be met on other sites, green space and views will be lost, it will lead to traffic congestion and the cemetery may need the site for expansion.	Delete WL4.	This site, along with the other sites being allocated, are all needed to meet the housing requirement for Wells. The policy includes mitigation requirements appropriate to the Local Plan such as sensitive design of the site to ensure no harm to the location, the adjoining Conservation Area and the setting of nearby listed buildings. The site is currently brownfield land consisting of hardstanding and buildings. Local highways impacts will be assessed as part of any planning application. No requests have been for cemetery expansion. The eastern boundary of the Future Growth Area (policy WL5) adjoins land already reserved to extend Wells cemetery. Opportunities to provide a further extension to the cemetery within the FGA itself will be assessed at the masterplanning stage.
555	1991	6	Wells City Council	Wells City Council	Wells	WL4		5 Mixed Use Development	Supports WL4 for mixed use development.		Support noted.

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570	6499	2	James Austin	N/A	Wells	WL4	5	Housing Allocation	Against development of site as the housing requirement can be met on other sites, consideration has not been given to viable local employment or improvements to commuting options, it would exacerbate flooding, the loss of green space, it being located beyond the development limit and it being rejected in a previous consultation.	Delete WL4.	This site, along with the other sites being allocated, are all needed to meet the housing requirement for Wells. As this site is for a mixed use scheme, it will include an element of employment. The use of land for employment south of the Wells Papermill is also being explored. Any design will need to address flooding as parts of the site are in flood zones 2 and 3. The site is currently brownfield land consisting of hardstanding and buildings rather than green space. It is within the development limit.
516	1463	13	Drs J & P Trueman	N/A	Wells	WL4	5	Mixed-use site	Consideration needs to be given to access and traffic management.		Local highways impacts will be assessed as part of any planning application.
516	1463	14	Drs J & P Trueman	N/A	Wells	WL4	5	Housing Allocation	Consideration should be given to preserving the Victorian stone house on the Glastonbury Road side of the site.	Preserve the Victorian stone house on the Glastonbury Road side of the site.	Heritage assets (statutorily and locally identified) will be preserved under Policy DP3 of the Local Plan Part I.
045	1723	4	Mr I'Anson and on behalf of Wells Civic Society	N/A	Wells	WL5, FGA	6	Housing Allocation	Object to WL5 allocated as FGA. This site was refused on appeal on grounds of landscape impact, pattern of development, character and appearance, failure to provide a traffic impact assessment, effect on bats, and lack of adequate provision for public recreation space. FGA west of Wells did not defer development until needed but was released early.	Delete WL5.	The policy includes mitigation requirements appropriate to the Local Plan which includes minimising visual impact, sensitive design of the site, using local materials and styles and minimising development to no more than 100 dwellings. In terms of the effect on bats, surveys will be required to establish whether protected species are present and a 1.2ha replacement habitat should be provided. In terms of public recreation space, the later release of the site in the Plan period would provide an opportunity for community uses to be incorporated into masterplanning of the site. Local highways impacts will be assessed as part of any planning application. No change to the plan needed.
047	6122	2	Mr M R Cooke	N/A	Wells	WL5, FGA	6	Housing Allocation	Wookey and Wells will join up.	Delete WL5.	Whilst this site comprises three fields on the western edge of Wells, it will not join up to the settlement of Wookey.
047	6122	3	Mr M R Cooke	N/A	Wells	WL5	6	Burial ground	Wells City Council should ring fence the burial ground.	Make provision for new burial ground.	The eastern boundary of the Future Growth Area (policy WL5) adjoins land already reserved to extend Wells cemetery. Opportunities to provide a further extension to the cemetery are set out in the policy. The land is not owned by the city council. <b>No change in the plan.</b>
078	473	2	Brian Luker	N/A	Wells	WL5	6	Housing Allocation FGA	The site has been rejected at appeal and there is no need for it as Wells housing numbers are over those required.	Delete WL5.	Section 3 of the Plan explains that the Plan must provide for a 'supply' of sites in the District and that housing requirements for towns are minimums. An application on this site was refused but it was not tested at appeal.
084	6146	2	Sally Gregson	N/A	Wells	WL5	6	Housing Allocation FGA	The site has been rejected at appeal and there is no need for it as Wells housing numbers are over those required.	Delete WL5.	Section 3 of the Plan explains that the Plan must provide for a 'supply' of sites in the District and that housing requirements are minimums.
