

This 'Town' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

City of Wells (Principal Settlement)

Wells is widely known as the smallest City in England, with a population of 11,000. Wells Cathedral is an important cultural centre and the City is a tourist destination due to the historic environment of the City centre and its magnificent landscape setting. Wells is also a centre for local services and shopping, includes a strong independent retail sector, and is important for education.

Wells is also an economic centre and has a broad base of employment with a workforce with skill levels above the national average. There are more jobs than the local economically active population can fill, resulting in net in-commuting. 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.

The City tends to have an older population than other towns in Mendip and has always attracted retired and pre-retired people due to the appeal of its historic setting, level terrain and local services. Long term in-migration has tended to put pressure on housing and add a premium to house values. Wells has strong in commuting flows from the immediate surrounding area, reflecting the City's economic base.

The heritage, landscape and compact character of Wells constrain new development in the City, but restraint could exacerbate the social and economic stresses caused by housing and workforce shortages and have impacts on the City's character and sense of community.

Planning for Wells...

- Wells is designated as a principal settlement in the adopted Local Plan Part I, serving a market town role to its wider rural catchment area.
- To reflect the need for housing in Wells, land has already been allocated for housing south of Glastonbury Road and between the A371 and Wookey Hole Road.
- A Future Growth Area has been identified adjacent to the allocated site between the A371 and Wookey Hole Road. An application for planning permission has been refused recently.
- The Local Plan aims to work towards the following adopted vision:

Wells "at a glance"

- ✓ Wells has 11300 residents and 5600 households
- ✓ 70% of dwellings are owner occupied, around average for Somerset
- ✓ 28% of dwellings are socially or privately rented, around average for Somerset, although only 11% of these are socially rented, which is lower than the Somerset average
- ✓ 38% of households comprise a single person, well above the Somerset average
- ✓ 32% of people are economically inactive, above the Somerset average
- ✓ House prices are high, with the average semi-detached costing £212,339, the highest of all the Mendip towns.

Data sources: ONS Census Statistics 2011 & Rightmove market trend data June 2014

The Adopted Vision for Wells...

By 2028, Wells offers a wider range of housing, employment and community facilities which meet the needs of all sections of the community. The city continues to be celebrated for the quality of its landscape setting and built environment with new development, mostly provided for on previously developed land, being well designed and responsive to its surroundings.

The potential of the local economy has been realised. New employment space to the south of the city has allowed room for local firms to grow and new enterprises to be established, however the city as a whole continues to offer a range of premises to meet the needs of business, particularly in the professional, technical and knowledge based sectors. At the heart of the city centre, retailing and tourism remain as core parts of the local economy. To the south west of the High Street, redeveloped land now offers an improved range and choice of shopping to compliment that already available whilst the development as a whole has rejuvenated this important gateway to the city with design and architecture that makes effective links with the historic core.

The geography of the city has lent itself to the ongoing development and use of walking and cycling networks allowing more local people to gain access by these means to social, cultural and employment destinations, in turn contributing to healthier lifestyles.

Local Plan Part I Core Policy 10: Wells City Strategy

Community planning in Wells...

Wells City Council and the adjacent St Cuthbert's Out Parish Council have both started the process of preparing a **Neighbourhood Plan**. Both plans are at an early stage and further work is underway following recent public consultation on initial drafts.

Information and work underway on the Neighbourhood Plan for Wells is available to view on Wells Civic Society's website at: <http://wellscivicsociety.org.uk/neighbourhood-plan/>.

Information and work underway on the Neighbourhood Plan for St Cuthbert's Out Parish can be viewed on the Plan's website at: <http://sco-plan.org.uk/>.

Neither draft plan proposes specific allocations for development. The draft Wells Neighbourhood Plan sets out a range of objectives around heritage, housing, tourism, City centre and natural environment.

The St Cuthbert's Out Neighbourhood Plan sets out some general policy considerations including consultation and quality of development.

