

# Wells-next-the-Sea Neighbourhood Plan



**Data Profile**  
**March 2021**

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## **1. Introduction**

### **1.1 The Data Profile**

1.1.1 This data profile has been developed to form part of the evidence base for the Wells-next-the-Sea Neighbourhood Plan. It will be used by the Neighbourhood Plan working party alongside other evidence to inform the development of the Neighbourhood Plan policies. This data profile draws together relevant information from a range of sources and existing documents, including those produced by North Norfolk District Council for the emerging Local Plan.

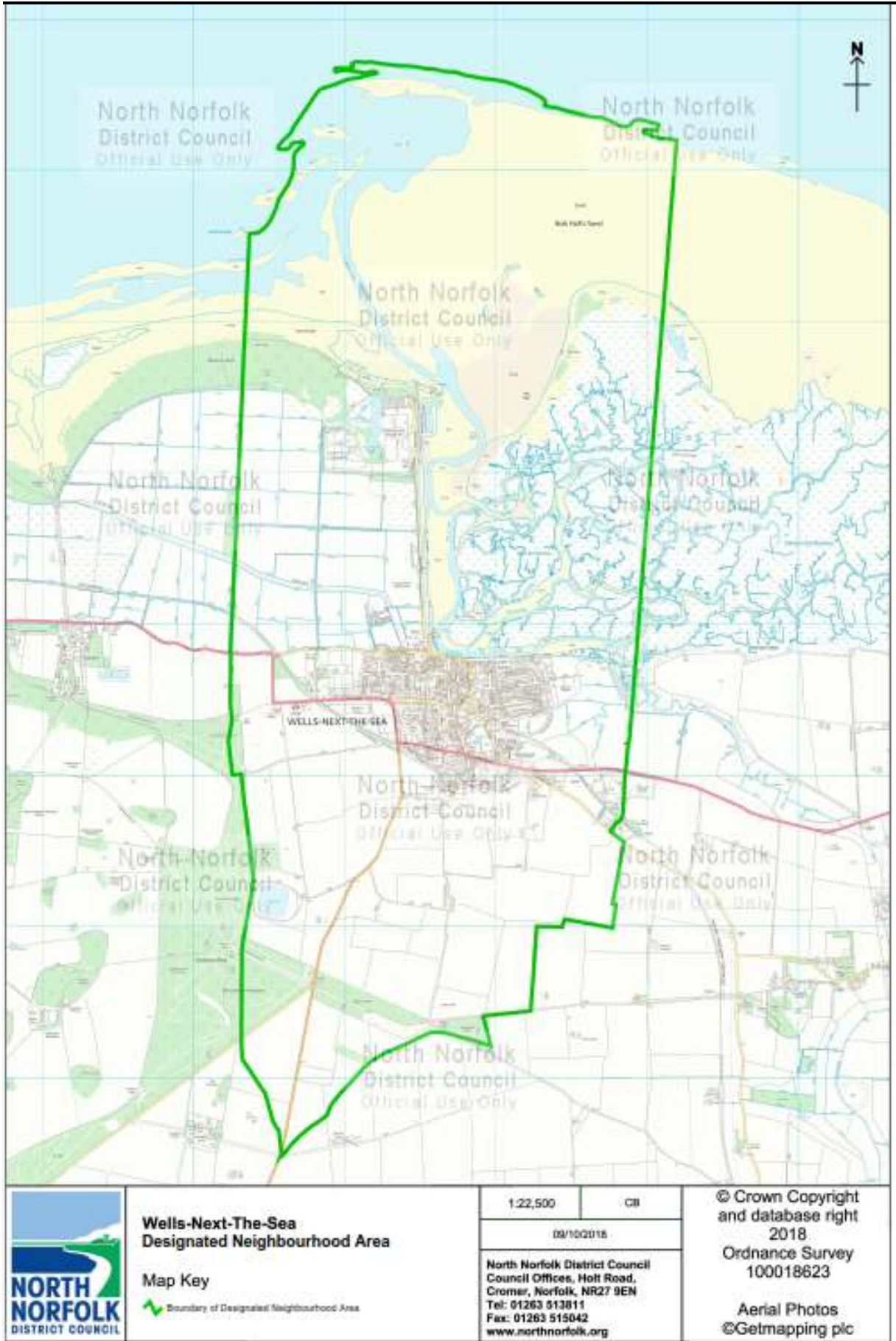
### **1.2 Wells-next-the Sea Neighbourhood Plan**

1.2.1 The Wells-next-the-Sea Neighbourhood Plan is currently being developed as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the adopted North Norfolk Local Plan and the emerging North Norfolk Local Plan.

1.2.2 Wells-next-the-Sea Town Council submitted a Neighbourhood Area application to Norfolk District Council in February 2019. The designated area is the whole civil parish. In accordance with Regulation 5A of the 'Town and Country Planning, England – Neighbourhood Planning (General) Regulations 2012', North Norfolk District Council confirmed the designation. The Town Council is the relevant body for preparing the Neighbourhood Development Plan. The designated Neighbourhood Plan boundary can be seen in Figure 1 overleaf.

**Figure 1 overleaf: Map showing Wells-next-the-Sea Neighbourhood Plan area boundary.**

**Source: North Norfolk District Council website. Map obtained 04.02.2021.**



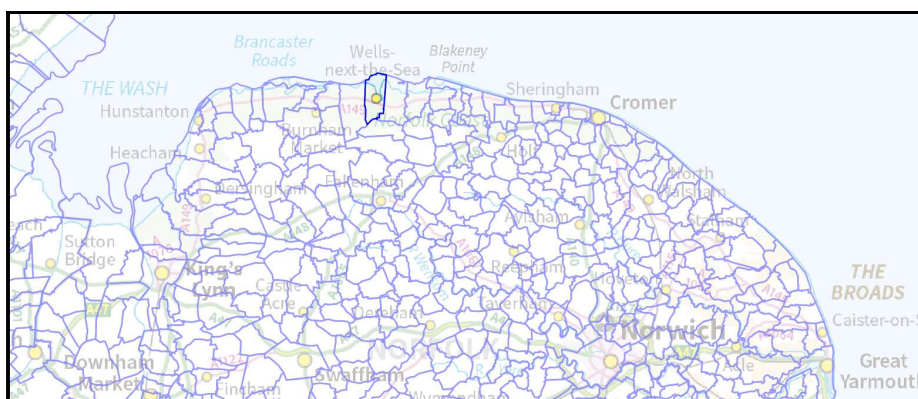


- 1.2.3 The Neighbourhood Plan working party has drafted a vision and objectives. These will be amended if necessary following consultation with the community.
- 1.2.4 The draft vision is: Wells-next-the-Sea will continue to be a small, thriving and attractive coastal town, with a working port and a vibrant and balanced community. It will have a range of housing types and tenures to suit all ages and incomes, supported by appropriate infrastructure and employment opportunities. Development will be sympathetic to local character, well designed, suitably located and sensitive to the environment. Local heritage and the Area of Outstanding Natural Beauty will be protected. Wells will be a desirable place to live, work and visit for current and future generations.
- 1.2.5 The draft objectives are:
1. To provide new housing for local people, for those who come to work in the town, and for the elderly, to allow local people to remain in the town, and to meet the desire of people to move to the area so as to retain the balance of young and old, working and retired into the future.
  2. To support the provision of a range of employment in the town to maintain a strong, responsive economy consistent with the character of the town.
  3. To ensure the provision of local services, household, health, education and leisure to meet the needs of different sections of the community and visitors.
  4. To retain, protect and enhance the character of the town as a holiday resort and working town set in an area of outstanding beauty.
  5. To ensure that all planning decisions are taken in the light of rising sea levels and other effects of climate change.

### 1.3 Location

- 1.3.1 The parish of Wells-next-the-Sea is located in North Norfolk on the coast.

**Figure 2 below: Map showing the location of Wells-next-the-Sea parish.  
Source: Parish Online mapping website. Map obtained 13.02.2021. Location denoted by blue outline.**



## 1.4 Local Planning Policy

- 1.4.1 Strategic planning policy for the North Norfolk District Council area is currently provided by the Local Plan, formally known as the Local Development Framework (LDF).
- 1.4.2 The LDF, now known as the Local Plan, is a collection of planning documents which guides development in North Norfolk. These documents set out the Council's planning policies for meeting the community's economic, environmental and social needs where this affects the development and use of land. The Local Plan allows the Council to manage development in the area and sets out the factors it will take into account when determining planning applications.<sup>1</sup>
- 1.4.3 The Local Plan comprises three main documents including the Core Strategy and Development Management Policies, the Proposals Map and Site Allocations.
- 1.4.4 Wells-next-the-Sea is identified as a Secondary Settlement with a Small Town Centre in Policy SS14 in the Core Strategy (incorporating Development Control Policies) Adopted 2008. Policy SS14 from the Core Strategy can be seen in Appendix A.
- 1.4.5 The Wells-next-the-Sea site allocations can be viewed in the Site Specific Site Allocations Development Plan Document – adopted 2011 in Appendix B. The residential and car parking allocations contained in the document are now built out.
- 1.4.6 North Norfolk District Council is preparing a new Local Plan, which will guide development decisions in North Norfolk until 2036. The Council undertook a major consultation exercise on its emerging First Draft Local Plan and a range of supporting documents between 7 May and 28 June 2019. The feedback from the consultation is currently being considered. The development proposals for Wells-next-the-Sea can be seen in Appendix C. The Draft Plan is timetabled for public consultation in Summer 2021. The emerging Local Plan sets a housing target of 80 dwellings, which will be achieved through the delivery of two strategic allocations set out in the Plan. Any additional housing targets can be brought forward through the identification of additional sites through the Neighbourhood Plan to meet any additional needs identified.
- 1.4.7 The Neighbourhood Plan working party designed a questionnaire and completed community consultation to help inform their response to the emerging proposals in the Local Plan at the time. Town Council submitted a separate response. The results

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<sup>1</sup> <https://www.north-norfolk.gov.uk/tasks/planning-policy/local-plan-current/> Information retrieved 07.02.2021.

of the survey completed by the Neighbourhood Plan working party can be found in Appendix D.

- 1.4.8 The table below shows the future supply of housing through outstanding planning permissions, completed dwellings since the emerging Local Plan period from 2015 and the proposed number through Local Plan allocations as of 25.02.2021.

**Figure 3 below: Emerging Local Plan housing delivery position in Wells-next-the-Sea parish as of 25.02.2021.**

**Source: North Norfolk District Council. Information obtained 25.02.2021.**

<b>Policy HOU1 Wells-next-the-Sea</b>	<b>Dwellings with planning permission at 20.01.2021.</b>	<b>Dwelling completions – All (01.04.16 – 31.03.20)</b>	<b>Proposed new allocations</b>	<b>Total Growth (2016 – 2036)</b>	<b>All completions 2020/2021 at 20.01.2021)</b>
<b>Hou1</b>	35	79	80	202	8
<b>Windfall</b>				10	
<b>Total</b>	<b>35</b>	<b>79</b>	<b>80</b>	<b>212</b>	<b>8</b>

- 1.4.9 The revised National Planning Policy Framework (NPPF) was updated on 19 February 2019 and sets out the government’s planning policies for England and how these are expected to be applied.<sup>2</sup> It contains changes to national policy, which impacts on developments coming forward.<sup>3</sup>
- 1.4.10 The ‘Planning for the Future’ White Paper (August 2020) was out for consultation from August to October 2020 and the feedback is being analysed. The changes to the planning system proposed in the White Paper may impact on the development of the Local Plan and the Wells-next-the-Sea Neighbourhood Plan.<sup>4</sup>
- 1.4.11 North Norfolk District Council produced a Village Assessment and Settlement Profiles Topic Paper containing a review of the demographic make-up and level of services and facilities in the Towns and Villages in North Norfolk (March 2018). Information and data regarding Wells-next-the-Sea can be found from page 27 at the following link:  
[www.north-norfolk.gov.uk/media/4094/settlement-profiles-topic-paper-final-april-2018.pdf](http://www.north-norfolk.gov.uk/media/4094/settlement-profiles-topic-paper-final-april-2018.pdf)

<sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2> Information obtained 27.02.2021.

<sup>3</sup> <https://www.evansjones.co.uk/news/new-national-planning-policy-framework-nppf-5-key-changes-to-consider.php> Information obtained 27.02.2021.

<sup>4</sup> <https://www.gov.uk/government/consultations/planning-for-the-future> Information obtained 27.02.2021.

## 2. Demographic data and community Infrastructure

All Census data throughout the data profile is 2011 Census data obtained from [www.nomisweb.co.uk](http://www.nomisweb.co.uk) on 04.02.2020 unless referenced otherwise. In brackets throughout, are references to the tables downloaded from the Nomis website that contain the relevant Census information. For example, (KS101EW) is the table for Usual Resident Population. Data from the 2021 Census will be available in March 2023.

### 2.1 Population

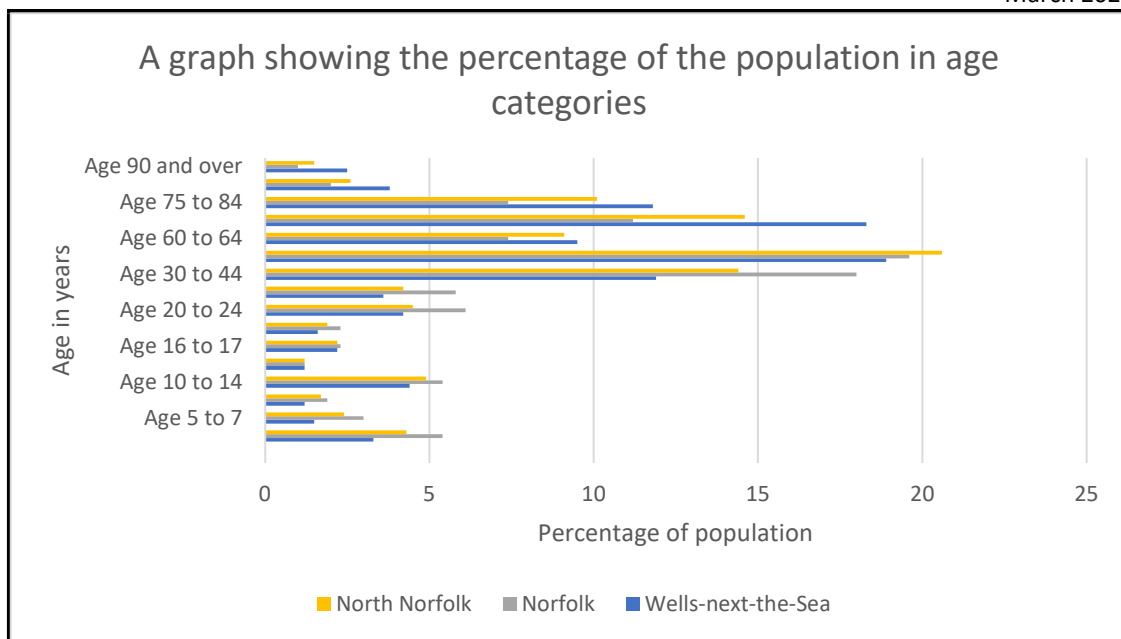
- 2.1.1 The usual resident population of Wells-next-the-Sea parish was 2,165 in the 2011 census (KS101EW). The population was 47.5 percent male and 52.5 percent female. The mid-year (2016) population estimate was 2149 for Wells-next-the-Sea parish.
- 2.1.2 The age structure of Wells-next-the-Sea parish from the 2011 Census data is shown in the table below. The mean age of residents in Wells-next-the-Sea was 51.6 years in the 2011 Census compared with 41.7 years for Norfolk and 47.5 years for North Norfolk.

**Figure 4 and 5 below: Age structure of the population of Wells-next-the-Sea, North Norfolk District and Norfolk from the 2011 Census.**

Source: [www.rsonline.org.uk](http://www.rsonline.org.uk) data obtained 04.02.2021.

Age of residents	Percentage of population		
	Wells-next-the-Sea	North Norfolk	Norfolk
0 – 4 years	3.3	4.3	5.4
5 – 7 years	1.5	2.4	3.0
8 – 9 years	1.2	1.7	1.9
10 – 14 years	4.4	4.9	5.4
15 years	1.2	1.2	1.2
16 – 17 years	2.2	2.2	2.3
18 – 19 years	1.6	1.9	2.3
20 – 24 years	4.2	4.5	6.1
25 – 29 years	3.6	4.2	5.8
30 – 44 years	11.9	14.4	18.0
45 – 59 years	18.9	20.6	19.6
60 – 64 years	9.5	9.1	7.4
65 – 74 years	18.3	14.6	11.2
75 – 84 years	11.8	10.1	7.4
85 – 89 years	3.8	2.6	2.0
90 and over	2.5	1.5	1.0





## 2.2 Health and wellbeing

2.2.1 The table below shows how residents reported their health in the 2011 Census (KS310EW) compared to North Norfolk and Norfolk.