091	6153	3	Catherine Coverdale	N/A	Wells	WL5	6	Housing Allocation FGA	The site has potential to exacerbate flooding and surface water drainage issues to the north.	Delete WL5.	All major greenfield proposals must submit a strategy to reduce and manage surface water flooding on site. Water run-off must be lower than the field in its undeveloped state.
091	6153	4	Catherine Coverdale	N/A	Wells	WL5	6	Housing Allocation FGA	Traffic is fast on the B3139 and access will be difficult.	Delete WL5.	Local highways impacts will be assessed as part of any planning application. The policy states that a satisfactory access arrangement will need to be achieved.

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091	6153	5	Catherine Coverdale	N/A	Wells	WL5	6	Housing Allocation FGA	There is no sewerage infrastructure currently.	Delete WL5.	Any proposal would need to include a drainage strategy.
531	6470	2	Jon Woodward	N/A	Wells	WL5	6	Housing Allocation	Concerned about the site encroaching into open countryside, pedestrian activity being unlikely, damage to the natural setting and vistas, and unsuitability of the land for retirees and young families.	Delete WL5.	Whilst the site is made up of three fields of open grassland, it will be needed in the long term to meet the housing need in Wells. As the site is not as accessible to town centre facilities as other sites, ways to increase connectivity can be determined at the masterplanning stage. In terms of damage to the natural setting and vistas, the policy includes mitigation requirements appropriate to the Local Plan including avoiding the loss/fragmentation of hedgerows, sensitive design, minimising visual impact and using local materials and styles. The policy states that the site can accommodate up to 100 dwellings in line with relevant policies. This includes one on housing mix which ensures an appropriate mix of dwelling types including small family sized units and housing suitable for older people.
543	6482	11	Liz Payne	CPRE	wells	WL5/FGA	6	Housing Allocation/FGA	Site is poorly related to the town and would have a strong adverse impact on the landscape.	Delete WL5/FGA.	As the site is not as accessible to town centre facilities as other sites, ways to increase connectivity can be determined at the masterplanning stage. In terms of landscape, the policy includes mitigation requirements appropriate to the Local Plan including sensitive design, minimising visual impact and using local materials and styles.
555	1991	7	Wells City Council	Wells City Council	Wells	WL5	6	Housing Allocation	Supports WL5 but clearer definition needed. (i) Any development approval will automatically include a condition that an area will be provided for an extension to the Wells City Cemetery. This extension portion will be of a size at least equivalent to the cemetery extension field opened in 2016, and adjoining at least half of the common boundary with that field. The lower part of the slope is liable to surface flooding and is therefore not suitable for burial land. The ridgeline would be suitable for burial land, whereas building development there could have adverse impact on the visual landscape. (ii) The highway access to the WL5 site is currently inadequate to serve the proposed allocated development; any development would be required to show an adequate traffic management plan, with accompanying S106 conditions or CIL contribution to highway improvements. (iii) Any development must be of appropriate quality, landscaping and affordability to comply with the Mendip District and Wells Neighbourhood Plans.	Amend text.	Support is noted. The specific requirements for the cemetery will be added to the text of WL5. This signals the intent of the Council that the cemetery land should be included in any proposal but this may need to be supported by evidence at examination. A full traffic impact assessment will be required. Any proposal will be assessed against adopted policies in Local Plan Part 1.



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581	1797	2	Amanda Grundy	Natural England	wells	WL5/FGA	6	Housing Allocation/FGA	Site scores poorly against SAO2, settlement character and identity and SAO3, landscape. Site is also within a Bat Consultation Zone. Site is not needed for allocation in the short term but is for release after 2024-25.	Note SAO2 and SAO3 scores and location in the bat consultation zone. Further consideration required as details of the site become available.	The site is considered suitable for development, and provides an opportunity to incorporate some community uses. A change to the plan is proposed, to allocate the site, removing reference to the FGA, although the site is not identified for release until after 2024-25.