Delivering the Vision for Wells...

1. Housing

The adopted Local Plan Part I sets out the following policy for housing in Wells:

- A minimum of 1,450 new homes will be delivered to accommodate a greater share of the local workforce in the City, delivered by:
 - Brownfield sites and other urban land within the town
 - A greenfield site south of Glastonbury Road (identified on the Policies Map as CP10A)
 - A greenfield site off Wookey Hole Road (identified on the Policies Map as CP10B)
 - A Future Growth Area on land west of Wells and north of the A361.

Current situation:

- Between 2006 and 31st March 2015, 289 additional homes have been built around Wells.
- Sites with planning permission or approvals will provide a further 667 homes which includes the former Thales site (173 homes) and adjacent land (160 homes) together with land south of Glastonbury Road (150 homes).
- Two major factory housing sites are now being built out: Barratt (87 homes) and Crest Nicholson (143 homes).
- Built and already committed sites are expected to deliver 1,057 homes in total.
- A speculative application for 220 homes on the Future Growth Area has been refused and is at appeal.

What this means for Wells in the Local Plan Part II:

- ❖ At least 393 homes will be needed to meet the planned growth of 1,450 homes set out in Local Plan Part I. However, we need to explore whether there are any reasons why further housing should be planned e.g. to respond to a need identified by local people. Additionally, as explained in the Mendip Section, (p16) there is a need for some further housing in the district as whole and we will be looking for sites across the district to accommodate this.
- ❖ Brownfield opportunities are limited (potentially around 100 homes) and the balance is likely to be needed on greenfield land.
- ❖ If not determined through the planning process, the status of the 'Future Growth Area' will be one of the options to consider in Local Plan part II as well as other land promoted as available (see Table B).
- ❖ The Part I Plan acknowledges the need for additional primary school provision and the extent of this, as well as any other infrastructure requirements arising from new development, will need to be considered in the Part II Plan.

2. Employment

The Local Plan Part I proposes a need for an additional 11.1 ha of additional employment land over the plan period. This is to be delivered through:

- The allocated sites at the Cathedral Business Park and Dulcote Quarry.
- Mixed use redevelopment of redundant or underutilised employment sites within the town.
- Sites on fringes of the City where proposals could provide flexible modern workspace.
- Provision of offices where opportunities arise in the town centre.

Based on monitoring to March 2013 which takes into account completed, allocated and consented land, at least 0.5 hectares of additional employment land will be need to be identified.

Current situation:

- Specific employment allocations are identified in Local Plan Part I at Cathedral Park and Dulcote Quarry
- Two high quality office buildings have been developed at Cathedral Park and a third head office building is in planning.
- There is an outstanding consent for industrial development at Dulcote Quarry which is a medium to long term opportunity. The Council is exploring how infrastructure can best be provided to this site.
- Based on monitoring to March 2013 which takes into account completed, allocated and consented land, at least 0.5 ha of additional employment land may need to be identified. However this does not include the former Thales site (approx 5ha).
- Market trends and national policies will continue to encourage conversion of underused or vacated employment land and premises for housing.

What this means for Wells in the Local Plan Part II:

- ❖ Additional employment land may be needed in the City and to retain existing sites.
- ❖ The Council is keen to explore what types of employment sites/premises are required to meet future business needs and encourage local job growth.
- ❖ There is a need to consider the extent to which future losses of employment sites are replaced.
- ❖ There is a need to support mixed-use redevelopment in the City Centre.

3. City Centre

The adopted Local Plan Part I sets out the following policy for Wells City Centre:

- Sensitive redevelopment which complements the City's historic core should deliver:
 - Redevelopment of land at Princes Road/Priory Road (identified as CP10C on the policies map)
 - Smaller scale shopping arcades through careful redevelopment of premises on both sides of the High Street, providing space for small retail businesses
 - A proportion of the requirement for 9,750 sqm of office space

What this means for Wells in the Local Plan Part II:

- ❖ It is anticipated that the remainder of the objectives will be delivered through the market/via planning applications and that current policies relating to the town centre are sufficient. These policies will be kept under review but is it not anticipated that there will additional town centre allocations or policies within the Local Plan Part II.