**Figure 6 below: Table showing how residents of Wells-next-the-Sea reported their health in the 2011 Census.**

Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk) data obtained 04.02.2020

Area	Health reported by population in 2011 Census				
	Very good health	Good health	Fair health	Bad health	Very bad health
<b>Wells-next-the-Sea</b>	35.5%	40.1%	17.1%	4.7%	2.6%
<b>North Norfolk District</b>	38.9%	37.8%	17.2%	4.8%	1.4%
<b>Norfolk</b>	42.7%	36.6%	15.1%	4.4%	1.1%

2.2.2 The table overleaf shows how residents reported how limited their day-to-day activities were in the 2011 Census (KS301EW) compared to North Norfolk and Norfolk.

**Figure 7 below: Table showing how residents of Wells-next-the-Sea reported their day-to-day activity affected by health in the 2011 Census.**

**Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk) data obtained 04.02.2020.**

Area	Day-to-day activity limited by Health reported by population in 2011 Census		
	Day-to-day activities limited a lot	Day-to-day activities limited a little	Day-to day activities not limited
<b>Wells-next-the-Sea</b>	11.1%	14.0%	74.9%
<b>North Norfolk District</b>	10.3%	13%	76.7%
<b>Norfolk</b>	9.1%	11.0%	79.9%

2.2.3 Wells Health Centre is an NHS General Practice Surgery located in Bolts Close. The Practice Manager reported in an email following a request for information for the data profile, that capacity of the Health Centre could be an issue dependent on the level of development in the area.

2.2.4 Wells Community Hospital Trust is a local charity that provides a range of accessible, integrated health and wellbeing services to the communities of West and North Norfolk coastal villages and towns. It is located on Mill Road.

## 2.3 Qualifications

2.3.1 Data from the 2011 Census (KS501EW) shows that 30.4% of people have no qualifications compared to 27.5% for North Norfolk and 26.3% for Norfolk.

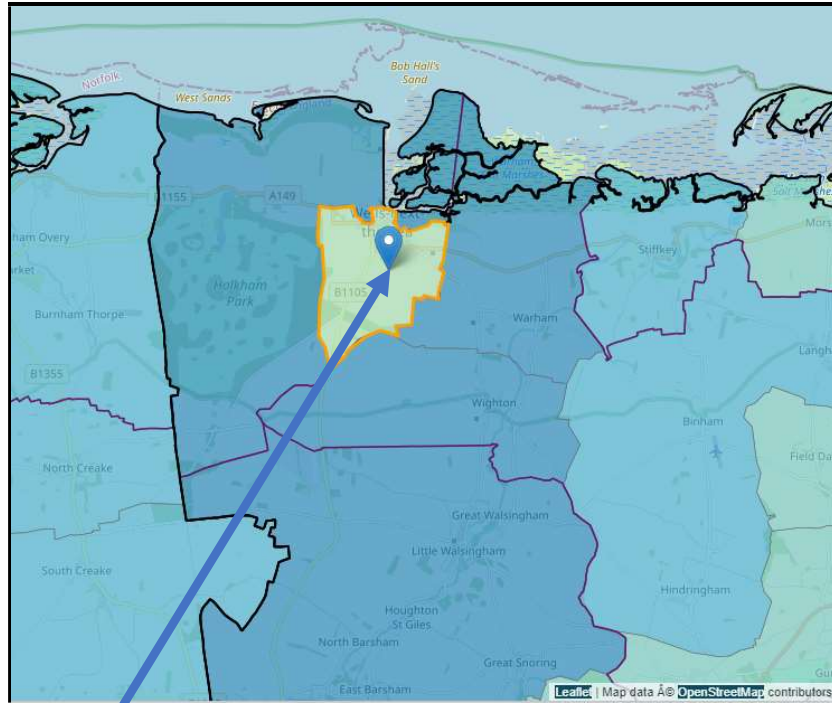
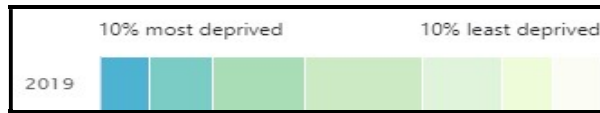
## 2.4 Deprivation

2.4.1 Wells-next-the-Sea parish is covered by two Lower Super Output Areas (LSOAs). These are 002B and 002C. A Lower Super Output Area is a geographical area.

**Figure 8 and 9 overleaf: Maps showing the two LSOAs covering Wells-next-the-Sea parish.**

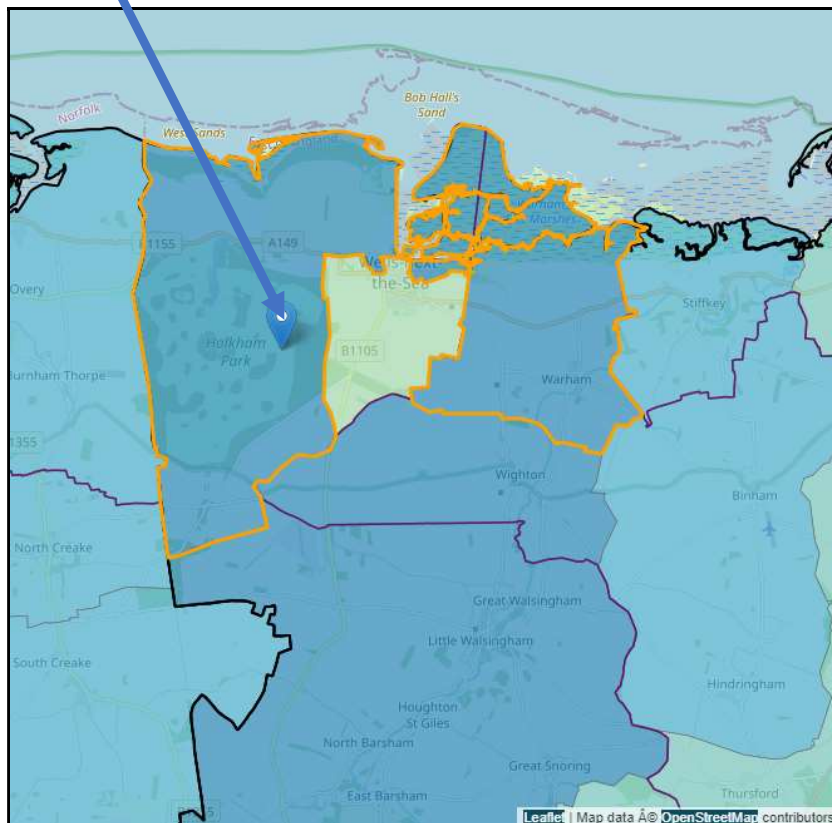
**Source: [http://dclgapps.communities.gov.uk/imd/iod\\_index.html](http://dclgapps.communities.gov.uk/imd/iod_index.html) maps obtained 04.02.2021.**

**Key**



**North Norfolk 002C**

**North Norfolk 002B**



#### 2.4.2 In the Indices of Multiple Deprivation 2019:

- LSOA 002C was ranked 19,309 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 50% least deprived neighbourhoods in the country.
- LSOA 002B was ranked 9,601 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 30% most deprived neighbourhoods in the country.

#### 2.4.3 The Indices of Multiple Deprivation are made up of seven domains. In 2019 LSOA 002C was amongst the:

- 50% least deprived neighbourhoods for Income Deprivation.
- 50% least deprived neighbourhoods for Employment Deprivation.
- 40% most deprived neighbourhoods for Education, Skills and Training.
- 50% least deprived neighbourhoods for Health, Deprivation and Disability.
- 20% least deprived neighbourhoods for Crime.
- 20% least deprived neighbourhoods for Barriers to Housing and Services. This measures the physical and financial accessibility of housing and local services.
- 40% most deprived neighbourhoods for Living Environment Deprivation.
- 40% most deprived neighbourhoods for Income Deprivation Affecting Children.
- 40% least deprived neighbourhoods for Income Deprivation Affecting Older People.

#### 2.4.4 LSOA 002B was amongst the:

- 50% most deprived neighbourhoods for Income Deprivation.
- 40% most deprived neighbourhoods for Employment Deprivation.
- 20% most deprived neighbourhoods for Education, Skills and Training.
- 50% least deprived neighbourhoods for Health, Deprivation and Disability.
- 50% least deprived neighbourhoods for Crime.
- 10% most deprived neighbourhoods for Barriers to Housing and Services. This measures the physical and financial accessibility of housing and local services.
- 20% most deprived neighbourhoods for Living Environment Deprivation.
- 50% most deprived neighbourhoods for Income Deprivation Affecting Children.
- 50% most deprived neighbourhoods for Income Deprivation Affecting Older People.

## 2.5 Crime

2.5.1 Crime data for Wells with Holkham Ward shows 153 crimes January 2020 to December 2020. This is a crime rate of 29 per 1,000 people. This is higher than the rate for North Norfolk District at 23 per 1,000 people and lower than Norfolk at 33 per 1,000 people.<sup>5</sup>

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<sup>5</sup> <https://www.norfolkinsight.org.uk/crime-and-community-safety/report/view/03360192254a403ca3279479e7264eba/E05011864> Information obtained 27.02.2021.

## 2.6 Education

- 2.6.1 Polka Day Care is located on the Wells Primary School site and is an independent, not-for-profit charity. Day care is provided from 3 months to pre-school years and a Breakfast and After School Club is provided.
- 2.6.2 Wells Primary and Nursery School is part of The Wensum Trust and had 228 pupils on roll in September 2020. Pupils attend from age 3 – 11 years. Planned admission numbers for 2021/22 are 30.<sup>6</sup>
- 2.6.3. Alderman Peel High School is run as an Academy and serves pupils aged 11 – 16 years. There were 522 pupils on roll in September 2020 and planned admission numbers for 2021/22 are 105.<sup>7</sup>
- 2.6.4 In response to an email for information for the Neighbourhood Plan data profile in February 2021, the High School Principal reported that the school is over-subscribed through attracting applications from pupils out of catchment. The school has a capacity of 535 and in September 2021 will have approximately 560 students. The following issues were identified:
- There is a need for expansion based upon parents who live out of catchment choosing the school. Norfolk County Council will not pay for any expansion at school because the increased need is due to students coming from out of catchment.
  - The number of children being born in catchment is reducing annually so there is a need to attract children from out of catchment, particularly from West Norfolk.
  - Recruiting staff is a major challenge due to house prices in the area. The lack of affordable houses and / or houses for key workers is a big issue.
  - Housing Association houses, which are required, bring with them families in need of support from Social Services and Social Services support is already inadequate due to capacity issues.
  - Transport is an issue. Lack of spaces for coaches / drop off / pick up on Market Lane and Burnt Street. This is also an issue for students travelling to post 16 provision.
- 2.6.5 The High School Principal outlined that post 16 years provision for students is at the College of West Anglia, Fakenham Sixth form and in small numbers to Reepham Sixth form, Sheringham Sixth form and Springwood Sixth form. Approximately five students per year, go to apprenticeships.

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<sup>6</sup> <https://csapps.norfolk.gov.uk/schoolfinder/schoolinfo.asp?govid=2177> Data obtained 04.02.2021.

<sup>7</sup> <https://csapps.norfolk.gov.uk/schoolfinder/schoolinfo.asp?govid=4056> Data obtained 04.02.2021.



2.6.6 Information provided by North Norfolk District Council summarised that overall, Norfolk's school population is expected to grow in the next 10-15 years. The secondary sector is currently experiencing an increase in numbers with larger cohorts now leaving the primary sector. This is being seen particularly in the more populated areas. The County Council assessment of current school capacity and the likely requirements for new schools as a result of new development proposed in the emerging Local Plan, is that provision will need to be enhanced at Holt and North Walsham only. Elsewhere in the district, school places are funded through Section 106 agreements between developers, North Norfolk District Council and North Norfolk District Council based on the Norfolk Planning Obligations Standards for education at the time of planning applications and the most up to date pupil forecasts.

2.6.7 Norfolk County Council responded to a Freedom of Information request on 24<sup>th</sup> March 2021 and provided the Planned Admission Numbers and pupil projections for the next five years for Wells-next-the-Sea Primary and Nursery School and Alderman Peel High School. The information is contained in the two paragraphs below.

2.6.8 The Planned Admission Number for Wells-next-the-Sea Primary and Nursery School is 30. Anticipated projections for the next five years are:

- 2021 30
- 2022 28
- 2023 20
- 2024 26
- 2025 26

2.6.9 For Alderman Peel High School, the Planned Admission Number is 105. The figures below show the number of children anticipated to be living in the catchment of Alderman Peel High School for the Year 7 admissions over the next five years. The catchment numbers are less than the 105 places the school can offer each year. The school is popular and regularly admits children above its admissions limit of 105 and attracts pupils from Fakenham and Hunstanton, which results in the high schools in those areas with lower numbers.

- 2021 67
- 2022 66
- 2023 66
- 2024 64
- 2025 63

## 2.7 Community

2.7.1 Wells-next-the-Sea has an active community with a range of services, facilities, clubs and groups to meet the needs of residents and visitors.

- 2.7.2 Wells Royal National Lifeboat Institution (RNLI) Lifeboat Station is situated at the eastern end of Wells beach. It houses an all-weather lifeboat and an inshore lifeboat and assist with emergencies around Wells and off the North Norfolk coast and are manned by volunteer crews. A new boathouse is currently being built to house a new lifeboat.<sup>8</sup> At Wells, the station's full-time mechanic is the only paid position.
- 2.7.3 The Wells-next-the-Sea National Coastwatch lookout station is staffed 365 days a year by a team of 40 plus volunteers. As well as watching over local leisure sailors, a busy sailing school, windsurfers and water skiers and twelve inshore fishing boats we have an increasingly busy Outer Harbour used by the windfarm support vessels serving the Sheringham Shoal Windfarm. There are extensive views over the beach and the tidal area of Bob Halls Sand and a distant view of the Rotterdam to Hull east coast shipping lane.<sup>9</sup>
- 2.7.4 There are a range of community buildings in Wells-next-the-Sea. These include:
- Wells Maltings.
  - Alderman Peel High School with a large assembly hall.
  - St. Nicholas Church, which is used for pre-election meetings and can accommodate large groups.
  - Congregational Hall can accommodate up to 100.
  - Wells Community Hospital.
  - The W.I. Hall.
  - The Library.
  - The Peter Collingwood Hall in the Methodist Church.
- 2.7.5 Wells Maltings opened in 2018 following a £6m development and provides:
- State of the art performance auditorium, equipped for live shows and cinema, seating 130.
  - Large café area, up to 65 covers.
  - Visitor information centre and box office.
  - The Wells Heritage Centre, two galleries of installation, displays and exhibits featuring 800 years of the history of the town and coastline.
  - Highly appointed art gallery space (Handa Gallery).
  - Large studio space for community events, hires, live events (Clore Community Studio).
  - The ability to roll Handa and Clore together into one volume, ideal for large parties, wedding receptions, dinner dances, large events up to 200 people.
  - A bespoke space (Kiln Room), steeped in heritage, for intimate recitals and meetings/talks, up to 80 people.
  - Since opening in Sept 2018, over 75,000 people have visited The Maltings. An approximate breakdown is:

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<sup>8</sup> <https://www.wellslifeboat.org/about.htm> Information retrieved 06.02.2021.

<sup>9</sup> <https://www.nci.org.uk/wellsnextthesea> Information obtained 17.02.2021.

- 20,000 attending arts performances and film.
- 15,000 attending gallery exhibitions.
- 20,000 visiting the Wells Heritage Centre.
- 10,000 attending classes, workshops etc run by community.
- 12,500 enquiries at the Visitor Information Centre.
- 5,000 attending parties, receptions and community meetings and events.
- 50,000 + café and bar customers.
- Outreach activity in schools in the area has engaged with approximately 4,000 young people.
- Estimate of 60,000 visitors to Wells-next-the-Sea have been actively engaged with The Maltings through work outside the building.

2.7.6 Wells Community Hospital has several rooms the community can hire for up to fifty people, which are free to use for charities, support groups and community organisations.

- Training Room.
- Day Room/Music Room.
- Conservatory/Garden Room.
- Hospital Gardens and Performance Space.
- Digital Hub, available free of charge, includes assistance of digital advocate.
- Small Group room.
- 3 x Clinician Rooms available for hire.
- Kitchen available to hire.
- The whole building can be hired at weekends for craft fairs etc/fundraising.
- Additional Community Outdoor spaces will be added during 2021.