627	3061	9	Richard House	Gladman Developments Ltd	Wells	WL5 / FGA	6	Housing Allocation	It is unclear how the release mechanism for this site would be triggered. There is nothing to prevent the site coming forward immediately.	Policy should make clear the circumstances in which the site will be brought forward.	See below
627	3061	10	Richard House	Gladman Developments Ltd	Wells	WL5 / FGA	6	Housing Allocation	Additional sites are needed to be allocated to meet additional housing need. This site is available now and has no major constraints. Landscape impacts are localised and contained. Development will help to address affordability issues in the District and contribute to the local economy. The site is adjacent to the existing urban boundary, realistic, viable and deliverable.	Allocate site WL5/FGA for housing for immediate release, for 100 units.	The Council do not consider the immediate release of this site is justified but proposed to remove the "Future Growth Area" designation to improve the clarity of the Plan. <b>Change in Plan - Partly related to representation.</b>
551	6488	1	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	7	Employment sites	Not enough suitable employment sites are proposed in Wells.		While available sites and land is limited, the Council is committed to maximising opportunities using the Local plan and other means.
551	6488	2	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	7	Employment sites	Proposed development will put further pressure on car parks.		LPP1 identified additional parking to serve the city centre as an issue the Council would work with partners, landowners and other interests. There is no need to repeat this in LPP2. No change to the plan.
551	6488	3	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	7	Employment sites	Land South of St Cuthbert's Mill, Haybridge, site has poor infrastructure and would route large vehicles on the A371 which is unsuitable.	Delete employment site.	DP25 seeks to retain and enhance the stock of employment space.
551	6488	4	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	7	Employment sites	The Chamber highlights that a number of established sites will not offer opportunities for expansion (as they are only suitable for a single occupier) - e.g. Tor Quarry, Dulcote Quarry and Hayden Works.	Delete as a general employment site.	Given the pressures for redevelopment of employment land to other uses, there is a need to identify and retain where possible the established employment and commercial areas to support economic development in the district. Future Employment Growth Areas identify additional land for employment. No change to the plan.
551	6488	5	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	7	Employment sites	The Chamber highlights that a number of established sites in Wells have constraints. Underwood Quarry is only suitable for smaller units and Stream Business Park has poor access.	Delete as a general employment site.	DP25 seeks to retain and enhance the stock of employment space.
551	6488	9	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	7	Employment sites	Land east and south of Keward Mill and south of Cathedral Park should be considered.	Include as an employment site.	Land around Keward Mill is in Flood Zone 3 and unsuitable for development in principle. <b>No change to plan.</b>
551	6488	11	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	7	Employment sites	Tincknells, Glastonbury Road should be expanded.	Include as an employment site.	Site is allocated for mixed use but reference could be made to the links to priory health park.

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696	976	1	Paul Knight	RMW Knight Chartered Surveyors	Wells	Section 7: Employment Land	7	Employment Land	Concerned that land for 'future employment growth areas' in table 7 identifies land to the south of St Cuthbert's Mill as being suitable for B1, B2 and B8. The site is disconnected from the City and lacks any meaningful infrastructure that would allow it to be economically developed without a single large space user. Demand in Mendip tends to come from smaller occupiers, would not be sufficient to fund the improvements in infrastructure that are needed to make the site viable.		Land north of this site at St Cuthbert's Mill and Haybridge Station Yard is defined as established employment site. The plan identifies this as a site where the development potential will be explored, allowing some flexibility in approach. No change to the plan.
696	976	3	Paul Knight	RMW Knight Chartered Surveyors	Wells	Section 4: Employment Land	7	Employment land	New employment land should be allocated immediately to the south of Cathedral Park.	Plan should consider extensions to these areas.	There is limited scope to expand Cathedral Park and the land rises beyond the existing development boundary. Development would be likely to have a significant landscape impact on the City. No change to Plan.
696	976	4	Paul Knight	RMW Knight Chartered Surveyors	Wells	Section 4: Employment Land	7	Employment land	Land to the south of Keward Business Park/Mill Estate and to the northeast of Keward Park (former Harris Motors) site at Wells BA5 1QE fronting onto the A39 should be allocated for employment uses.	Plan should consider extensions to these areas.	This land is Flood Zone 3 and therefore not suitable for development in principle.