4. Green Infrastructure

The adopted Local Plan Part I sets out the following policy for Green Infrastructure in Wells:

- A Green Infrastructure strategy is needed to deliver around 4.5 hectares of new open space, and identify priorities for expenditure of development contributions towards improvements to open spaces, best use of the network of open spaces across the City and links to the countryside beyond, particularly the Mendip Hills AONB.

What this means for Wells in the Local Plan Part II:

- ❖ It is envisaged that a Green Infrastructure will be delivered in partnership with the City Council, in separate exercise to the development of the Local Plan Part II.
- ❖ Individual Open Areas of Local Significance and/or Local Green Spaces however, will be reviewed in the Local Plan Part II and additional sites can also be put forward.
- ❖ Opportunities to incorporate Green Infrastructure into new development will also be a consideration in allocating sites.

5. Additional Matters

The adopted Local Plan Part I includes the following additional objectives for Wells:

- Deliver a multi-user path from Shepton Mallet to Wells and from Wells to Cheddar
- Options for additional car parking will be explored in the city centre
- Further enhancement to the Conservation Area and wider setting of the City's historic core
- Identify priorities for expenditure of development contributions towards infrastructure to support the growing population.
- A scheme to improved sporting provision in the City is being explored.

What this means for Wells in the Local Plan Part II:

- ❖ It is envisaged that these will be achieved through projects and initiatives independent of the Local Plan Part II.

Have your say...

The following appendix has information on the designations in and around the city as well as the sites that have been put forward for consideration by landowners. To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II we would welcome views on a number of issues. Please answer as many (or as few) of the following questions as you wish:

Housing

- WELQ1: A need for a minimum of 1,450 houses has been identified in Wells. However, are there any reasons why we should consider identifying additional housing in the Local Plan Part II?
- WELQ2: Which of the sites in Table B would you support / not support to accommodate the additional housing (and any more) and why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.
- WELQ3: Are there any other potential development sites (including brownfield) that we have not identified which you would like to draw our attention to?
- WELQ4: What types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

Employment

- WELQ5: Are there any reasons why we should consider identifying any additional employment sites in and around Wells?
- WELQ6: If you feel additional sites are needed, which site(s) or area(s) in or around Wells are most suitable for new employment development? OR: What type(s) and where could such development take place?
- WELQ7: Are there any existing employment or commercial sites in or around the city that are currently unsuitable and/or underused and may present an opportunity for redevelopment? If so where and why?
- WELQ8: Are there any existing employment or commercial sites in or around the town that you feel are important to be retained in their current use if at all possible? If so where and why?

Development Limit

- WELQ9: Does the current Development Limit reflect the existing and likely future built up area(s) of Wells?
- WELQ10: Do you feel the current Development Limit should be changed? If so where and why?

Infrastructure/Facilities

- WELQ11: Is there a need for further infrastructure or facilities in the city e.g. open space, meeting places, car parks? If so, please specify what and where.

Open Areas of Local Significance/Local Green Spaces

WELQ12: Looking at the Open Areas of Local Significance/Local Green Space criteria (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

WELQ13: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

WELQ14: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

Other Matters

WELQ15: Are there any other planning issues in Wells that you feel should be addressed in the Local Plan Part II?

WELQ16: Is any of the information presented incorrect or in need of updating? If so, please specify.