2.7.7 The Quay is a community magazine for Wells-next-the-Sea, which is published monthly by Quay publishing Ltd on behalf of the town of Wells-next-the-Sea and the surrounding area. The magazine is distributed free to all homes within Wells and the NR23 area.<sup>10</sup>

2.7.8 The Quay magazine lists useful community contacts and groups within Wells-next-the-Sea.

2.7.9 The Wells Dementia Friendly Community Steering Group are working towards the town being dementia friendly, this includes many of the local businesses having staff trained to understand the needs of people living with dementia. Wells is also a Fairtrade Town.

2.7.10 The Town Council is responsible for the allotment garden plots in Northfield and Mill Road, Market Lane Cemetery, The Buttlands, Polka Burial Ground, St. Nicholas

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<sup>10</sup> <https://quaypublishing.co.uk/> Information retrieved 06.02.2021.

Churchyard, the Beach Road Playing Field, the Skatepark and the majority of the town's streetlights.

2.7.11 Wells Town Football Club is located on Beach Road and has parking facilities and a clubhouse.

2.7.12 There is a dentist, library, police station and a retained fire station in Wells-next-the-Sea.

2.7.13 Sport-A-Peel at Alderman Peel High School has use of the swimming pool and gym for community use.

## 2.8 Open space and recreation

2.8.1 The North Norfolk Open Space Assessment 2019 calculated existing provision of open space (hectares) by parish. The information for Wells-next-the-Sea parish is:<sup>11</sup>

• Allotments	4.89 hectares
• Amenity green space	1.35 hectares
• Parks and recreation grounds (combined)	0.57 hectares
• Play (child)	0.21 hectares
• Play (youth)	0.05 hectares
• Accessible natural green space	215.32 hectares
• Cemeteries and graveyards	2.44 hectares
• Education	9.98 hectares
• Outdoor sport (private)	2.93 hectares
• 2016 population	2149

2.8.2 The North Norfolk Open Space Assessment 2019 calculated the existing supply of open space compared to the standards for Open Space provision. The figures show that there is a deficit of amenity green space, parks and recreation grounds and play (youth). These figures can help inform decisions about the form of new open spaces and improvements to existing open spaces.<sup>12</sup>

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<sup>11</sup> <https://www.north-norfolk.gov.uk/media/5996/open-space-assessment-final.pdf>. Information obtained 14.02.2021.

<sup>12</sup> <https://www.north-norfolk.gov.uk/media/5996/open-space-assessment-final.pdf>. Information obtained 14.02.2021.

**Figure 10 below: Table showing the existing supply of Open Space in hectares in Wells-next-the-Sea compared to the standards for Open Space provision.**

**Source: The North Norfolk Open Space Assessment 2019. Information obtained 14.02.2021.**

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds	Play (Child)	Play (Youth)	2016 Population
Wells-next-the-Sea	3.60	-0.80	-1.79	0.00	-0.08	2149

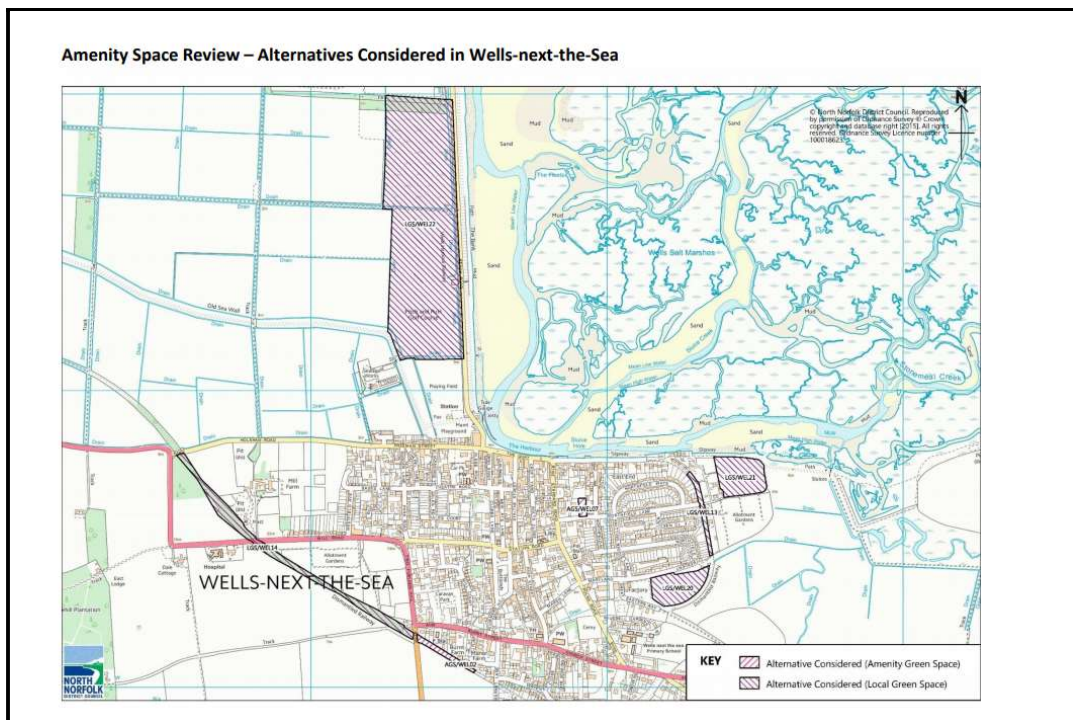
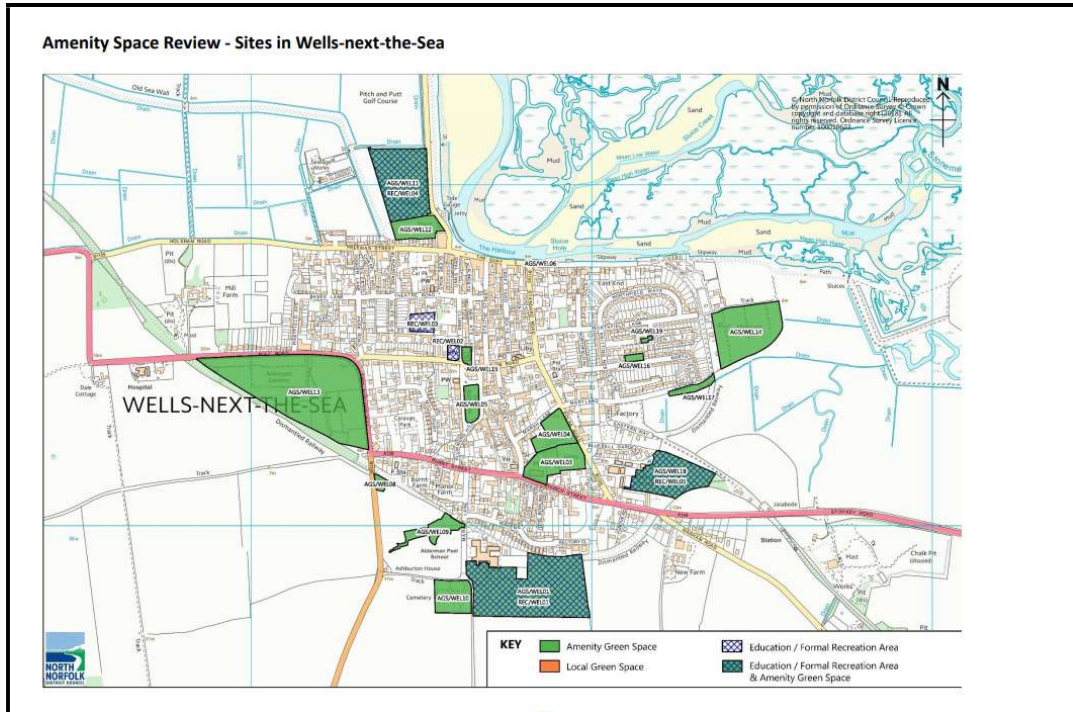
- 2.8.3 Wells Town Council identified that a multi-use games area and cycle paths and circular walking routes would be beneficial in the North Norfolk Open Space, Sport and Recreation Study 2019.
- 2.8.4 The North Norfolk District Council Amenity Green Space Study April 2019 contains a review of the district’s designated Open Land Areas and open land areas brought forward through development and other suggested sites identified by officers and town and parish councils. The maps from the Amenity Space Review for Wells-next-the-Sea can be found overleaf and the information can be found on pages 42 – 48 of the document at the following link:  
[www.north-norfolk.gov.uk/media/4523/amenity-green-space-study-april-2019.pdf](http://www.north-norfolk.gov.uk/media/4523/amenity-green-space-study-april-2019.pdf)



Figures 11 and 12 below: Amenity Space Review: Sites in Wells-next-the-Sea.

Source: Information retrieved 27.02.2021.

<https://www.north-norfolk.gov.uk/media/4523/amenity-green-space-study-april-2019.pdf>



2.8.5 The North Norfolk District Council Amenity Green Space Study April 2019 contains the proposed Open Space Designations in Wells-next-the-Sea in the emerging Draft Local Plan (Part 1), which can be seen in the table below:

**Figure 13 below: Proposed Open Space designations in the emerging North Norfolk Draft Local Plan in Wells-next-the-Sea.**

Source: <https://www.north-norfolk.gov.uk/media/4523/amenity-green-space-study-april-2019.pdf>. Obtained 23.02.2021.

<b>Wells - next - the Sea</b>			
Alderman Peel School Playing Fields, Market Lane	AGS/WEL01 REC/WEL01	OSP135	Open Land Area Formal Education / Recreation
St Nicholas Church, Cemetery, Church Street/ Polka Road	AGS/WEL03	OSP136	Open Land Area
Land at Marsh Lane, Polka Road	AGS/WEL04	OSP137	Open Land Area
The Buttlands, Plummers Hill	AGS/WEL05	OSP138	Open Land Area
Wells Town Bowls Club, Mill Road	REC/WEL02	OSP139	Formal Education / Recreation
Wells Tennis Club & Elsmith Bowls Club, Gales Court	REC/WEL03	OSP140	Formal Education / Recreation
East Quay	AGS/WEL06	OSP141	Open Land Area
Land at Market Lane (North)	AGS/WEL08	OSP142	Open Land Area
Land at Market Lane (South)	AGS/WEL09	OSP143	Open Land Area
Market Lane Cemetery	AGS/WEL10	OSP144	Open Land Area
Wells Town FC, Beach Road	AGS/WEL11 REC/WEL04	OSP145	Open Land Area Formal Education / Recreation
Beach Road Playground, Eliza Adams Memorial & Public Toilets	AGS/WEL12	OSP146	Open Land Area
Mill Road Allotments	AGS/WEL13	OSP147	Open Land Area
Northfield Lane Allotments	AGS/WEL14	OSP148	Open Land Area
Congregational Church / Hall Grounds, Clubbs Lane	AGS/WEL15	OSP149	Open Land Area
Northfield Crescent Green Space 1	AGS/WEL16	OSP150	Open Land Area
Northfield Crescent Green Space 2	AGS/WEL17	OSP151	Open Land Area
Wells Primary School	AGS/WEL18 REC/WEL05	OSP152	Open Land Area Formal Education / Recreation
Neilsen Close Play Area	AGS/WEL19	OSP153	Open Land Area

### 3. Housing and the Built Environment

#### 3.1 Historic Environment

- 3.1.1 The following information is a historical summary from <https://en.wikipedia.org/wiki/Wells-next-the-Sea> obtained 21.02.2021.

*The North Sea is now a mile from the town; the main channel which once wandered through marshes, grazed by sheep for hundreds of years, was confined by earthworks to the west in 1859 when Holkham Estate reclaimed some 800 hectares of saltmarsh north-west of Wells with the building of a mile-long bank. This reclamation was claimed to have reduced the tidal scour though the West Fleet which provided much of the water entered the channel to its north.*

*Because the town has no river running through it, Wells relies on the tides to scour the harbour. The problem of siltation had preoccupied the merchants of the town for hundreds of years and occupied the attentions of various engineers, leading eventually to disputes which came to court in the eighteenth century. Sir John Coode, who had been knighted for his work on the completion of Portland harbour was recruited to solve its siltation problems in the 1880s. No attempted solution proved permanent. The growth of faster marine traffic whose wake washes at the banks of the marshes has widened the channel and reduced tidal flow further.*

*The town has been a seaport since before the fourteenth century when it supplied grain to London and subsequently to the miners of the north east in return for which Wells was supplied with coal. Until the nineteenth century, it was easier to carry bulk cargoes by sea than overland. It was a significant port in the sixteenth century with 19 ships over 16 tons burden operating out of Wells in 1580, making it the major port in the area; the main trade was corn. Wells was also from early days a manufacturer of malt. At its height the town boasted up to twelve maltings, having in 1750 contributed a third of the exports of malt from the country, mostly to Holland, more than any other port save Yarmouth.*

*Wells was also a fishing port: in 1337 it is recorded as having had thirteen fishing boats; next door Holkham had nine. Its mariners brought first herring and then cod from Iceland in quantity between the fifteenth and seventeenth centuries. The regulation of the harbour in order to preserve its use was by Act of Parliament in 1663; and in 1769 Harbour Commissioners were appointed with powers over vessels entering and leaving (as they still have today). The Quay was substantially rebuilt in 1845 as part of attempts to improve the town. At the same time, Improvement Commissioners were appointed with the task of making the town commodious and attractive to residents and the burgeoning tourist trade. As a small port, it built ships until the late nineteenth century; it never transferred to building motor vessels or to steel hulls. The coming of the railway in 1857 reduced the harbour trade but it revived briefly after the Second World War for the import of fertilizer and animal feed. In 1982 there were 258 ship movements into the harbour.*



*In the nineteenth century malting assumed an industrial character dominated by merchants rather than hands-on maltsters. Eventually, the entire estate was acquired by F. & G. Smith who had maltings in Dereham and Great Ryburgh; they latterly bought out the competition becoming one of the biggest maltsters in the country. Following the Great War demand began to fall and new methods of production were being used. After a local dispute, they closed the Wells operation down in 1929. Other agriculture-related enterprises such as the Ipswich-based Eastern Counties Farmers Cooperative were, over the following years, bought out or closed. The post-war revival of the harbour trade made of the Quay a busy place from the 1960s to the 1990s. Small coasters, mostly from across the Channel, brought in fertiliser and animal feed, latterly mostly soya beans until 1992 when changes in government regulations and the increasing size of vessels made the port uneconomic. Wind-farm support began in 2009 with the building of the Sheringham Shoal Offshore Wind Farm.*

*Tourism, which had begun on a small scale a century before became a major draw, based as it was on the Pinewoods Caravan site much expanded post-war. Pre-war it was a popular base for wildfowling and a number of hotels in the town supplied this need. Associated with this was an early interest in conservation.*

*It was until even the 1980s an industrial town rather than a tourist destination as it was to become. In 1900 it was full of tightly packed cottages many of them insanitary and squalid. It was the work of the town's council beginning during the First World War to build a substantial number of council houses so that by 1960 it had rehoused nearly 350 families, more per capita than any urban centre in England.*

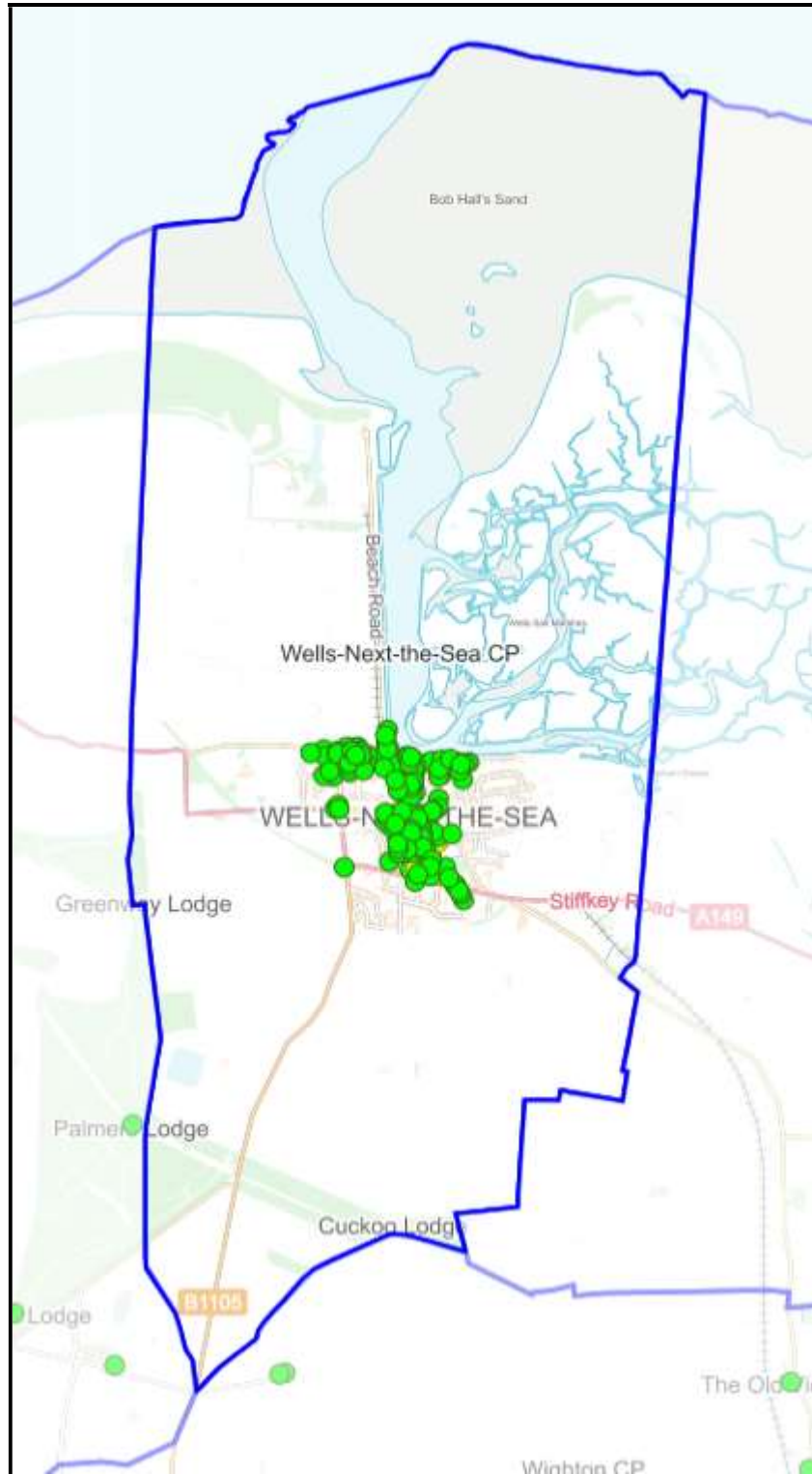
- 3.1.2 Historic England lists 185 listed buildings in Wells-next-the-Sea parish.<sup>13</sup> The list can be seen in Appendix E. The map overleaf shows the location of listed buildings in Wells-next-the-Sea parish.