696	976	5	Paul Knight	RMW Knight Chartered Surveyors	Wells	Section 13: Employment Land	7	DP25	The employment sites known as Keward Park, Glastonbury Road, Wells BA5 1QE and St Andrews Park, Princes Road, Wells, appear to be omitted from the DP25 schedule.		Agreed that Keward Park to be added. St Andrews Park is a relatively small site in Wells town Centre. <b>Change to Plan.</b>
627	3061	11	Richard House	Gladman Developments Ltd	Wells	housing allocation omission	8	Housing Allocation omission	This land is designated as a green gap in policy CP10 of LPP1. This designation does not serve a useful purpose and only separates Wells from St Cuthberts Papermill. The green gap is not evidenced or justified. Development could be achieved without coalescence of Wells with Wookey Hole. The site is in a sustainable location, adjacent to approved development. The site is not constrained and will have least affect on the setting of Wells.	Allocate land west of Wells, north of the railway line for housing.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. Policy CP10 of LPP1 identifies this site as a green gap. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. No change to the plan.
607	3035	1	James Durant on behalf of Strategic Land Partnerships	Tetlow King Planning	Wells	Section 10.5: Wells	10	Land east of Haybridge Road (part of 'Land West of Wells' in LPP1)	Evidence suggests Mendip's housing needs are 40% higher than the Plan currently proposes to address. The Council should be allocating a greater number of sites in order to meet future needs as well as current needs.	Allocate a greater number of sites.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. No change to the plan.

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607	3035	2	James Durant on behalf of Strategic Land Partnerships	Tetlow King Planning	Wells	Section 10.5: Wells	10	Land east of Haybridge Road (part of 'Land West of Wells' in LPP1)	The site is free from constraints, sustainable and deliverable. It should therefore be allocated for 100 residential dwellings now. The policy should secure the 1.22 hectares of biodiversity offsetting on land immediately north of this site, adjacent to Wookey Hole Road.	Allocate the site for 100 dwellings now giving consideration to biodiversity offsetting.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. Policy CP10 of LPP1 identifies this site as a green gap. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. No change to the plan.
609	3035	1	James Durant on behalf of Strategic Land Partnerships	Tetlow King Planning	Wells	Section 10.5: Wells	10	Land south of Wells Touring Park.	Evidence suggests Mendip's housing needs are 40% higher than the Plan currently proposes to address. The Council should be allocating a greater number of sites in order to meet future needs as well as current needs.	Allocate a greater number of sites.	New government targets will affect Mendip in 2020 when a new national formula to calculate district housing requirements known as Local Housing Need (LHN) will set the basis of plan making and national housing supply/delivery tests. This is currently estimated to be 575 dwellings a year. This scale of housing growth and policy changes in the latest NPPF can only be addressed through a comprehensive review of Local Plan Part I. No change to the plan.
609	3035	2	James Durant on behalf of Strategic Land Partnerships	Tetlow King Planning	Wells	Section 10.5: Wells	10	Land south of Wells Touring Park.	The site should be allocated for residential development as it has no constraints, is sustainable and deliverable.	Allocate the site for residential development.	The site is detached from the urban area of Wells and is on the northern slopes of a prominent ridge. Development would mark a significant additional extension into open countryside that would be particularly noticeable from the north. The site does not have any substantial road frontage where a suitable access could be formed. No change to the plan.
612	6528	1	Matt Williams on behalf of L A Moore Executive Pension Fund	Brimble, Lea and Partners	Wells	WELLS003M	10	Housing Allocation	The site should be allocated for development. The Council previously confirmed the site to be suitable (SHLAA 2013), SA results of the site reveal its unsuitability have not been published and it is opposite WL3 which is considered to be in an accessible location. A reduced area of the site that does not flood should be allocated.	Allocate a reduced area of the site for development.	This site is defined as Future Employment Growth Area. Land north of this site at St Cuthbert's Mill and Haybridge station yard is defined as established employment site. This is a complex site where a number of issues remain to be resolved. The plan identifies this as a site where the development potential will be explored, allowing some flexibility in approach. However the site's characteristics and location make it unsuitable for allocation for housing. No change to the plan.
612	6528	2	Matt Williams on behalf of L A Moore Executive Pension Fund	Brimble, Lea and Partners	Wells	Sustainability Appraisal	10	Sustainability Appraisal	A number of sites in Wells have been inaccurately assessed in the Sustainability Appraisal.		The SA assessments have been carried out in a consistent and transparent manner. No change to the plan.