Wells Appendix

Table A: Key designations and other relevant planning information

Constraint	Information	Implications for Local Plan Part II
Agricultural Land Classification	There is a significant area of poor quality agricultural land to the south and west of Wells, being grades 3b and 4. Land to the east and north is of better quality being predominantly grade 3. There are 2 areas of grade 2 land a short way outside the City towards Wookey and to the south of Palace Fields.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
Ancient Woodland		Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
Areas of High Archaeological Potential and Interest	There is an AHAP which takes in a large part of the centre of Wells, stretching from North Road, at its junction with St Thomas Street to Strawberry Way	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
Area of Outstanding Natural Beauty (AONB)	Wells is bordered by the AONB along its entire northern edge.	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
Coal Consultation Zone	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
Conservation Area	Large parts of the City Centre fall within the Wells Conservation Area, which stretches from St Thomas Street in the east to Southover and Tucker Street in the south and west.	Any development within the Conservation Area will need to be sympathetic.
Flood Zones	There are significant areas in flood zones 3 and 2 including much of the centre of Wells and around St Andrews stream, Palace Fields and Keward areas and along the Coombe and the area to the south of the Coombe around New Street and The Liberty.	Development should generally be directed away from areas designated as at most risk from flooding (Zones and 2 and 3).
Green Belt	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
Groundwater Source Protection Zone	There is a large Groundwater Source Protection Zones bordering the City to the north and east.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.

Historic Parks & Gardens	There are 3 historic parks and gardens in Wells at Milton Lodge and The Coombe, just north of the City and at the Bishops Palace. The Bishops Palace extends well to the east of the moated area and historic buildings to the edge of Park Wood.	Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered against whether it would be likely to impact on the special character of any Historic Park and Garden.
Landfill sites	There are closed landfill sites at Dulcote quarry and off Burcott Lane. There is a landfill site within the factory curtilage at St Cuthberts Papermill.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
Listed Buildings	There are around 350 listed buildings in Wells, mostly clustered within the city centre. The majority of the listed buildings are grade II but 25 buildings are listed grade I, and 35 are listed grade II*.	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
Local Wildlife Sites	There are numerous Local Wildlife Sites around the edges of the City, including Tor Hill Woods, Kings Castle Woods, Strawberry Woods, Park Wood, Knapp Hill, Stoberry Warren, Arthurs Point, Underwood, Wells Sewage Works and Dulcote Hill.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
Mendip Bat Consultation Zone	The Mendip Bat Consultation Zone borders the north of the City.	Any development within this area will need to take account of the potential for bats.
Mineral Consultation Areas	There are mineral consultation zones around Tor Hill Quarry and Dulcote Quarry.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future.
National Nature Reserves (NNRs)	The nearest National Nature Reserve is at Ebbor Gorge, just north of Wookey Hole.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
Open Areas of Local Significance/Local Green Spaces	15 OALS are designated in the Local Plan Part I.	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II. More details can be found below.
Protected Recreation Areas	There are 21 Protected Recreation Areas located across the City, including large areas at Kings Castle/Strawberry Woods, and adjacent to the Blue School.	These areas are protected from development under development policy 16 of the Local Plan Part I, therefore any development here will be resisted.
Quarries – SMLP Quarries	There are quarry sites at Tor Hill and Dulcote Hill. The quarry at Tor Hill is listed as dormant.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...

Ramsar Sites	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Ramsar site.
Regionally Important Geological/ Geomorphological Sites (RIGS)	There are several regionally important geological sites on the edges of Wells at Stoberry Park Quarry, St Cuthberts Papermill, Tor Woods, Wells Road, Tor Hill Quarry, Dulcote Quarry and Milton Lane.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be assessed against whether there would be likely to be any adverse effects on such areas.
Rights of Way	There are a large number of Rights of Way both in and around the City.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
Road Infrastructure	The A361 and the A39 both pass through the city.	The standard of local roads may dictate the scale of development a settlement can accommodate.
Scheduled Ancient Monuments (SAMs)	There are scheduled ancient monuments at the Bishops Palace, Bishops Barn and Brownes Gate in the central area of the City. There is also a scheduled ancient monument on the north eastern edge of Wells at King's Castle.	Any development must ensure that the integrity of the SAMs is not damaged.
Sewage Treatment Buffer Zones	There is a buffer zone around the sewage works to the south west of Wells.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
Sites of Special Scientific Interest	There are SSSIs at Ebbor Gorge and land north of Wookey Hole.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
Special Areas of Conservation (SAC)	The nearest SACs are at Ebbor Gorge and north of Wookey Hole.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
Special Landscape Feature	There are Special Landscape features on the immediate edges of Wells at Underwood, Palace Fields/Park Wood, King's Castle/Tor Wood and Dulcote Hill.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
Special Protection Areas (SPAs)	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Protection