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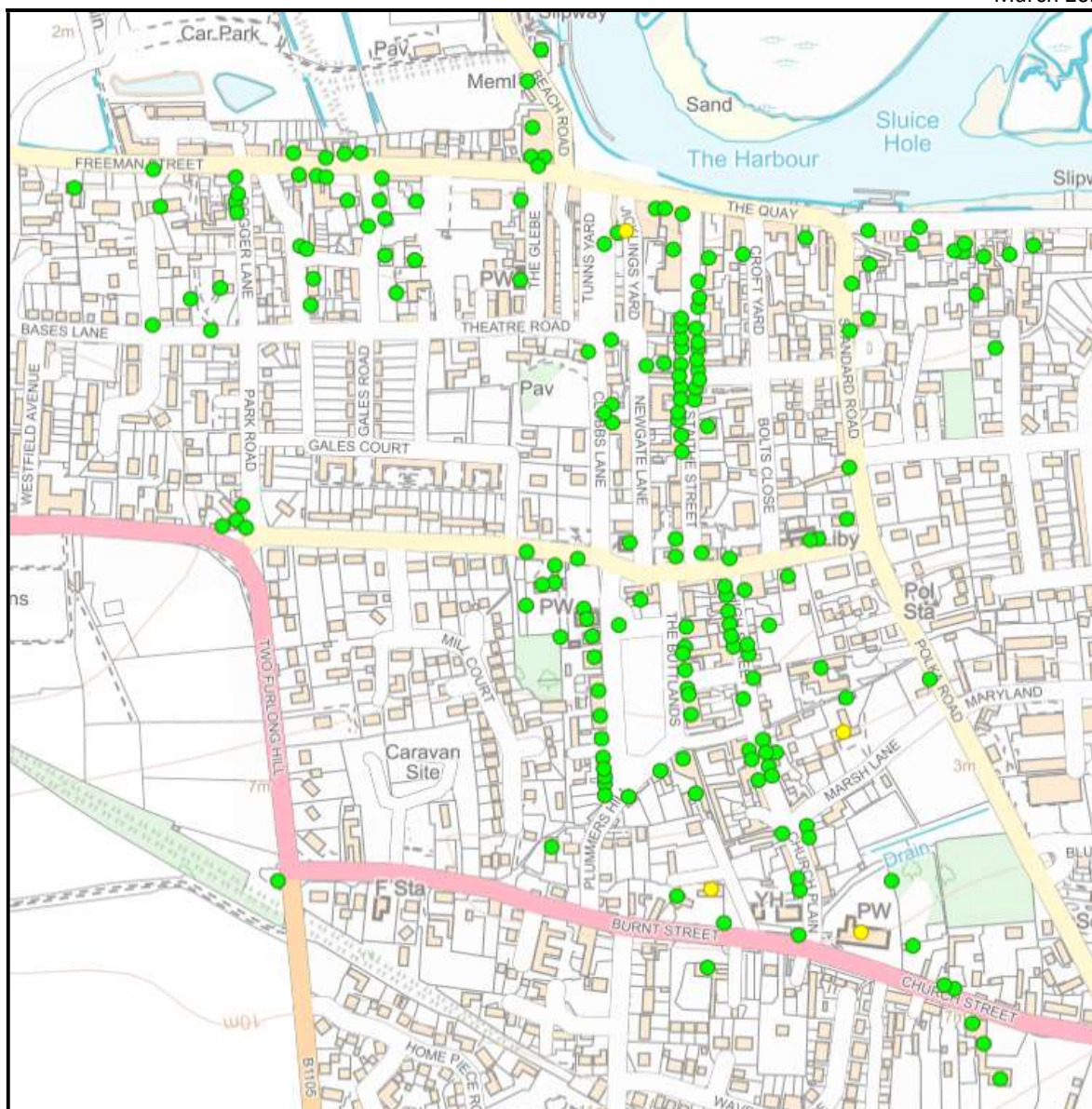
<sup>13</sup> <https://historicengland.org.uk/listing/the-list> Information obtained 27.02.2021.

Figures 14 and 15 below and overleaf: Maps showing the location of listed buildings in Wells-next-the-Sea parish (yellow dot: Grade II\*, green dot: Grade II, red dot: Grade I).

Source: Parish Online Website, maps obtained 11.02.2021.







3.1.3 The Church of St Nicholas, Church Plan, Wells-next-the-Sea is on Historic England's Heritage at Risk Register. It is designated as Priority B – Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.<sup>14</sup> National Lottery Heritage Fund stage one grant offer was received in March 2020.

3.1.4 Historic England details Wells Maltings as a case study as the Grade II listed former maltings building and sackhouse in the centre of Wells-next-the-Sea in Norfolk was transformed into a multi-use community facility. More information can be found at <https://historicengland.org.uk/advice/caring-for-heritage/take-ownership/case-studies/wells-maltings/>.

<sup>14</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/15949> Information retrieved 07.02.2021.

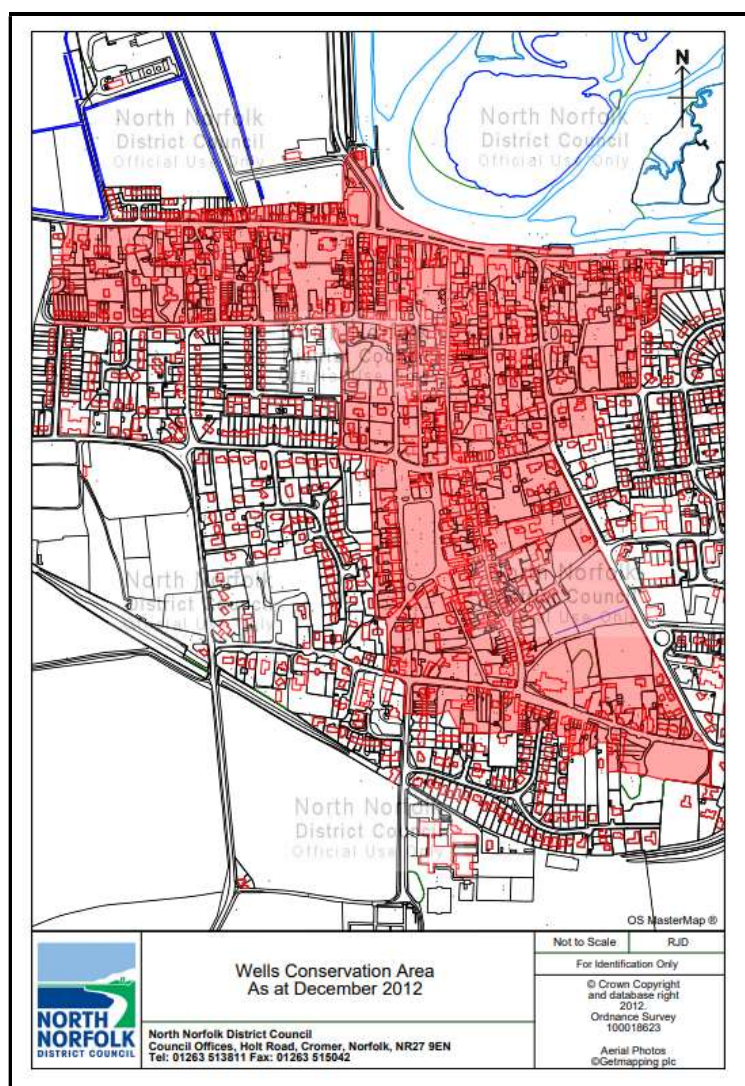
- 3.1.5 A search including maps and details of historical finds in Wells-next-the-Sea has been provided by the Norfolk Historic Environment Record. This information has been shared with the Neighbourhood Plan working party.
- 3.1.6 Parts of Wells town are covered by a Conservation Area as shown in Figure 16 below. North Norfolk District Council is obliged to designate any parts of the district that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance. At the time of writing there is no adopted Conservation Area Appraisal for Wells-next-the-Sea. However, North Norfolk District Council has a longstanding draft, which is due to be reviewed subject to resources.

**Figure 16 below: Wells Conservation Area December 2012.**

**Source:**

**[www.north-norfolk.gov.uk/media/1380/wells\\_conservation\\_area\\_dec2012.pdf](http://www.north-norfolk.gov.uk/media/1380/wells_conservation_area_dec2012.pdf)**

**Information obtained 07.02.2021.**



## 3.2 Housing

- 3.2.1 A Housing Needs Assessment was commissioned by Holkham Estates who sought the collaboration of Wells Town Council and Home for Wells. The report was published in November 2020 and will be viewed by the Neighbourhood Plan working party to inform policy development.
- 3.2.1 The Housing Needs Assessment 2020 contains data on demographic patterns and trends, housing stock and supply and affordability and financial access to housing.
- 3.2.2 Homes for Wells was established as a local community led housing association in 2006 and later became a private registered provider of social housing, providing affordable housing for local people. Homes for Wells provides homes in the community at fair and reasonable rent which is economically viable for key workers, volunteers and local people with a prove connection to the town and local area.<sup>15</sup>
- 3.2.3 The Key Points from the survey in the Homes for Wells Housing Needs Survey Report 2018 are:
- There are currently 107 households living in or with a local connection to Wells-next-the-Sea that are registered on North Norfolk District Council's Housing Register which is a 17.5% increase since 2011.
  - Homes for Wells has 26 households already considered by our Allocations Committee and are actively seeking secure homes in Wells-next-the-Sea and surrounding villages.
  - 61% of households who need to move in the next 5 years are seeking affordable, secure rented accommodation.
  - 49% of those looking for secure affordable housing are looking for a two bedroom property.
  - 23 households reported that a family member had moved away from the town in the last 5 years due to difficulties in finding a suitable affordable home in Wells-next-the-Sea.
  - 96% of all responding households indicated they would support an affordable housing project for local people in Wells-next-the-Sea.
  - At the time of going to print there was only one available private rented property in Wells-next-the-Sea, a 4 bedroom property £1,100 per calendar month and one that had been recently let, 2 bedroom for £695.00 per calendar month.
- 3.2.4 Victory Housing is part of Flagship Group and provides a variety of properties to rent through the District Council's housing register. Information on affordable housing stock available in Wells-next-the-Sea and applicants who have indicated they would

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<sup>15</sup> <https://homesforwells.com/> Information retrieved 11.01.2021.



like to live in Wells-next-the-Sea has been provided by North Norfolk District Council and shared with the Neighbourhood Plan working party.

- 3.2.5 Dorrington House Wells is a care home providing long and short-term care, including residential and day care, for older people and older people with dementia.
- 3.2.6 Scarborough House is an assisted living facility on Clubbs Lane.
- 3.2.7 Heritage House Day Care is situated on Mill Road and provides Day Visitors with a meal, activities, access to the community nursing team and services such as hairdressing and the dentist.

### 3.3 Second homes and holiday homes

- 3.3.1 The North Norfolk District Council Settlement Profiles paper 2018 places the total number of dwellings in Wells-next-the-Sea as 1488 and the number of second homes as 334. 22% of total dwellings are second homes. This compares to the proportion of second homes in North Norfolk district of 7.45%.<sup>16</sup>
- 3.3.2 The tables below show the number of holiday homes and second homes in Wells-next-the-Sea and the percentage change per year.

**Figure 17 below: Table showing the number of holiday homes and second homes in Wells-next-the-Sea.**

**Source: North Norfolk District Council, obtained 10.03.2021.**

All council tax homes	1563
All second homes	387
Percentage of second homes	24.8%
District average of second homes	7.8%
Holiday homes	224
Council tax and registered holiday homes	1787
Number of second homes and holiday homes	611
Percentage of second homes and holiday homes	34.2%
District average of second homes and holiday homes	11.6%

<sup>16</sup> <https://www.north-norfolk.gov.uk/media/4094/settlement-profiles-topic-paper-final-april-2018.pdf>  
Information retrieved 17.02.2021.

**Figure 18 below: Table showing the percentage change in the numbers of second homes and holiday homes in Wells-next-the-Sea parish.**

**Source: North Norfolk District Council, obtained 24.02.2021.**

<b>Wells-next-the-Sea</b>	<b>2016/2017</b>	<b>2017/2018</b>	<b>2018/2019</b>	<b>2019/2020</b>
Percentage change in holiday and second home ownership.	<b>8.9%</b>	<b>4.2%</b>	<b>0.3%</b>	<b>2.%</b>

- 3.3.3 The Wells Town Council 'Ideas for Tourism Strategy' 2012, revived 2017, includes details of 277 bed and breakfast spaces and 981 self-catering bed spaces in the town. In addition, there are 575 static caravans on the Pinewood Caravan site and a further 46 static caravans in the town. There are a calculated 4341 bed spaces in the town.
- 3.3.4 The AirBnB website lists 180 properties in Wells-next-the-Sea.<sup>17</sup> There is duplication between marketing websites.

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<sup>17</sup> <https://www.airbnb.co.uk/england-united-kingdom/stays>. Information obtained 19.02.2021.

## 4. Transport and Access

### 4.1 Public Transport

4.1.1 There are a range of bus services in Wells-next-the-Sea<sup>18</sup>. These include:

- 36 Coastliner King's Lynn to Wells/Fakenham operated by Lynx.
- 46 Wells-next-the-Sea – Langham – Blakeney – Cley – Glandford – Holt operated by Sanders Coaches.
- 201 South Creake – North Creake – Burnham Overy – Holkham – Wells operated by Sanders Coaches.
- 202 Cley – Blakeney – Morston – Stiffkey – Warham – Wells operated by Sanders Coaches.
- 203 Saxlingham – Field Dalling – Hindringham – Lt Walsingham – Wells operated by Sanders Coaches.
- 204 Holt – Letheringsett – Binham – Wighton – Wells operated by Sanders Coaches.
- 205 Wicken Green – Burnham Market – North Creake – South Creake – Fakenham operated by Sanders Coaches.
- 414 Dersingham to Wells-next-the-Sea operated by Lynx.
- CH1 Coasthopper Wells-next-the-Sea – Sheringham – Cromer operated by Sanders Coaches.

4.1.2 There is no mainline train station at Wells-next-the-Sea. The nearest connecting stations are located at King's Lynn (45 km) and Sheringham (27km). Sheringham connects to Norwich via the Bittern Line. From Norwich there are onward connections to the National Rail network. King's Lynn has a direct connection to London at King's Cross St Pancras, Liverpool Street (via Ely and Cambridge) and to the National Rail network (via Ely).

4.1.3 The Wells and Walsingham Light Railway runs from Wells to Walsingham.

4.1.4 The Wells Harbour Railway connects Wells Town to Wells Beach, approximately one mile away. The journey takes five minutes and the service operates from March until October.