642	555	1	Mark O'Callaghan	N/A	Wells	Para 10.5.7	10	Housing Allocation	The housing number should be kept to a minimum. Wells can meet shortfall on the Tincknells site. This would save green spaces around the city.	Increase housing on Tincknells site.	The site has been promoted for mixed use re-development and currently in commercial use. There are no immediate plans for development and the site may only come forward in the medium to long term. <b>No change to the plan.</b>
643	6546	1	Stuart Parfitt	N/A	Wells	Section 10.5: Wells	10	Housing Allocation	The shortfall in housing should be fulfilled by building on brownfield sites rather than greenfield land.	Build on brownfield sites only.	There are not enough brownfield sites in Wells to meet the housing requirements of the plan.
178	6221	2	Jane Fall	N/A	Wells	WL1	22	Housing Allocation	There are regular problems with smells from the sewage works and building closer to the STW will cause a health and safety risk.	Delete WL1.	The developable area and capacity must be agreed with Wessex Water. There main concern is odour nuisance and have not raised issues connected with health and safety. The allocated area does not adjoin the treatment plant. No change to the plan.
305	6301	2	Alan Smith	N/A	Wells	WL1	22	Housing Allocation	Road access is inadequate.	Delete WL1.	The Highways Authority did not raise any objection in principle to this site. Detailed access arrangements can be addressed at the design stage. No change to the plan.

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305	6301	4	Alan Smith	N/A	Wells	WL1	22	Housing Allocation	The fields flood.	Delete WL1.	All major greenfield proposals must submit a strategy to reduce and manage surface water flooding on site. <b>No change to plan.</b>
555	1991	8	Wells City Council	Wells City Council	Wells	Section 10, Para 10.5.12	28	Local Green Space	Supports the 16 LGS designations.	None.	Support noted.
555	1991	9	Wells City Council	Wells City Council	Wells	New LGS - Athletics Ground/ Rugby Club	28	Local Green Space	Objects to the omission of the 11 LGS sites put forward by WCC, particularly Wells Rugby Club Ground and Wells Athletic Ground, the criteria have not been equitably applied across broadly similar sites.	Designate the 11 sites as LGSs.	The eleven sites put forward were at College Road, Churchill Road/Sealey Crescent, Churchill Road/Churchill Close, Millers Gardens, Chamberlain Street, Lovers Walk, Woodbury Avenue, Bekynton Avenue, Leisure Centre, Rugby Club, Athletic Ground. Of these Churchill Road/Sealey Close as been included as LGS in the pre-submission draft. College Road, Churchill Road/Churchill Close, Millers Gardens, Lovers Walk, Woodbury Avenue and Bekynton Avenue are all sites which contribute to the amenity of modern housing areas or the town centre, but which are not of such significance that they meet the criteria for LGS designation. The sites at the leisure Centre, Rugby Ground and Athletic Ground are all valued sports facilities but are not demonstrably special and are more appropriately protected as recreation facilities by policy DP16. The site at Chamberlain Street creates a sense of openness and is important to the street scene. It contributes to the sense of tranquillity and character of this historic part of Wells and should be designated as LGS.
577	6506	1	Wells Blue School	Wells Blue School	Wells	LGSWELLS001	28	Local Green Space	The site does not meet the local or national criteria for designation. It has never been used as a playing field or recreational land.	Delete site and amend text accordingly.	The site creates a sense of openness alongside the Blue School Playing Fields and contributes to the character and tranquillity of this part of Wells. The site can be accessed via footpath and provides opportunities for informal recreation. No change to the plan.
179	6222	1	Cllr Colin Price	N/A	Wells	New LGS - Athletics Ground	29	Local Green Space	Open space facility is an important part of city life and accommodates multi-sports, and is a greenfield surrounded by built environment. It meets all the criteria in para 5.2.	Designate Wells Athletic Ground as LGS.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.
030	6111		Jez Fry	Wells Cathedral	Wells	LGSWELLS009	30	Local Green Space	Support.	None.	Support is noted.
020	6104	1	D G & S A Masters	N/A	Wells	LGSWELLS015	31	Local Green Space	Part of the designated area has been included within the curtilage of 50 Portway. Exclude the flat land at the top of the cutting adjoining Chasefield, whilst retaining the embankment and the trackbed within the designation.	Exclude the flat land at the top of the cutting adjacent to Chasefield from the designation.	A strip of land in use as gardens has been included alongside the railway embankment on the western edge. This strip could be removed without detriment to the value of the LGS. Amend western boundary of the LGS.