		Area.
Traditional Orchards	There are a number of Traditional Orchards close to the edge of Wells, including orchards near Lower Milton, Upper Milton, South Horrington, Bridge Farm at Dulcote, Burcott, St Cuthberts Paper Mill and Model Farm at Milton. There are no traditional Orchards within the built up area of the City.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
Tree Preservation Orders - Areas and Trees	There are a large number of TPOs in the City, applying to both areas and individual trees.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

Table B: Sites put forward by Landowners for Consideration

This table shows land promoted or urban development opportunities in addition to the development allocations identified in Local Plan Part and sites with planning permission. It excludes sites with 5 units or less or proposals being actively progressed via planning applications.

PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that we need to consider should any additional development be needed.

Site Reference Number	Size of site (ha)	Key site characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option
Land within the current Development Limit					
WELLS116M R Tincknell & Sons Ltd, Glastonbury Road	2.5	Edge of centre mixed use site comprising retail (country store), offices, warehouses, open storage and vacant land. There is existing access onto both Strawberry way and Glastonbury Road. The site is adjoined by housing on Glastonbury Road and the Priory Health Park.	<ul style="list-style-type: none"> • St Andrews stream to the north of the site is a main river. • Southern half of site is flood zone 3. • Several protected trees on site. • Integration or relocation of existing retail store. 	The site is potentially suitable for mixed use redevelopment including residential. However, the flood risk and St Andrews Stream which runs along the north part of the site will need to be taken into account in assessing the range and extent of uses.	Yes
WELLS094 Wells Rugby Club	1.0	Sports pitches and club building surrounded by residential development on three sites and adjacent to the Wells Leisure Centre which lies to the west.	<ul style="list-style-type: none"> • Recreation Land • Legal covenants on development 	Potentially suitable for development subject to replacement of sports pitches.	Yes
Sites outside the current Development Limit					
WELLS001 Future Growth Area - Land North of the A371, west of Wells	17.35	Site comprising 7 parcels of agricultural land lying between the Charter Way estate, the A371 and the old railway line which is now in use as a multi user path.	<ul style="list-style-type: none"> • Identified as a Future Growth Area • Flood risk the centre of the site, • Drainage infrastructure • Foraging area for Bats. 	Potentially suitable and identified for development in Local Plan part I (CP10b) for 150 homes subject to review at site allocation stage. Development will need to take account of the flood risk area and there are specific provisions to provide compensating	Yes