### 4.2 Walking and cycling

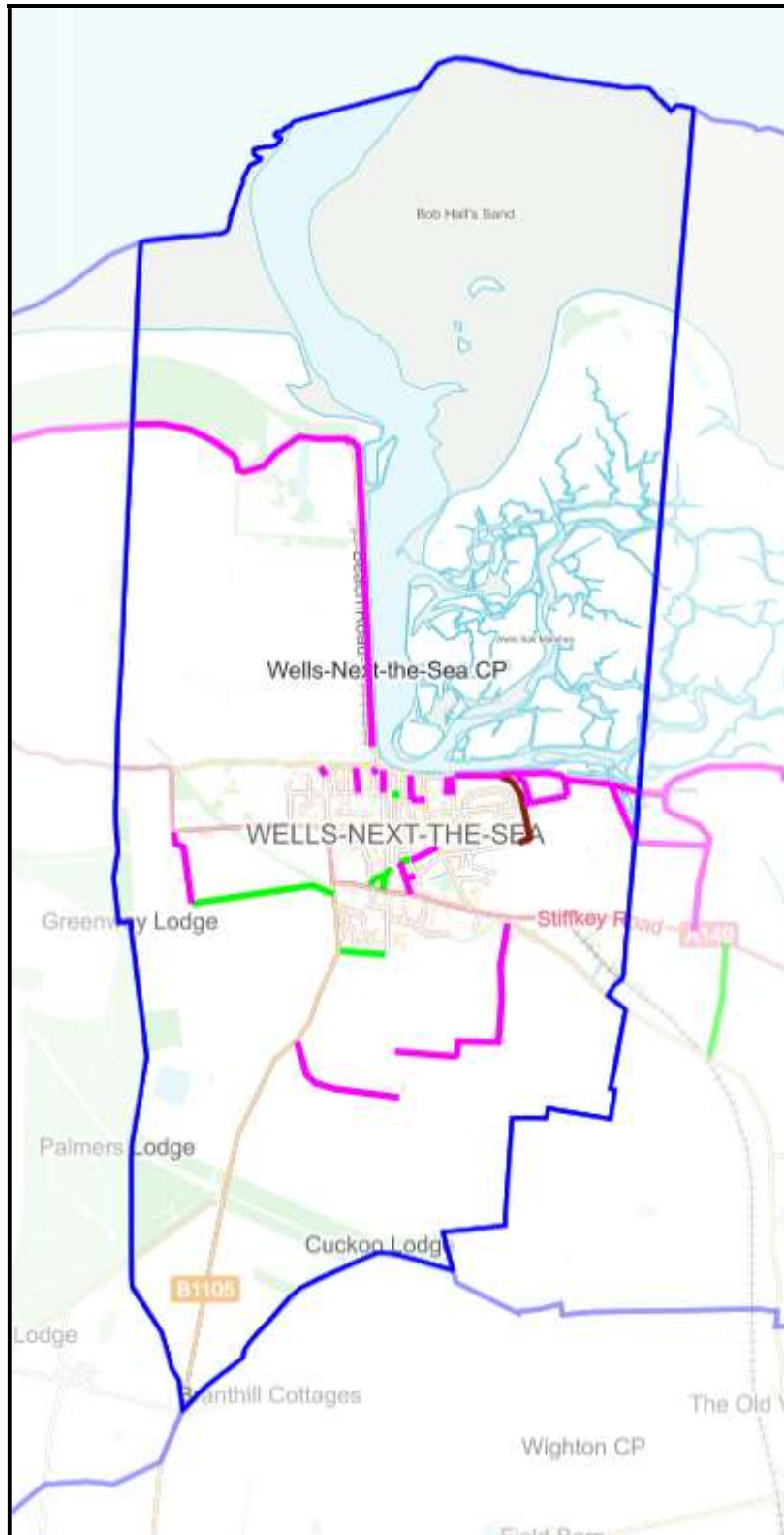
4.2.1 Public Rights of Way in Wells-next-the-Sea can be seen on the map in Figure 19. The Ordnance Survey map of Public Rights away and a description of the routes can be found in Appendix F.

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<sup>18</sup> <https://bustimes.org/localities/wells-next-the-sea> Information retrieved 07.02.2021.



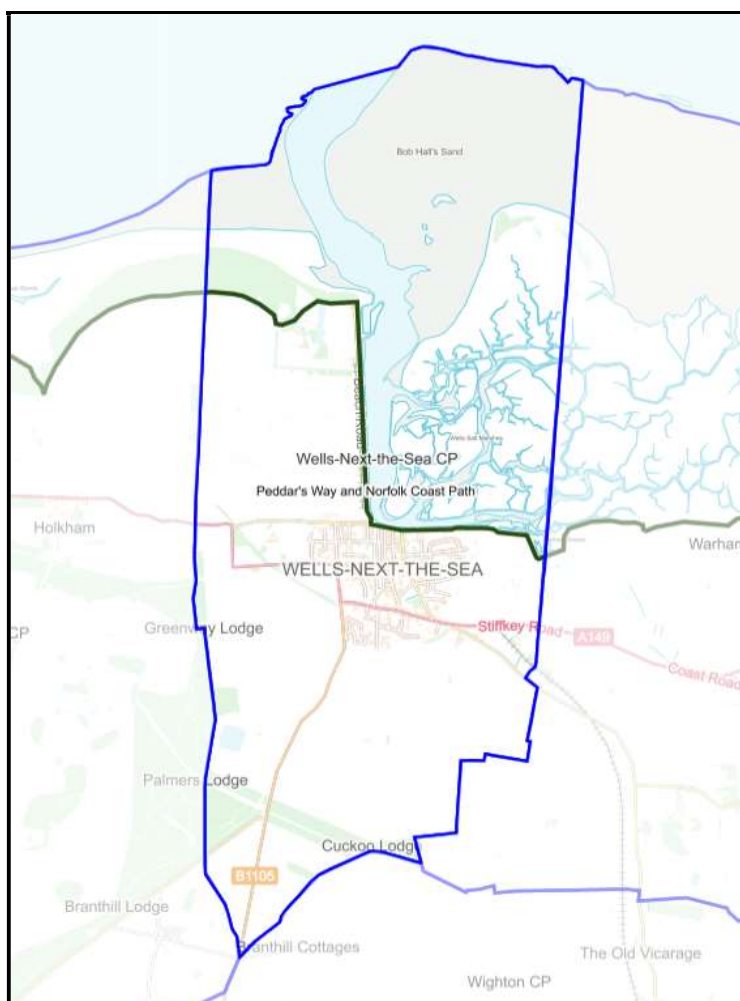
**Figure 19 below: Map showing public rights of way in Wells-next-the-Sea parish.  
Pink line denotes footpath, green line denotes bridleway.  
Source: Parish Online Mapping Website. Retrieved 11.02.2021.**



4.2.2 The National Trail combines two long distance walking trails; Peddars Way and the Norfolk Coast Path. Peddars Way starts in Suffolk at Knettishall Heath Country Park (or Thetford Station for cyclists) and follows the route of a Roman road for 49 miles (79 Km) to Holme-next-the-Sea on the north Norfolk coast meeting the Norfolk Coast Path at Holme-next-the-Sea. The Norfolk Coast Path provides 84 miles (135 km)) of walking from Hunstanton to Hopton-on-Sea. The majority of the Trail runs through the Norfolk Coast Area of Outstanding Natural Beauty (AONB).

**Figure 20 below: A map showing the Peddar’s Way and the Norfolk Coast Path through Wells-next-the-Sea parish.**

**Source: Parish Online Mapping Website. Map obtained 13.02.2021.**

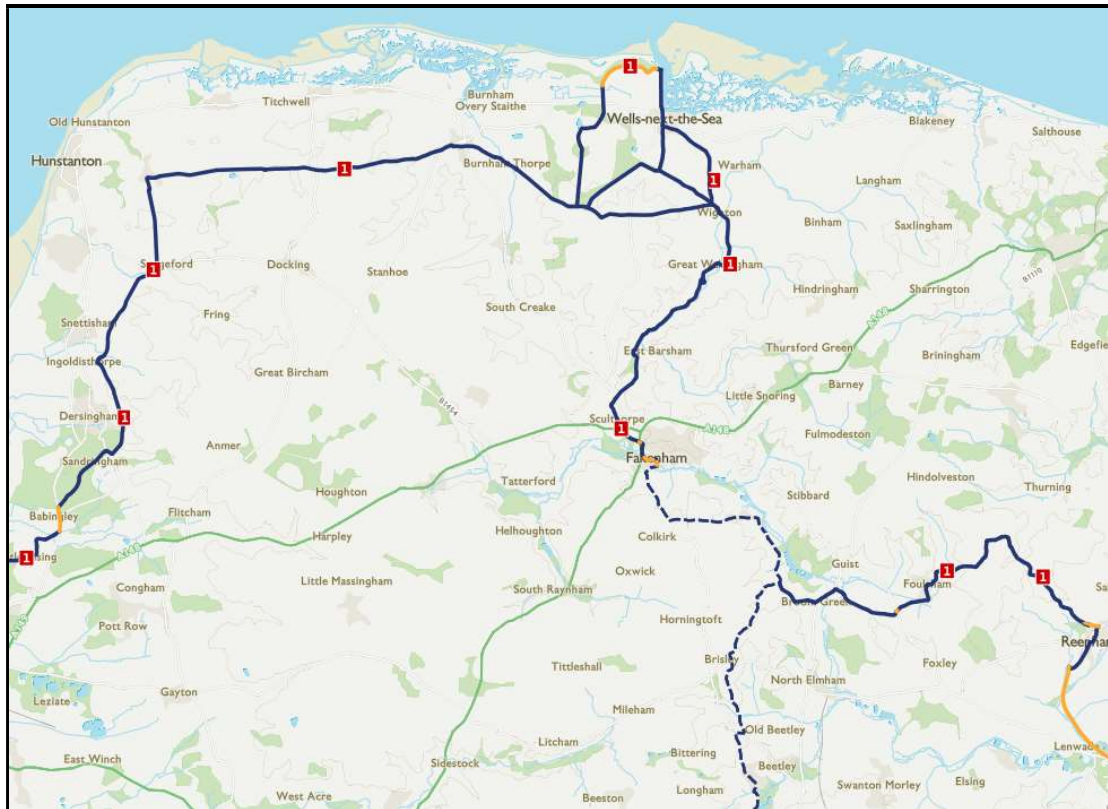


4.2.3 At the time of writing, Norfolk County Council is completing pedestrian safety improvements along the quay area from January 2021. The improvements include widening sections of the pavement and installing raised pedestrian crossing points.

4.2.4 National Cycle Route 1 runs through Wells-next-the-Sea as shown on Figure 21 below. The route runs from Dover to Scotland.<sup>19</sup>

**Figure 21 below: Map showing National Cycle Route 1.**

**Source:** <https://osmaps.ordnancesurvey.co.uk/52.88096,0.64080,10>. Map obtained 08.02.2021.



4.2.5 Norfolk County Council have produced the Norfolk Access Improvement Plan 2019 – 2029, which can be found at the following link: [www.norfolk.gov.uk/out-and-about-in-norfolk/public-rights-of-way/norfolk-access-improvement-plan](http://www.norfolk.gov.uk/out-and-about-in-norfolk/public-rights-of-way/norfolk-access-improvement-plan). Page 45 of the document outlines the plan for new strategic long-distance trails linked to growth including developing a new long distance path between King's Lynn and Fakenham/Wells.

4.2.6 Norfolk County Council Green Infrastructure team (NETI@norfolk.gov.uk) is in the process of developing a leaflet to advise how Public Rights of Way can be designed into development proposals to ensure they contribute to open space provision and the access network for a development site.

<sup>19</sup> <https://www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/route-1/> Information obtained 08.02.2021.

### 4.3 Car ownership and travel to work

4.3.1 Data from the 2011 Census (KS404EW) shows that car ownership levels in Wells-next-the-Sea parish are slightly lower than North Norfolk and Norfolk. The data shows a greater proportion of no car and van households compared to North Norfolk and Norfolk.

**Figure 22 below: Table showing household car or van availability data from the 2011 Census.**

Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk) Data obtained 08.02.2021.

Household car or van availability	Percentage of Households		
	Wells-next-the-Sea	North Norfolk	Norfolk
<b>All categories: Car or van availability</b>			
No cars or vans in household	22.2	16.2	18.8
1 car or van in household	49.1	46.1	44.8
2 cars or vans in household	22.5	28.1	27.4
3 cars or vans in household	4.6	6.9	6.4
4 or more cars or vans in household	1.6	2.7	2.5

4.3.2 Data from the 2011 Census (QS701EW) shows that the main method of travel to work by usual residents aged 16 – 74 years of Wells-next-the-Sea parish is by car.

**Figure 23 below: Table showing method of travel to work.**

Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk). Data obtained 08.02.2021.

Method of Travel to Work	Wells-next-the-Sea	
	Count	%
<b>All categories: Method of travel to work</b>	<b>1521</b>	<b>100</b>
Work mainly at or from home	79	5.2%
Underground, metro, light rail, tram	2	0.1%
Train	7	0.5%
Bus, minibus or coach	23	1.5%
Taxi	0	0.0%
Motorcycle, scooter or moped	4	0.3%
Driving a car or van	441	29.0%
Passenger in a car or van	35	2.3%
Bicycle	49	3.2%
On foot	223	14.7%
Other method of travel to work	12	0.8%
Not in employment	646	42.5%

4.3.3 Data from the 2011 Census (QS702EW) shows how far usual residents in employment the week before the Census, aged 16 – 74 travel to work.

**Figure 24 below: Table showing distance travelled to work for all usual residents aged 16 - 74 years in employment.**

Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk). Data obtained 08.02.2020.

Distance travelled to work	Wells-next-the-Sea	
	Count	Percentage
All categories: Distance travelled to work	<b>875</b>	<b>100%</b>
Less than 2km	260	29.7%
2km to less than 5km	18	2.1%
5km to less than 10km	35	4.0%
10km to less than 20km	104	11.9%
20km to less than 30km	48	5.5%
30km to less than 40km	61	7.0%
40km to less than 60km	56	6.4%
60km and over	39	4.5%
Work mainly at or from home	149	17.0%
Other	105	12.0%

4.3.4 There are five car parks in Wells providing car parking for several hundred cars with additional spaces for visiting coaches. The car parks are Wells Beach Car Park, Wells Town Car Park on Freeman Street, Stearmans Yard Car Park, Wells Quay Car Park and Freeman Street Car Park.<sup>20</sup>

## 4.5 Air quality

4.5.1 There are no Air Quality Management Areas in Wells-next-the-Sea.<sup>21</sup>

<sup>20</sup> <https://wellsguide.com/visiting-wells-next-the-sea/visiting-by-car/> Information retrieved 07.02.2021.

<sup>21</sup> <https://www.north-norfolk.gov.uk/media/5855/air-quality-annual-status-report.pdf> Information retrieved 07.02.2021.

## 5. Environment and landscape

### 5.1 Landscape character

5.1.1 The North Norfolk Landscape Character Assessment Adopted 2021, identifies what makes a place unique and can serve as a framework for decision making that respects local distinctiveness. Understanding of character can be used to ensure that any change or development does not undermine whatever is valued or characteristic in a particular landscape.<sup>22</sup> The document can be viewed at:

<https://www.north-norfolk.gov.uk/media/6416/10274-north-norfolk-lca-final.pdf>

5.1.2 The Wells-next-the-Sea Neighbourhood Plan area is identified as four North Norfolk Character types including their key characteristics valued features and qualities, forces for change/detractors and the landscape vision. These are shown in Figure 25 below and include:

- 2: Drained Coastal Marshes

The vision for this landscape character area is an expansive, transitional coastal landscape, which is undergoing a gradual long-term transition from farmland to inter-tidal environment with natural wilderness qualities. Key features of geomorphological and habitat value are conserved within an increasingly natural, shifting mosaic of marsh and wetland habitats fringed by pasture and visitor numbers are managed to ensure the remote and naturalistic character of the landscape predominates.

- 5: Open Coastal Marshes

The vision for this landscape character area is a naturally dynamic landscape comprising a mosaic of saltmarsh, mud and sandflats, shingle and dunes, which is shaped by the tides where natural forces predominate. An area which prioritises the conservation and enhancement of the highly valued coastal ecosystem and its wilderness qualities, including dark skies at night and scenic unspoilt views, and with sensitively managed recreational access.