555	1991	10	Wells City Council	Wells City Council	Wells	LGSWELLS016	32	Local Green Space	Cannot understand why this site is being designated as it is inaccessible scrubland in private ownership.		The site is an important open area and is a landmark feature on Portway. It frames views of the Cathedral from this direction. It also supports a number of protected species. No change to the plan.

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516	1463	2	Drs J & P Trueman	N/A	Wells		33	Local Green Space	Wells Athletic Ground should be protected as an LGS or, failing that, an OALS. The designation of this site seems to have been dropped since 2014.	Add 'protect Wells Athletic Ground' to sections 3.23, 4.72 and 4.75 of the IDP.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.
516	1463	3	Drs J & P Trueman	N/A	Wells	Paras 5.5 and 5.6	33	Local Green Space	Wells Athletic Ground should be protected as an LGS or, failing that, an OALS. The designation of this site seems to have been dropped since 2014.	Add 'Wells Athletic Ground' to the open spaces and green infrastructure sites in paras 5.5 and 5.6 of the Written Statement.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.
516	1463	1	Drs J & P Trueman	N/A	Wells	New LGS - Athletics Ground	33	Local Green Space	Wells Athletic Ground should be protected as an LGS or, failing that, an OALS. The designation of this site seems to have been dropped since 2014.	Designate Wells Athletic Ground as a LGS or OALS.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.
551	6488	16	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	New LGS - Athletics Ground	33	Local Green Space	Wells Athletic Ground should be preserved as a green space.	Designate Wells Athletic Ground as a LGS.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.
637	6543	1	Judith Ludovino	N/A	Wells	New LGS - Athletics Ground	33	Local Green Space	Wells Athletic Ground should be designated as a Local Green Space.	Designate Wells Athletic Ground as a Local Green Space.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.
642	555	2	Mark O'Callaghan	N/A	Wells	New LGS - Athletics Ground	33	Local Green Space	Wells Athletic Ground should be designated as a Local Green Space, it is of historic significance and is much used by the local community.	Designate Wells Athletic Ground as a Local Green Space.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.
647	553	2	Laura O'Callaghan	N/A	Wells	New LGS - Athletics Ground	33	Local Green Space	Wells Athletic Ground should be designated as a Local Green Space, it is of historic significance and is much used by the local community.	Designate Wells Athletic Ground as a Local Green Space.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.
685	554	2	Jennifer O'Callaghan	N/A	Wells	New LGS - Athletics Ground	33	Local Green Space	Wells Athletic Ground should be designated as a Local Green Space, it is of historic significance and is much used by the local community.	Designate Wells Athletic Ground as a Local Green Space.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.

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686	6573	1	Ian Brown	N/A	Wells	New LGS - Athletics Ground	33	Local Green Space	Wells Athletic Ground should be designated as a Local Green Space, it is of historic significance, recreational value and is much used by the local community.	Designate Wells Athletic Ground as a Local Green Space.	The site is a large sports field within the built up area of Wells. Whilst the site is a valued sports facility, it does not make a significant contribution to the street scene or the beauty and tranquillity of the area beyond the fact of it being open land. It is more appropriately protected as a recreation facility under policy DP16. No change to the plan.
045	1723	5	Mr l'Anson and on behalf of Wells Civic Society	N/A	Wells		37	Local Green Space	No comments.	None.	Noted.
516	1463	4	Drs J & P Trueman	N/A	Wells		44	Wells - Parking	Concerned about the lack of parking in Wells.	Incorporate proposals for dealing with parking into the Plan.	Noted
516	1463	5	Drs J & P Trueman	N/A	Wells		44	Wells - Parking	Supports a Park and Ride / Park and Walk scheme in Wells.		Support noted.
516	1463	6	Drs J & P Trueman	N/A	Wells		44	Wells - Parking	Disagrees with providing more parking at Palace Fields.		Noted. Local Plan Part 2 is not allocating development at Palace Farm.
516	1463	7	Drs J & P Trueman	N/A	Wells	IDP, Para 3.23	44	Wells - Parking	Supports the need for additional parking capacity as mentioned in IDP.		Support noted.