				habitat for bats.	
WELLS003M St Cuthberts Mill, Haybridge (promoted for mixed use including refurbished industrial space/ new industrial space, residential and other uses)	17.07	<p>Factory in open countryside with extensive former industrial areas, woodland and open space.</p> <p>A specialist paper production business operates on part of the site and has a lease until 2020.</p> <p>The site is a mix of run down industrial buildings, spoil heaps (arising from manufacturing processes) waste water treatment works and some areas of open land and woodland Haybridge abuts the southern part of the site.</p>	<ul style="list-style-type: none"> • Contamination across parts of the site • Local heritage value • Watercourse and Flood risk areas (zone 2) • Wildlife site designations • Recreation space designations • Rights of Way • Physically detached from Wells • Traffic and access improvements required • Factory chimney is a feature on the local skyline • Extant permission for waste to energy plant 	A complex redevelopment opportunity for mixed uses including residential. Quality and extent of existing buildings for conversion is still to be assessed.	Yes
WELLS044 Land west of Bubwith Walk, Wells	7.13	<p>Three fields on the south west flank of the City which sloping to the south. There are some mature hedgerow boundaries along and within the site.</p> <p>The site abuts existing residential development on its eastern edge.</p> <p>Access could be achieved from Burcott Road and Stillington Road.</p>	<ul style="list-style-type: none"> • Sewage Cordon area • Surface Water Flood Risk • Public footpaths, public transport corridor • Measures to mitigate landscape • Surface water drainage. • There are significant local views with the flat landscape leading to Ben Knowle Hill and Hay Hill 	This area (includes WELLS044 and WELLS082) was previously excluded given its proximity to the Wells Sewage Works and its location within the nuisance cordon. New modelling agreed with Wessex Water and the impact of new treatment processes indicates this constraint will no longer apply to a large proportion of the site and at least 4.5Ha would be suitable for residential use. Additional testing may increase this. The site is therefore considered potentially suitable	Yes

				although subject to consideration of landscape and other impacts.	
WELLS084 Land south of Elm Close, Wells	6.8	Three fields of open grassland bounded by mature hedgerow. The eastern boundary of the site adjoins the land reserved for the Wells Cemetery extension.	<ul style="list-style-type: none"> • Sewage treatment works • Mendip Bats SAC • Footpaths across site • Landscape Impact and longer distance views • Relationship to built edge of the city and impact on the setting of Wells. 	Potentially suitable for development subject to careful assessment of landscape impacts and other constraints.	Yes
WELLS004 Land at Palace Farm	9.2	Farm including barns, sheds and yards along with an area of agricultural land which immediately abuts the Barrett housing development and Morrisons.	<ul style="list-style-type: none"> • Flood Zone 3 on north of the site • Wider site abuts Listed Historic Park and Garden, • Location considered to be of the highest quality landscape setting 	Potentially suitable for development subject to careful assessment of landscape and heritage setting.	Yes
WELLS010 Cold Store site, East Somerset Way (promoted for residential on the basis this is the only viable redevelopment)	1.65	The site consists on a large scale structure and associated service space which is understood to be used for storage purposes as well as being a platform for telecoms. Site lies adjacent to East Somerset Way with shared access via Cathedral Park.	<ul style="list-style-type: none"> • Allocated for employment use • Separation from town centre by East Somerset Way 	This site is not considered suitable for housing in principle as it is an allocated employment site.	No
WELLS005 Land to the east of Palace Farm, Wells		Agricultural land to the south of the city lying between East Somerset Way and Silver Street.	<ul style="list-style-type: none"> • Flood risk • Grade 3a farmland • Impact on valued and important landscape Adjacent to a designated Historic Park and Garden (which makes a substantial contribution the setting of the Cathedral and Bishops Palace. • Ancient Woodland 	This land 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.	No

			(designated as a local wildlife site) to south		
WELLS037 Land to rear of Merlin Drive(Underhill Quarry)	3.03	Enclosed field adjacent to the Underwood Industrial estate (west) and Quarry to the north.	<ul style="list-style-type: none"> • Impact on special landscape feature • Access through industrial area • Traffic impact on Wookey Hole Road 	The site is not considered suitable in principle as it lies within a special landscape feature.	No
WELLS083 Land at Mendip Court, South Horrington	6.0	<p>The site comprises a manor house now converted to offices, orchard and agricultural land.</p> <p>Site consists of a field with extensive tree cover which abuts up against existing residential development to the south.</p>	<ul style="list-style-type: none"> • South Horrington is separate from Wells within open countryside. • Mendip Hospital Conservation Area. • The CA appraisal considers the openness and rural character and integral to the history and setting of the former hospital. • Traditional Orchard covers part of the site 	This site is not considered to be suitable location given the heritage and habitat constraints.	No

Sites in planning

In addition to the above, the following site on the map has been subject to consultation associated with a specific planning application: WELLS118 – land adjacent Tesco and West Street.

