



# WEDMORE NEIGHBOURHOOD PLAN UPDATE

NOVEMBER 2017

**This update sets out what we have been doing since the June event and seek your views.**

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Three topics :

1. The Wedmore 'vision'
2. Emerging ideas on policies and
3. The 'frontrunner' sites for allocation for housing.

However, nothing has been decided so your views are important to us. Leave 'post it' comments on the boards, fill in the form or contact us online at [www.wedmore.online](http://www.wedmore.online)

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## Vision

The Neighbourhood Plan needs to have a vision of what sort of place Wedmore could be in 2032.

In the Questionnaire we asked you a range of questions about yourself and what you liked and disliked about living in Wedmore.

There were clear themes which came out of this which have defined our draft 'Vision' below :

**“Wedmore will retain its strong sense of a community in a rural setting. This will be supported by a modest growth in new housing, particularly targeted at the younger, less affluent and older members of the parish. The excellent range of shops, services, facilities and jobs will be retained and enhanced, ensuring Wedmore remains a destination of choice. In order to minimise further traffic congestion and promote road safety, new housing allocations will be focussed where residents can walk to a range of facilities along safe and level routes. These allocations will be located where there is the least impact on valued open spaces, views and the historic environment of Wedmore.”**

## Transport

### Objective

“To manage and control the impact of traffic through the location of future developments by the appropriate use of speed restrictions, traffic calming, footpaths and additional car parking with improved lighting and security”.

### Possible Transport policy areas

- 1) Locating new developments where people can walk to facilities
- 2) Extend the 20 mph zone throughout the village.
- 3) Create footpaths and traffic calming on routes frequented regularly by children and the elderly linking housing to schools and recreation facilities. In particular a cycle path between Wedmore and Hugh Sexey's school.
- 4) Create additional car parking spaces with adequate lighting and electric charging facilities.
- 5) Implement controlled parking areas, where feasible.
- 6) Continue to support local bus services.
- 7) Protect vulnerable junctions where possible from impact by heavy goods vehicles.
- 8) Continue to deter HGV's from passing through the village.

## Housing

### Objective

“To meet local housing needs by allocations and policies which deliver well located sites with a range of size of houses. The priority will be to deliver smaller, less expensive properties for sale, affordable housing to rent and housing for the elderly”.

### Possible Housing policy areas

- 1) All sites of 11+ homes will provide 30% on site affordable housing
- 2) All sites will give priority to smaller properties which are cheaper to buy or rent

## Housing (cont.)

### Possible Housing policy areas (cont.)

- 3) Encourage housing for the elderly and those with special needs
- 4) All new housing should be in locations which can provide safe access and good quality pedestrian routes to a range of facilities
- 5) All housing should be of a high standard of design, using both local materials and local design features
- 6) Favourable consideration will be given to small self build proposals on well located sites within or adjacent to settlement boundaries
- 7) Consideration given to the formation of a Wedmore Community Land Trust

## Economy

### Objective

“To maintain Wedmore’s position as a lively retail centre and tourist destination”.

### Possible Employment policy areas

- 1) To support the growth of a diverse and independent retail offer
- 2) To encourage tourism by supporting local hospitality providers
- 3) To support the growth of locally based employment
- 4) To encourage business start-ups and home-based businesses
- 5) To support the creation of a local centre for small businesses
- 6) Continue to press for improved mobile and broadband coverage

## Community, Health and Recreation

### Objective

“To maintain and expand the range of community services and facilities in Wedmore to meet the needs of all sections of the community”.

### Possible Community, Health and Recreation policy areas

- 1) Work with the local GP practices and Clinical Commissioning Group (CCG) to increase GP capacity and accessibility
- 2) Support the provision of a wide-ranging and sustainable level of Primary Care including specialist community-based health workers
- 3) Support access to a NHS dentist for those who choose
- 4) Preserve the provision of local facilities such as village halls, interest groups
- 5) Support further sport and recreation facilities at the recreation ground
- 6) Allocate a new play area to include facilities for older children
- 7) Encourage the provision of specialist housing for the elderly and disabled to enable residents to remain in their community

## Design and Built Environment

### Objective

“To maintain the high quality of the natural and built environments of Wedmore and to protect its well preserved heritage”.