516	1463	8	Drs J & P Trueman	N/A	Wells		44	Wells - Parking	Concerned about the impact of increased traffic on the A39 and the mitigation that will be required. For example, resurfacing and ensuring the storm drains are cleared. A speed limit should also be considered.	Add to para 3.23 'Works to mitigate the impact of increased traffic on the A39 into Wells from Glastonbury'.	The IDP highlights an indicative response from SCC which indicates that no critical highways infrastructure is likely to be required to address sites allocated in Local Plan Part II. Initial (and high level) site-specific comments on highways requirements have been included in the allocation policies. Road maintenance and alterations to speed limits is not a Local Plan issue.
551	6488	13	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	44	Wells - Parking	Suggested new car park, the area joining the road in the field to the north of Tor Woods with direct access from Tor Street.	Include as a car park.	This location partly falls within a flood risk area and is identified as a Local Green Space. It is not suitable for a car park.
551	6488	14	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	44	Wells - Parking	Old Deanery Car Park should be retained.	Retain as a car park.	Noted, although this is not a matter for Local Plan Part II.
551	6488	15	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	44	Wells - Parking	Suggested new car park, overgrown ground adjacent to the Skate Park on Lovers Walk.	Include as a car park.	LPP1 identified additional parking to serve the city centre as an issue the Council would work with partners, landowners and other interests. There is no need to repeat this in LPP2. No change to the plan.
551	6488	17	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	44	Wells - Parking	Keep lorries of more than 7.5 tonnes out of the central zone in Wells.		This is not a planning policy issue.
551	6488	18	Robert Powell	Wells Chamber of Commerce and Tourism	Wells	Section 10.5: Wells	44	Wells - Parking	Overnight parking for large vehicles should be moved to the Cold Store on Cathedral Park.		LPP1 identified additional parking to serve the city centre as an issue the Council would work with partners, landowners and other interests. There is no need to repeat this in LPP2. No change to the plan.
555	1991	17	Wells City Council	Wells City Council	Wells		44	Wells - Parking	If Palace Farm is not used for car parking, upper decking of an existing car park (public or private) should be considered.	Designate for car parking if Palace Farm is not used.	LPP1 identified additional parking to serve the city centre as an issue the Council would work with partners, landowners and other interests. There is no need to repeat this in LPP2. No change to the plan.

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555	1991	18	Wells City Council	Wells City Council	Wells		44	Wells - Parking	If Palace Farm is not used for car parking, land at the Cathedral Park site (for coaches/buses/lorries/vans) should be considered.	Designate for car parking if Palace Farm is not used.	LPP1 identified additional parking to serve the city centre as an issue the Council would work with partners, landowners and other interests. There is no need to repeat this in LPP2. No change to the plan.
555	1991	19	Wells City Council	Wells City Council	Wells		44	Wells - Parking	If Palace Farm is not used for car parking, land at a future development site should be considered.	Designate for car parking if Palace Farm is not used.	LPP1 identified additional parking to serve the city centre as an issue the Council would work with partners, landowners and other interests. There is no need to repeat this in LPP2. No change to the plan.
555	1991	20	Wells City Council	Wells City Council	Wells		44	Wells - Parking	If Palace Farm is not used for car parking, Princes Road should be reconfigured for more parking.	Designate for car parking if Palace Farm is not used.	LPP1 identified additional parking to serve the city centre as an issue the Council would work with partners, landowners and other interests. There is no need to repeat this in LPP2. No change to the plan.
582	3077	2	Jennifer Mitter on behalf of The Church Commissioners for England	Lichfields	Wells	SHMA and Written Statement, Section 3, Paras 3.3-3.7	50	SHMA	Concerned that the SHMA is flawed as it is suppressing actual housing need. This is because it fails to fully consider jobs, housing alignment, it uses national level economic activity data without considering local factors, it fails to fully determine the impact of Hinckley Point C on future housing need, it fails to apply any meaningful adjustment in response to concealed households and suppressed household formation, it fails to recognise the signs of market pressure that exists by making an appropriate upward adjustment, and it fails to consider the implications of affordable housing need upon FOAN.	Reconsider the scope of the Part II Plan.	LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth. LPP2 sets out non-strategic policies to deliver the strategy. The overall approach set out in LPP1 does not form part of this plan making process. However, the broad approach of the Pre-submission plan has been to meet the requirements in Local Plan Part 1 and identify additional sustainable housing sites in the main towns. These allocations will help maintain supply over the plan period and uplift planned growth to reflect evidence studies of housing need.