- 7. Rolling Open Farmland

The vision for this landscape character area is of a sustainably managed and actively farmed rural landscape that makes the most of field margins for biodiversity to provide a network of semi-natural features, and where increasing visitor numbers are managed in a sensitive and co-ordinated manner. New development within the existing settlements will reinforce traditional character and incorporate green infrastructure to provide visual screening and integration, improved habitat connectivity and recreational links to the countryside and neighbouring settlements via pedestrian and cycle routes. A wild coastal edge with semi-natural habitats with

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<sup>22</sup> <https://www.north-norfolk.gov.uk/media/6416/10274-north-norfolk-lca-final.pdf> Information retrieved 09.02.2021.



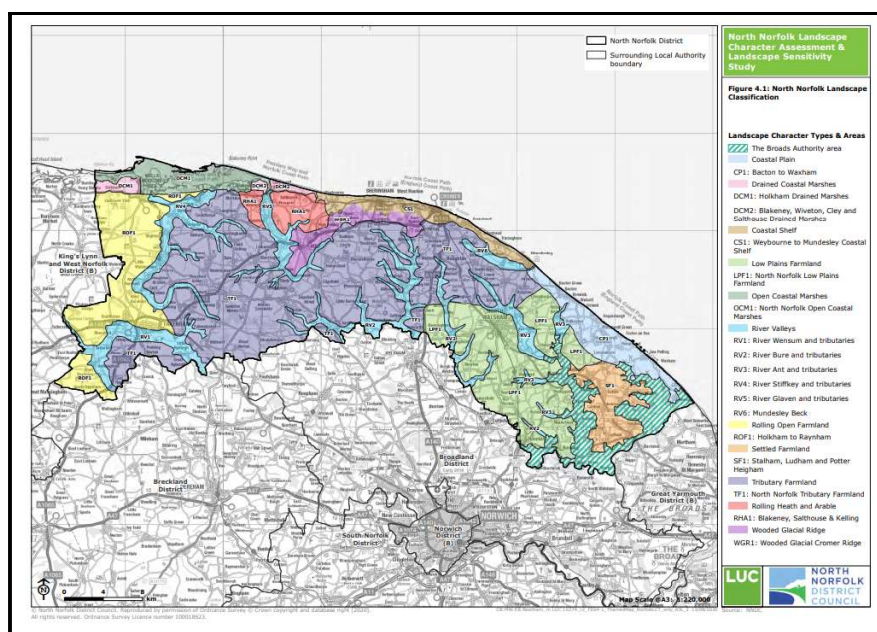
opportunities to enjoy the landscape and the scenic long views along the coast, and dark skies at night.

- 6: River Valleys

The vision for this landscape character area is of intimate, small-scale landscapes with a wide variety of land uses / habitats, offering a contrast to the more expansive, open, largescale arable farming and coastal landscapes that surround the valleys. New development should be appropriate in scale, unobtrusive and readily accommodated into its landscape setting. Woodland and hedgerows should be a major landscape element, helping to contain development. The linear valley form should be apparent and should dictate land use and development form. Valley sides should offer some degree of transition between the contrasting scales of the valley floors and surrounding arable farmlands.

**Figure 25 below: Map showing the location of the North Norfolk Landscape Character types.**

**Source: North Norfolk Landscape Character Assessment Adopted 2021.**



## 5.2 Biodiversity and Geodiversity

### 5.2.1 Designations within the parish of Wells-next-the-Sea are:

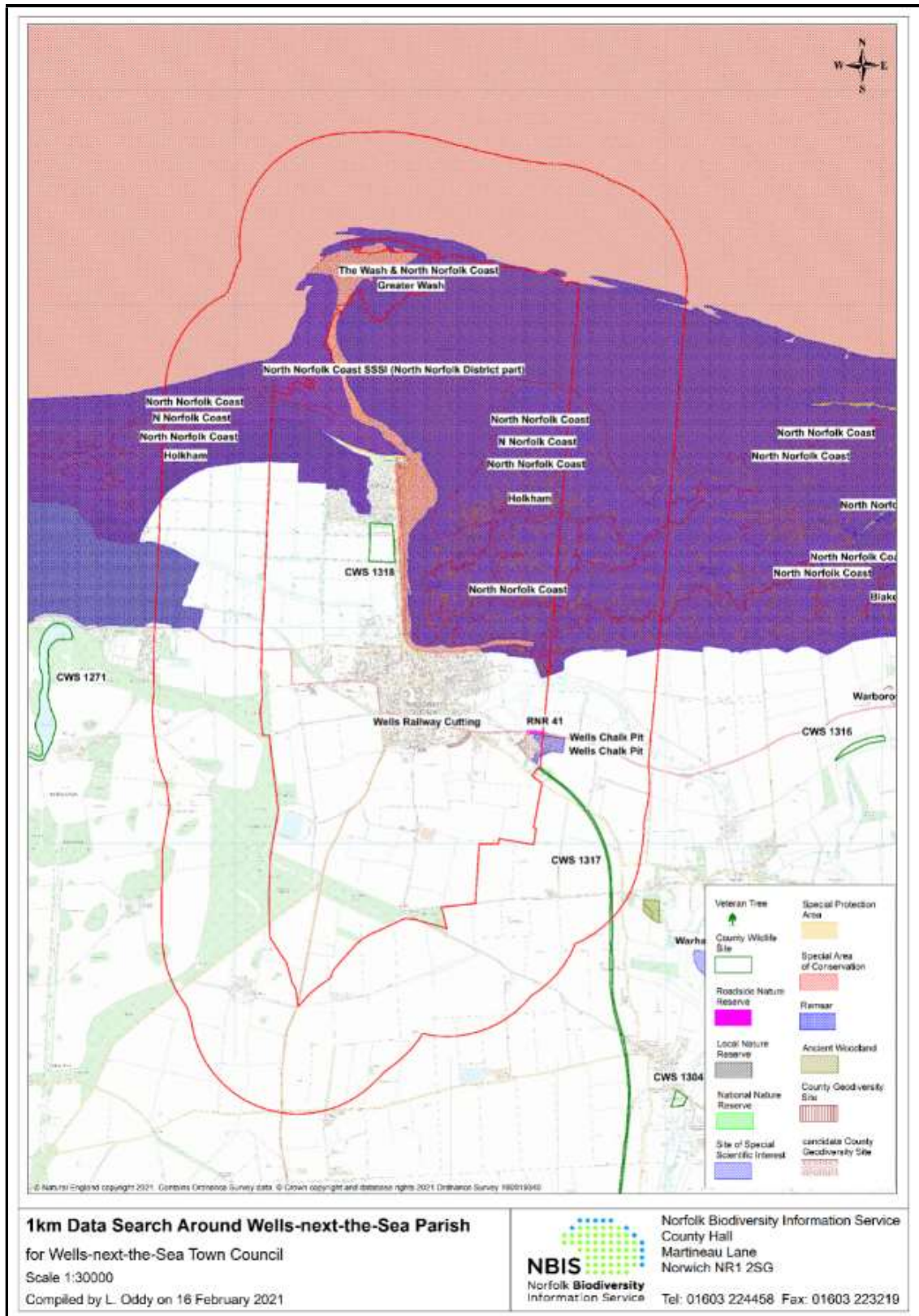
- The North Norfolk Coast RAMSAR. A RAMSAR site is a wetland site designated to be of international importance under the Ramsar Convention.<sup>23</sup>
- The Wash and North Norfolk Coast Special Area of Conservation.
- The North Norfolk Coast Special Area of Conservation.
- The North Norfolk Coast Special Protection Area.

<sup>23</sup> <https://www.ramsar.org/> Information obtained 27.02.2021.

- The Greater Wash Special Protection Area.
- The Wash and North Norfolk Coast European Marine Site.
- The North Norfolk Coast Site of Special Scientific Interest (SSSI).
- Wells Chalk Pit Site of Special Scientific Interest (SSSI).
- Holkham National Nature Reserve.
- County Wildlife Site 1317 Wells-Walsingham Railway.
- County Wildlife Site 1318 Wells Meadow.
- Roadside Nature Reserve 41 on Stiffkey Road.

5.2.2 The map in Figure 26 shows the search results from the Norfolk Biodiversity Information Service showing designations in Wells-next-the-Sea and a one kilometre buffer.

**Figure 26 below: Map showing designations in Wells-next-the-Sea parish.  
 Source: Norfolk Biodiversity Information Service. Map obtained 19.02.2021.**

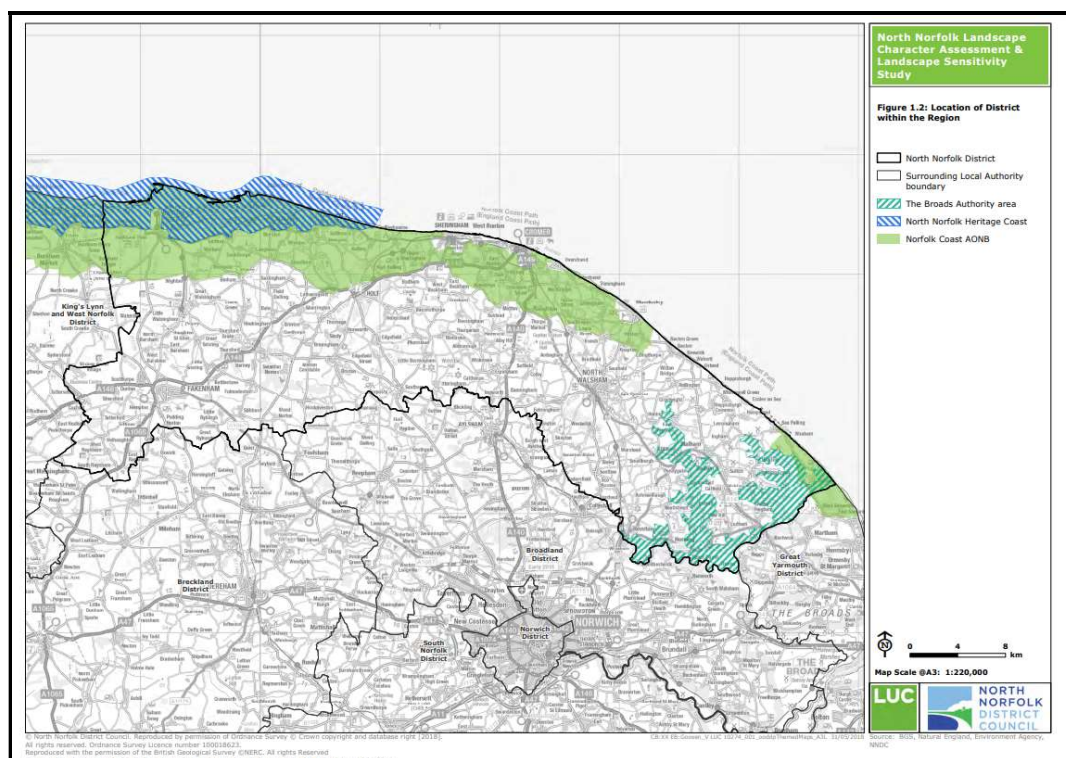


5.2.3 Wells-next-the-Sea parish is located in the Norfolk Coast Area of Natural Beauty and the North Norfolk Heritage Coast.

**Figure 27 below: Map showing the location of the North Norfolk Heritage Coast and the Norfolk Coast AONB.**

**Source: North Norfolk Landscape Character Assessment Adopted 2021.**

**<https://www.north-norfolk.gov.uk/media/6416/10274-north-norfolk-lca-final.pdf>**



5.2.4 Registered Village Greens in Wells-next-the-Sea include Buttlands and Tug Boat Yard.

5.2.5 All of Wells-next-the-Sea parish is within SSSI Impact Risk Zones. The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect particular sensitivities of the features for which it is notified and indicate the types of development proposals which could potentially have adverse impacts.<sup>24</sup>

<sup>24</sup> [SSSI IRZ User Guidance MAGIC.pdf \(defra.gov.uk\)](#) Information obtained 25.02.2021.



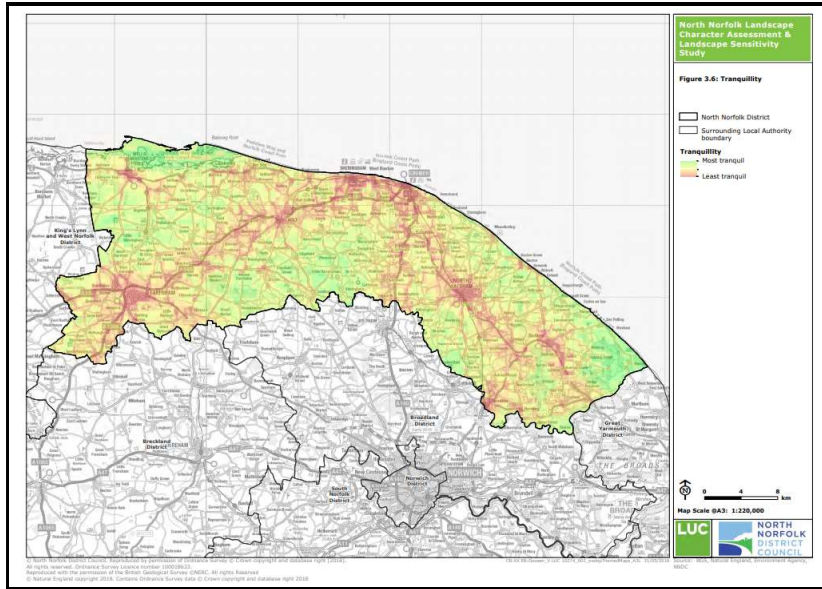


5.2.7 Tranquility is shown on North Norfolk District Council’s map below in Figure 30. The map shows that away from the town area of Wells, the parish has high levels of tranquility.

**Figure 30 below: Map showing tranquility in North Norfolk.**

**Source: North Norfolk Landscape Character Assessment Adopted 2021.**

<https://www.north-norfolk.gov.uk/media/6416/10274-north-norfolk-lca-final.pdf>

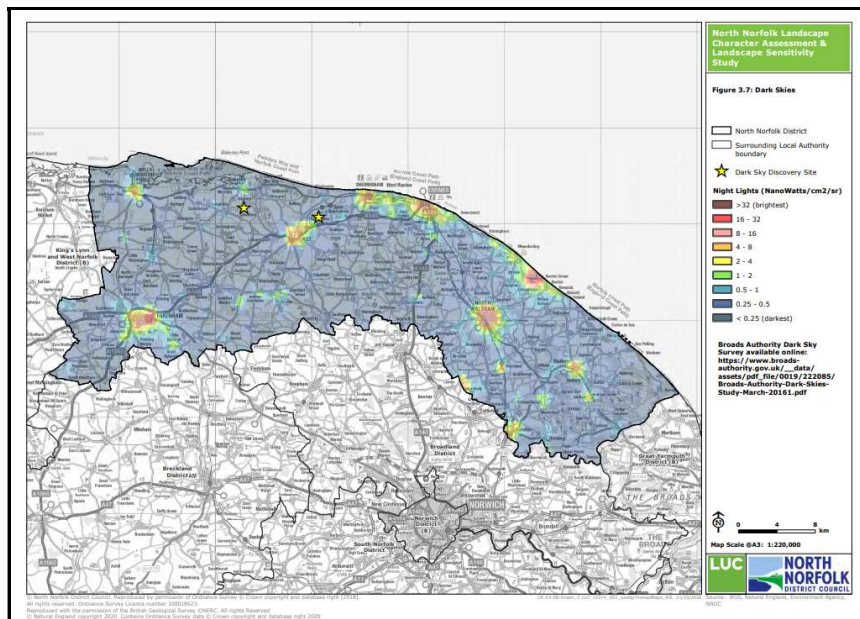


5.2.8 Dark skies information is shown on North Norfolk District Council’s map in Figure 31.

**Figure 31 below: Map showing Dark Skies information in North Norfolk.**

**Source: North Norfolk Landscape Character Assessment Adopted 2021.**

<https://www.north-norfolk.gov.uk/media/6416/10274-north-norfolk-lca-final.pdf>





- 5.2.9 A search by the Norfolk Biodiversity Information Service (NBIS) found protected species in Wells-next-the-Sea parish and the surrounding 1km area. This information has been passed to the Neighbourhood Plan Working Party to inform policy development.
- 5.2.10 The Norfolk Bat Survey is run by the British Trust for Ornithology.<sup>25</sup> The project offers anyone in Norfolk the opportunity to borrow automated equipment to record bats in the local area. Results from bat surveys as part of the project in Wells-next-the-Sea parish can be viewed in Appendix G.

### **5.3 Rivers and the sea**

- 5.3.1 The North Norfolk Strategic Flood Risk Assessment November 2017 contains maps with flood risk in Wells-next-the-Sea as shown in the maps overleaf. The maps showing the tidal climate change risk should be used when developing policies.

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<sup>25</sup> <https://www.bto.org/our-science/projects/bat-survey> Information obtained 27.02.2021.