Sites not confirmed as available

There are no sites assessed as suitable in the 2013 SHLAA which have not been confirmed as available.

Table C: Open Areas of Local Significance / Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSWELLS001	0.93	Part of the Blue School playing fields.	Site covered by DP16: Protection of Formal and Informal Recreation Spaces.
OALSWELLS002	0.21	Grassed area with several mature (and protected) trees on the corner of B3119 or "the Liberty" opposite the Cathedral School.	Inside the Wells Conservation Area. Opposite the Grade 11* Listed Cedar House (part of Cathedral School) which is an area focal point. Trees within this site are listed as significant in the Conservation Area Appraisal.
OALSWELLS003	0.11	Walled public garden with seating and mature planting along Tor Street.	Inside the Wells Conservation Area. Identified in Conservation Area Appraisal as a Public Garden.
OALSWELLS004	0.17	Church and churchyard of St Thomas's Church.	Inside the Wells Conservation Area. The Church is Grade II* Listed and is identified as a focal point in the Conservation Area Appraisal. Appraisal also identifies important views toward the Church from St Thomas Street and significant trees along Thomas Street.
OALSWELLS005	1.19	Open area.	Not covered by any other designations. Site not visible from a public road.
OALSWELLS006	5.27	Land surrounding the Pavilion Sports Ground.	Part of the site is covered by DP16 Protection of Formal and Informal Recreation Spaces.
OALSWELLS007	1.37	Walled Garden which forms part of The Bishops Palace.	Inside the Wells Conservation Area. Designated as Historic Gardens. Areas of Significant trees and important views out of the site towards the south are identified in the Conservation Area Appraisal. The whole site is covered by DP3 Registered Parks and Gardens and is adjacent to the Bishop's Palace Scheduled Ancient Monument.
OALSWELLS008	0.24	Enclosed gardens of The Bishop's Palace, accessed from the Market Place. Includes land and walkway around the moat.	Inside the Wells Conservation Area. Designated in the Conservation Area Appraisal as Historic Gardens and areas of significant trees are also identified within the site. The whole site is covered by DP3 Registered Parks and Gardens and adjacent to the Bishop's Palace Scheduled Ancient Monument.
OALSWELLS009	1.01	Cathedral Green.	Inside the Wells Conservation Area. Important views both from and into the site identified in the Conservation Area Appraisal.

OALSWELLS010	2.59	Wells Recreation Ground. Site contains sports pitch, bandstand and play area along with the Grade I Listed building (Bishop's Barn).	Whole site covered by DP16 Protection of Formal and Informal Recreation Spaces. Inside the Wells Conservation Area and the Conservation Area Appraisal designates the site as Important Open Space and identifies several areas of significant trees. Current project to improve the site and enhance the facilities and provide better access to the open space.
OALSWELLS011	0.78	Church and churchyard of St Cuthbert's Church.	Site lies within the Wells Conservation Area.
OALSWELLS012	0.39	? Appears to form part of the Bishops Brook development	Not covered by any other designations.
OALSWELLS013	0.28	Small grassed area running alongside the river next to the A38 Glastonbury Road. Enclosed by low stone walling, includes some trees.	Not covered by any other designations.
OALSWELLS014	0.62	Green area behind Jocelyn Drive.	Not covered by any other designations. Site not visible from the road.
OALSWELLS015	5.93	Wells Cemetery. Enclosed by tall mature trees.	Not covered by any other designations.
OALSWELLS016	0.64	Densely wooded area around the former railway line.	Former railway line is designated as a Transport Corridor Protected for Future Transport Use (DP18).