### Possible Design and Built Environment policy areas

- 1) To promote the use of the Village Design Statement in the design and decision making processes of new developments
- 2) To protect key views of the surrounding countryside and green open spaces within the village development boundaries
- 3) To protect the Wedmore Conservation area and its heritage of listed buildings
- 4) To promote well designed developments that sympathetically integrate into the village by respecting the local character
- 5) To encourage the design of sustainable homes and environments

**Do you agree or have we missed anything?**

## Why do we Need to Allocate Housing Sites?

The new Sedgemoor Plan requires at least 116 homes to be built in Wedmore Village between 2011 and 2032.

Since 2011 - 6 have been built

- 58 have planning permission (incl Cross Farm)

So at least 52 plots still to find.

If the Wedmore community does not choose which sites it wants through the Neighbourhood Plan process

- **Sedgemoor will do it for us!**

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## The Potential Housing Sites

25 sites were submitted to the Group. All sites were tested in an assessment matrix but sites of 11 or less homes have not been carried forward. This is because sites of fewer than 11 would not deliver any 'affordable' housing which was identified as a priority by the community.

The 25 sites and the site assessment matrix can be seen on [www.wedmore.online](http://www.wedmore.online). Each site was scored red (bad), amber (neither good or bad) or green (good) against a range of criteria.

The five sites which scored best were :

W012 Cross Farm (34 points)

W013 Land East of Wedmore First School (34 points)

W011 Westholme Farm (33 points)

B002 Axe Valley Vets, Blackford (33 points)

W010 Holdenhurst (31 points)

## Possible Proposals for 'Front Runner' Sites

Cross Farm : 55 homes with permission; it is understood it will start shortly.



East of Wedmore First School : Suggest around 30 homes (not the 120 proposed by the developer) at southern edge of site. Need to demonstrate that a safe access can be created and surface water dealt with. Would need to re-plan current traffic calming scheme.



Westholme Farm : Suggest up to 20 homes. Need to demonstrate that a safe access can be created and surface water dealt with. Would need to re-plan current traffic calming scheme.

(PTO for map)

## Possible Proposals for 'Front Runner' Sites

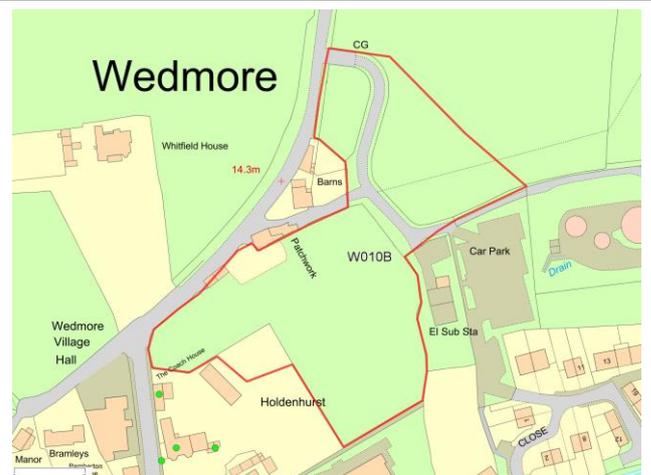
### Westholme Farm : .



Axe Valley Vets, Blackford : Suggest up to 12 homes. Acceptable only if site released for development once a new Vets facility opens elsewhere in the Parish. Land and contribution towards a pedestrian crossing to Middle School.



Holdenhurst and part of Land North of Car Park Access : Suggest up to 25 homes. Neither of these sites are acceptable in isolation. However, may be acceptable if combined site uses existing car park access and does not create a new access on to Cheddar Road. Lower density housing next to Holdenhurst (Listed Building). Possible provision of land for car park extension and a direct footpath link to opposite the Village Hall.



### Let us know what you think

- All this information can be seen on [www.wedmore.online](http://www.wedmore.online)
- Make comments by Friday 22<sup>nd</sup> December
  - leave 'post it' comments today
  - fill in the form today
  - fill in the form and return it to the Parish Room
  - write to us at :  
The Parish Room, Grants Lane,  
Wedmore BS28 4EA
  - make comments at [www.wedmore.online](http://www.wedmore.online) .

### Next Steps

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|-------------|---|
| Early 2018  | - consider your responses                 |
| Spring 2018 | - refine policies                         |
|             | - identify preferred sites for allocation |
| June 2018   | - informal consultation on draft Plan     |
| Summer 2018 | - formal consultation on Plan             |
| Late 2018   | - Inspector considers Plan                |
| Spring 2019 | - referendum                              |
| Summer 2019 | - adopt Neighbourhood Plan                |