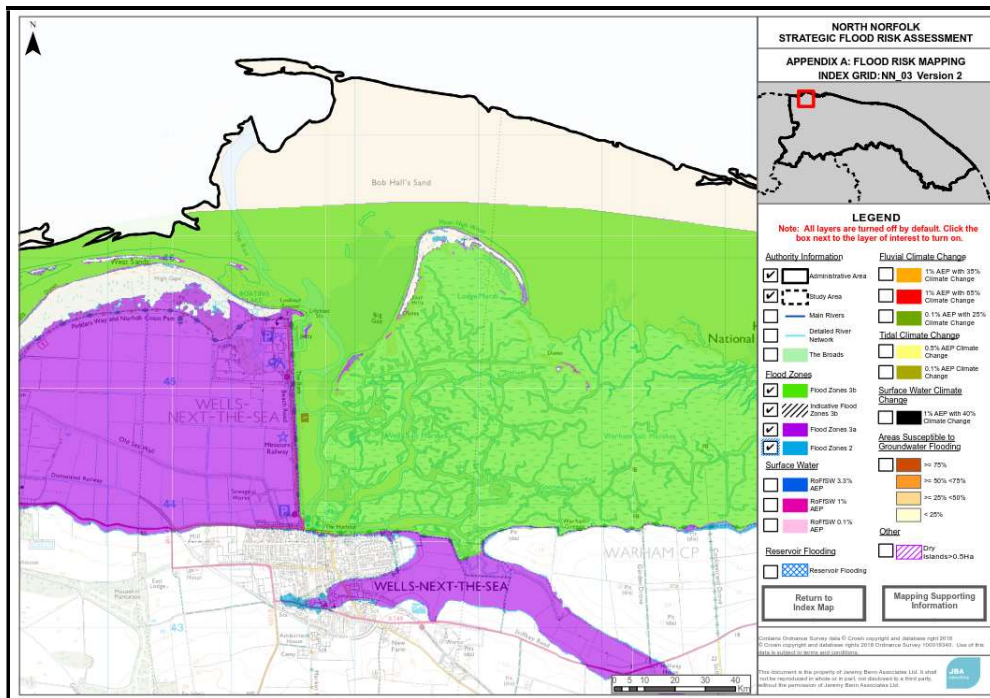
Figure 32 below: Definition of Flood Zones.

Source: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables>. Obtained 14.02.2021.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.(Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

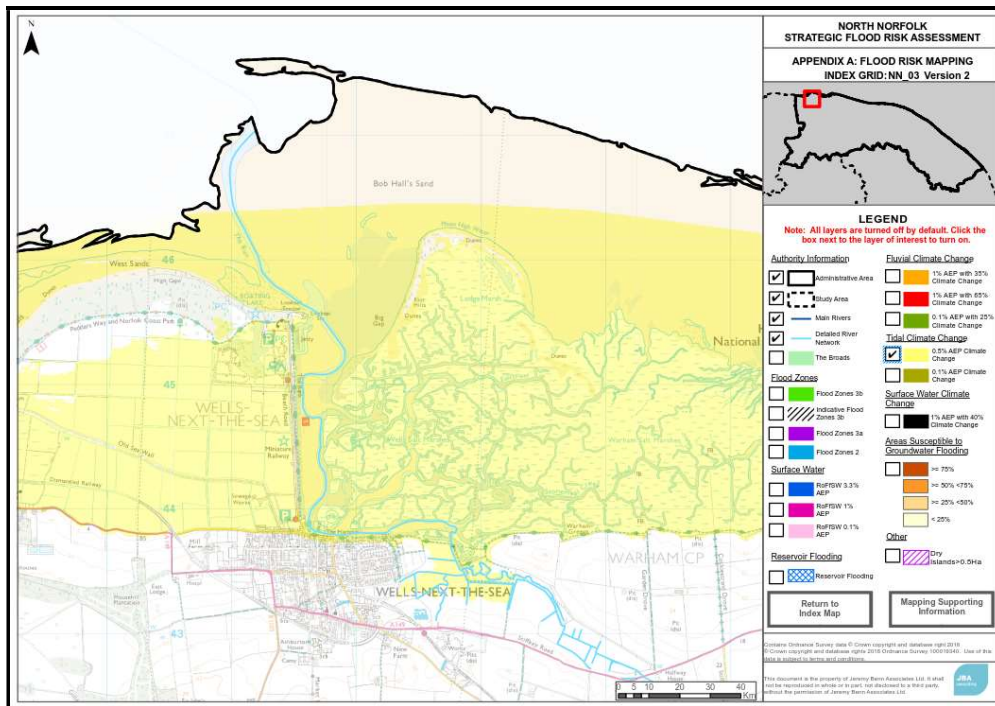
Figure 33 below: Map showing Flood Zones 2, 3a and 3b.

Source: North Norfolk Strategic Flood Risk Assessment 2017.



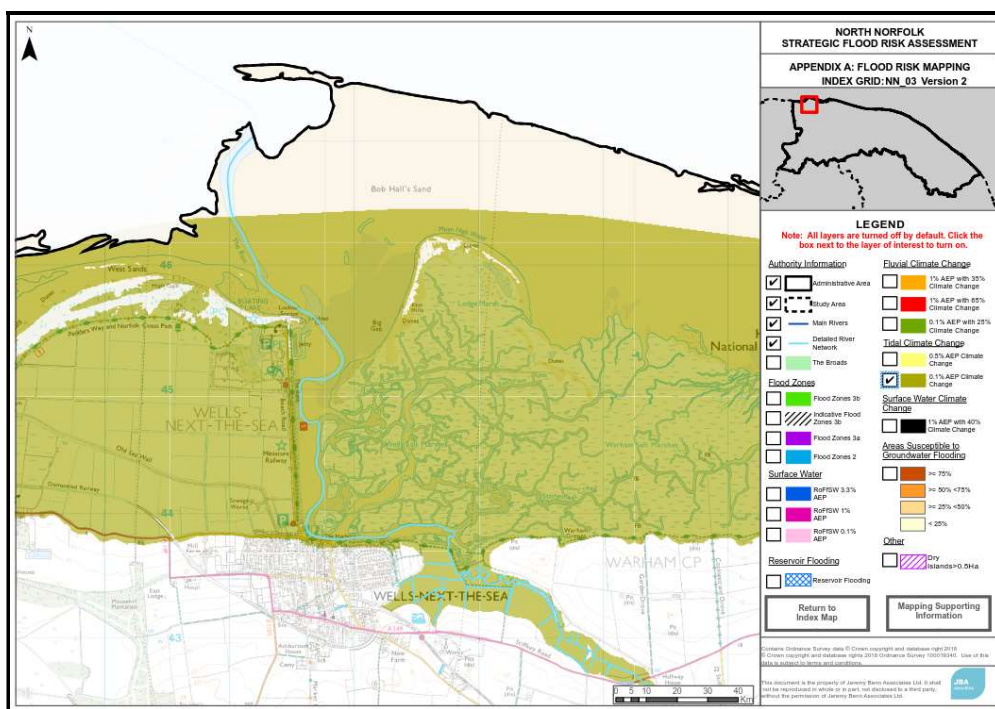
**Figure 34 below: Map showing Tidal Climate Change 0.5% Annual Exceedance Probability (AEP) highlighted in yellow.**

Source: North Norfolk Strategic Flood Risk Assessment 2017.



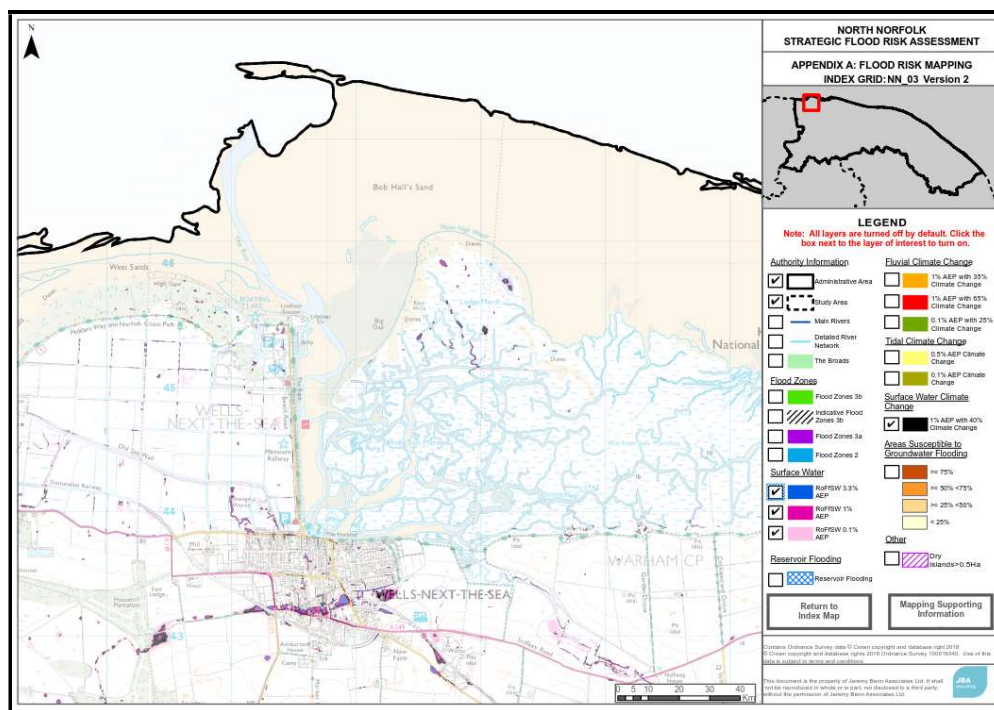
**Figure 35 below: Map showing Tidal Climate Change 0.1% Annual Exceedance Probability (AEP) highlighted in green.**

Source: North Norfolk Strategic Flood Risk Assessment 2017.



**Figure 36 below: Map showing Surface water flood risk including Surface Water Climate Change 1% Annual Exceedance Probability (AEP) with 40% Climate Change shown in black.**

Source: North Norfolk Strategic Flood Risk Assessment 2017.



- 5.3.2 The North Norfolk Strategic Flood Risk Assessment November 2017<sup>26</sup> summarises the flood risk in Wells-next-the-Sea as:
- Flood Zone mapping shows that the flood risk to Wells-next-the-Sea is primarily driven by tidal / coastal influences with a number of properties along the sea front and on either side of Freeman Street / The Quay, shown to be within the Flood Zones. In addition, there are a significant number of properties in the vicinity of Burnt Street, Marshland and Maryland also shown to be within the Flood Zones. The 2017 Wells-next-the-Sea model, yet to be released at the time of preparing this SFRA, may alter Flood Zone extents at Wells-next-the-Sea. There are coastal defences present to the north east of Wells-next-the-Sea. There remains a residual risk should the defences breach or fail. Tidal locking has the potential to increase levels upstream in the 'drain' due to the watercourse not being able to discharge effectively during high tide. Historically, a number of recorded flood events, reported to be from tidal / coastal sources, have affected Wells-next-the-Sea.
  - Mapping shows surface water flood risk in Wells-next-the-Sea to be the greatest risk to properties in the vicinity of Burnt Street, Marsh Lane and Maryland

<sup>26</sup> <https://www.north-norfolk.gov.uk/media/3914/strategic-flood-risk-assessment-2017-level-1-report.pdf>  
Information accessed 13.02.2021.

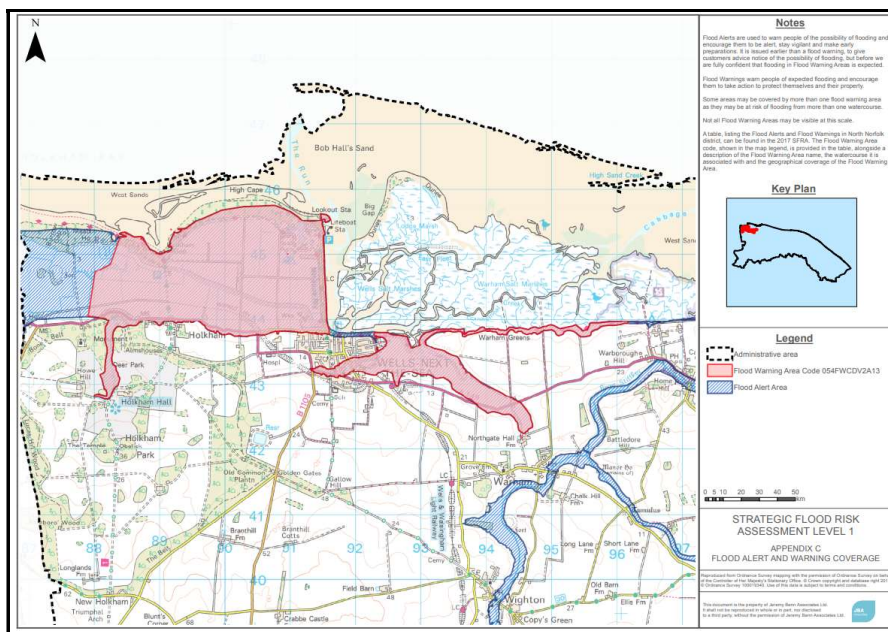


starting in the 0.1% AEP event. However, surface water generally is restricted to roadways and gardens.

- The settlement of Wells-next-the-Sea is not shown to be located within reservoir inundation extents. However, Beach Road, which leads from the town towards the coastline is located within the inundation extent for Holkham Estate Lake (Hall) if this were to fail.

5.3.3 The Environment Agency Flood Alert and Flood Warning Area in Wells-next-the-Sea is shown in the map overleaf. Flood Warden’s are volunteers who respond to flood alerts and flood warnings and ensure residents are aware of action to take and are accounted for.

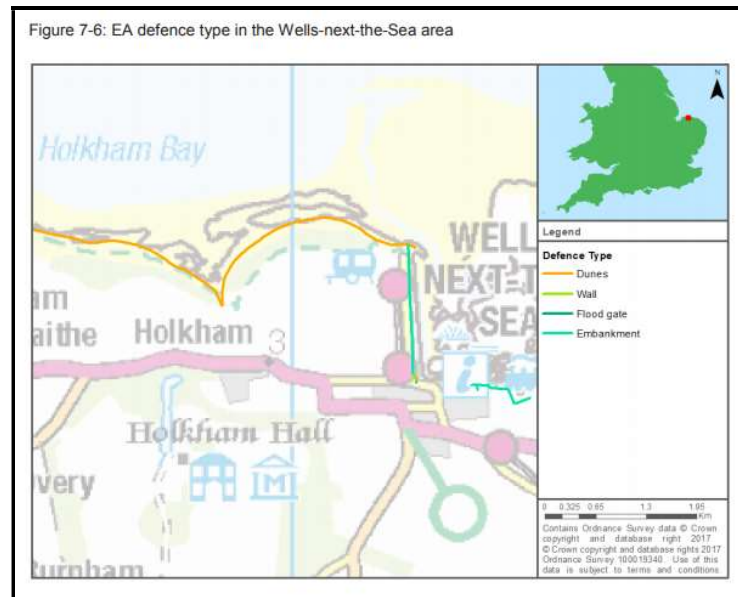
**Figure 37 below: Map showing Flood Warning Areas and Flood Alert Areas.  
 Source: North Norfolk Strategic Flood Risk Assessment 2017.**



5.3.4 Flood protection in Wells-next-the-Sea is shown in the map overleaf. A number of dunes protect the coastline, embankments protect from coastal erosion on Beach Road and to the east of Wells-next-the-Sea. In addition, a wall and flood gate are located along the south-east of Beach Road.<sup>27</sup>

<sup>27</sup> North Norfolk Strategic Flood Risk Assessment 2017.

**Figure 38 below: Map showing flood defences in Wells-next-the-Sea.**  
**Source: North Norfolk Strategic Flood Risk Assessment 2017.**



- 5.3.5 The Wells Harbour Commissioners (WHC) want to identify a framework for mitigation for future flood risk to combat changing climate and sea rise. The Port of Wells Flood Risk Management is working to understand how future floods may occur and if anything can be done to change it. Wells Harbour Commissioners are working with marine advisors Royal Haskoning and will be developing a Flood Risk Management Plan in 2021.
- 5.3.6 The WHC supports the work of the Norfolk Coastal Futures (NCF) group and is working closely with them. NCF is a community led group representing an area stretching along the coastline, from Holme in the west to Salhouse in the east. The NCF aims to draft a Flood Resilience and Action Plan for public debate and discussion in mid-2021.
- 5.3.7 North Norfolk's coast is in places low-lying and in others it is characterised by cliffs comprising soft sandstone, clays and other material that is susceptible to erosion. National Planning Practice Guidance sets out that local planning authorities should demonstrate that they have considered Shoreline Management Plans (SMPs). SMPs provide a large-scale assessment of the risks associated with coastal processes and set out how the coastline should be managed and determine appropriate, strategic policies for coastal management.
- 5.3.8 The area of coast relevant to Wells-next-the-Sea is included within SMP5 and super frontage 2 - Thornham to Stiffkey.<sup>28</sup> Apart from the low-lying defended area east of

<sup>28</sup> <http://eacg.org.uk/smp5.asp> Information obtained 17.09.2021.



Wells-next-the-Sea, the inland boundary of the designated areas coincides with the tidal flood zone boundary. The 2010 SMP states that the aim “is to investigate the possibility of gradually increasing natural processes while continuing to provide flood defence where this is technically possible and economically viable. Where there is no active management now, the plan is to allow natural development to continue. In the medium to long term, the plan is to investigate ways to sustain or increase the role of natural process in providing flood defence.”<sup>29</sup> The SMP intends to hold current defences where they are now at the River Burn outfall, Burnham Overy Staithe, Wells flood West embankment, Wells quay and Wells East bank.

- 5.3.9 Policy SD11 of the emerging North Norfolk Local Plan includes a requirement for coastal communities and new development in a coastal location.<sup>30</sup> Proposals outside the Coastal Change Management Area will need to demonstrate that the long-term implications of coastal change on the development have been addressed. No Coastal Change Management Areas (CCMAs) are identified in or adjacent to the settlement as CCMA’s represent erosion zones and the area suffers from tidal flooding rather than erosion.

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<sup>29</sup> <http://eacg.org.uk/docs/smp5/the%20smp%20main%20report.pdf> Information obtained 18.03.2021.

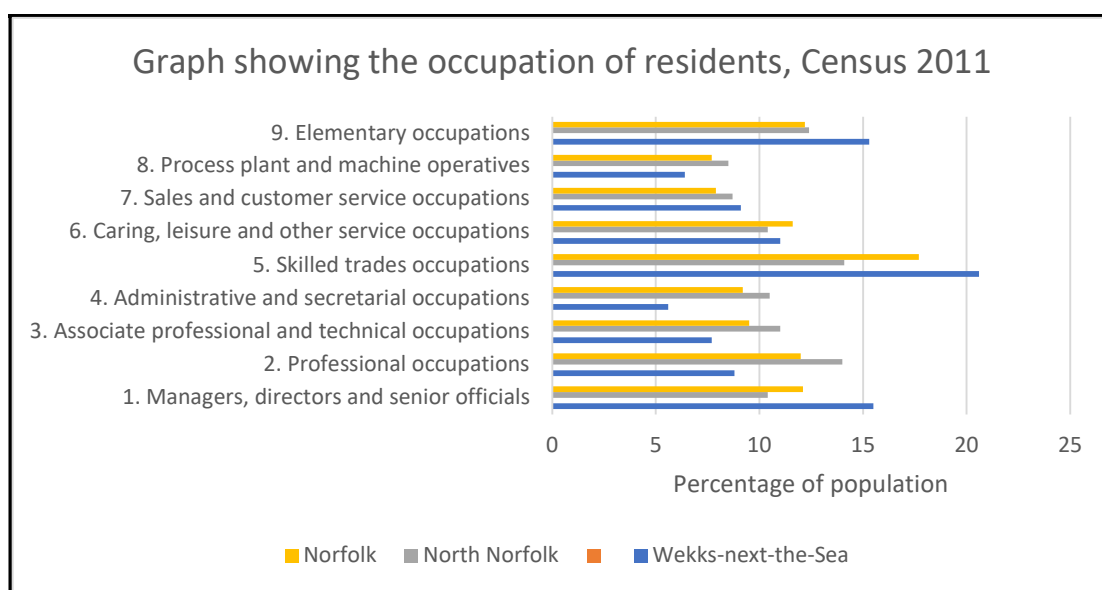
<sup>30</sup> <https://www.north-norfolk.gov.uk/media/5033/first-draft-local-plan-may-2019.pdf> Information obtained 18.03.2021.

## 6. Business and Employment

- 6.1 Wells-next-the-Sea is a historic commercial port and former ship-building centre and is now the only major harbour along the North Norfolk coast. It retains a small fishing fleet and is an active base for windfarm and work vessels as well as home to many leisure and private boats and yachts. The town and local coastline is also a popular holiday and tourist destination and busy in summer with swimmers, windsurfers, kayakers and walkers around the harbour, beaches and marshes.<sup>31</sup> The Norfolk Coast Area of Outstanding Natural Beauty Tourism Benefit and Impacts Analysis 2006 estimated that tourism has a direct economic impact estimated at £132.9 million, which after induced/indirect spend increases to £163.2 million.
- 6.2 The graph below shows the occupations of the population (2011 Census KS608EW) of Wells-next-the-Sea compared to North Norfolk and Norfolk.

**Figure 39 below: Graph showing the occupation of residents.**

**Source: [www.ruralservicesonline.co.uk](http://www.ruralservicesonline.co.uk) 21.02.2021.**



<sup>31</sup> <https://www.wellslifeboat.org/about.htm> Information retrieved 06.02.2021.

6.3 Data from the 2011 Census (QS601EW) economic activity of the residents aged 16 to 74 in Wells-next-the-Sea parish.

**Figure 40 below: Table showing Economic Activity of usual residents aged 16 – 74.**  
Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk). Data obtained 21.02.2021.

Economic Activity	Wells-next-the-Sea parish		North Norfolk		Norfolk	
	Count	%	Count	%	Count	%
All categories: Economic activity	1,521	100%	72,453	100%	623,798	100%
Economically active: Employee: Part-time	196	12.9%	10,606	14.6%	94,006	15.1%
Economically active: Employee: Full-time	416	27.4%	21,871	30.2%	225,180	36.1%
Economically active: Self-employed with employees: Part-time	12	0.8%	364	0.5%	2,304	0.4%
Economically active: Self-employed with employees: Full-time	48	3.2%	1,810	2.5%	11,990	1.9%
Economically active: Self-employed without employees: Part-time	64	4.2%	2,671	3.7%	17,018	2.7%
Economically active: Self-employed without employees: Full-time	108	7.1%	4,825	6.7%	33,140	5.3%
Economically active: Unemployed	49	3.2%	2,404	3.3%	23,678	3.8%
Economically active: Full-time student	36	2.4%	1,268	1.8%	17,416	2.8%
Economically inactive: Retired	431	28.3%	17,240	23.8%	111,739	17.9%
Economically inactive: Student (including full-time students)	29	1.9%	2,002	2.8%	25,667	4.1%
Economically inactive: Looking after home or family	57	3.7%	2,918	4.0%	25,902	4.2%
Economically inactive: Long-term sick or disabled	52	3.4%	2,847	3.9%	24,187	3.9%
Economically inactive: Other	23	1.5%	1,627	2.2%	11,571	1.9%

- 6.4 North Norfolk District Council is providing a list of registered businesses in Wells-next-the-Sea for the Neighbourhood Plan working party.
- 6.5 The North Norfolk Retail and Main Town Centre Uses Study Final Report 2017 contains information about Wells-next-the-Sea and can be accessed at the following link:  
<https://www.north-norfolk.gov.uk/media/3287/retail-and-main-town-centre-uses-study-2017.pdf>
- 6.6 The Norfolk Coast Area of Outstanding Natural Beauty Tourism Benefit and Impacts Analysis 2006 estimated that tourism has a direct economic impact estimated at £132.9 million, which after induced/indirect spend increases to £163.2 million.
- 6.7 The Quay magazine lists businesses in Wells-next-the-Sea that advertise in the magazine.
- 6.8 Wells Town Council owns Buttlands and the triangle formed by Two Furlong Hill, Mill Road and the old railway line.
- 6.9 Holkham Estate own the majority of land outside the development boundary within Wells-next-the-Sea parish. Holkham Estate also own Pinewoods Holiday Park, the Beach Café and the Beach car park.
- 6.10 The Port of Wells caters for fishing vessels and leisure vessels. The Outer Harbour (behind the lifeboat house) serves personnel transfer vessels for the Sheringham Shoal offshore windfarm.<sup>32</sup>

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<sup>32</sup> <https://www.portofwells.co.uk/> Information obtained 17.02.2020.

# APPENDICES



**Appendix A: Policy SS14 from the Core Strategy (incorporating Development Control Policies) Adopted 2008.**

Source: North Norfolk District Council website [www.north-norfolk.gov.uk/tasks/planning-policy/core-strategy/](http://www.north-norfolk.gov.uk/tasks/planning-policy/core-strategy/) obtained 21.02.2021.

**Wells-next-the-Sea**

**2.9.36** Wells-next-the-Sea is the smallest Town in the District and is a gateway town to the AONB. It acts as an essential service centre for residents and visitors for the town and the surrounding rural area. Its built heritage and natural beauty of the surrounding countryside give it an intrinsic charm that has diminished little over the years. Wells still operates as an active fishing harbour and commercial port with increasing use by offshore energy related vessels and yachts. The Town supports a thriving year round tourist industry but it is over-dependent upon it resulting in a largely low-paid, seasonal workforce. This imbalance is beginning to be addressed through new small business development and growth in the live work sector, attracted by the provision of local services, quality of the environment and development of communications systems. However, in order for this to continue, and to ensure the Town's longer term vitality and viability, a positive framework to encourage greater economic diversity and social enterprise is required.

**2.9.37** Wells-next-the-Sea is a desirable place to live. The attractiveness of the town has led to a significant pressure from those seeking second and retirement homes. This has contributed to rapid increases in house prices in recent years, which in turn has led to a shortage of affordable housing for local people. Growth of the local workforce has consequently been restricted as it is difficult to attract key-workers and retain young people and families in the Town resulting in a demographic imbalance of the area. Despite the large percentage of social housing in Wells there are significant numbers of households in immediate housing need. In order to overcome this, greenfield sites will be allocated for part market and part affordable housing, providing a mixture of 'affordable' tenures. In addition to this, other currently unidentified sites that would not normally be released for housing, because of restraint policies for example, will be allowed to come forward as rural exception sites, to meet the housing needs of local people.

**2.9.38** Considering its size, the town provides a good range of shops, services and community facilities such as healthcare, including a community hospital, and education, catering for the needs of a rural catchment area. The leisure and recreational needs of the Town are being met through a large number of clubs and organisations but these are mainly for adults and older people. There is community support for the creation of young people's projects and the development of related facilities, particularly sport in line with the designation of the local high school as a Sport with Science College. Currently, residents rely on the larger Towns (notably Fakenham and Kings Lynn) for petrol and non-food shopping while visitors have inadequate car parking facilities in Wells to meet seasonal demand. There is therefore a need for better public transport links and connectivity to other mainline services, particularly Fakenham, Kings Lynn and Norwich.

**2.9.39** There is a limited supply of employment land in Wells. However, there are opportunities to attract workshops and facilities suitable for a wide variety of uses such as fishing related activities, marine and outdoor recreation, art, craft and nature based activities with scope for small scale renewable energy schemes. Employment land will be identified and protected to help diversify the local economy away from its current reliance on tourism related jobs.

## Policy SS 14

### Wells-next-the-Sea

Wells is designated as a **Secondary Settlement** with a **Small Town Centre**. The following development is proposed:

- Between 2001-2021 a total of between 200 and 300 dwellings will be built. This will include 100-150 dwellings on newly identified greenfield development sites well related to the built up area.
- Approximately 3 hectares of land will be identified for employment generating development comprising 3 hectares already in use or designated for this purpose.
- A site for a new car park with good access from the main approach roads and to the town centre will be allocated in the Site Specific Proposals document. This allocation should demonstrate no adverse impact on the North Norfolk Coast Special Protection Area.
- A **Public Realm** designation is defined to co-ordinate the use of areas where pedestrian access, informal recreation and appearance are crucial to the town's attractiveness to residents and visitors.
- **Important approach routes** are designated to protect and enhance the setting and approaches into the town.




## Appendix B: North Norfolk District Council Site Allocations Document 2011.

Source: North Norfolk District Council website, obtained 21.02.2021.

<https://www.north-norfolk.gov.uk/tasks/planning-policy/site-allocations-plan/>

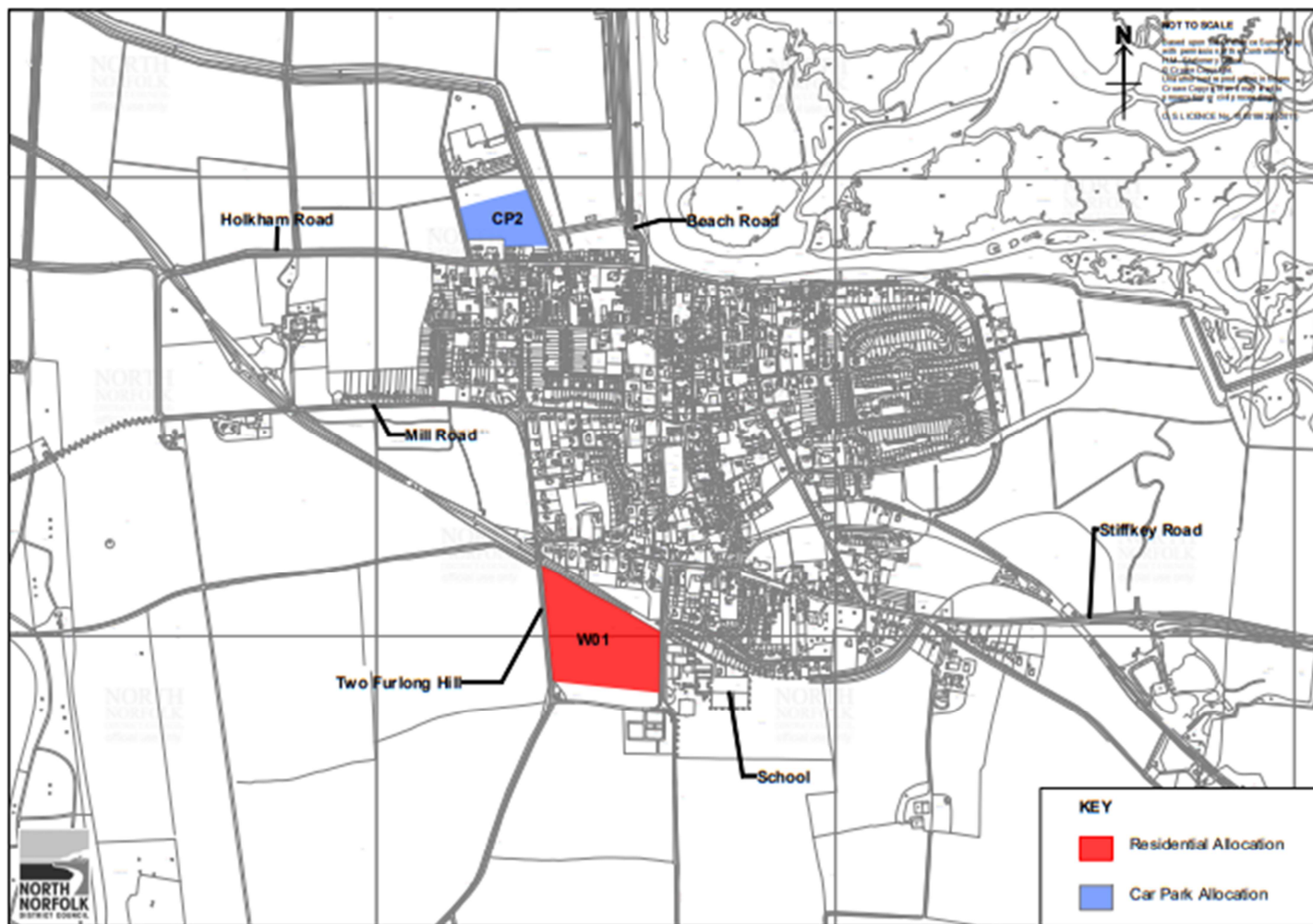
### 11 Allocations for Wells-next-the-Sea

- 11.0.1** Wells-next-the-Sea is defined as a 'Secondary Settlement' in the Core Strategy and is the smallest town in the district. Situated within the Norfolk Coast AONB, the attractiveness of the surrounding countryside, quality of the town's built heritage and a number of international wildlife designations, attract many visitors to the area and add to the quality of life for local residents. This, along with its relative remoteness from larger centres that provide a wider range of facilities, limits the scale of new housing growth that is appropriate. In addition, parts of Wells are at risk of flooding and new housing development is restricted in such areas.
- 
- 11.0.2** There is, however, significant housing pressure in Wells. The attractiveness of the town has led to high demand for second homes which has contributed to increased house prices, leading to a shortage of affordable housing for local people. Housing allocations that provide part market / part affordable housing are important in helping address the need for affordable housing. The Core Strategy requires that approximately 100 - 150 dwellings are provided on newly allocated sites. Core Strategy Policy SS14 requires that these are well related to the built up area to minimise impact on the wider landscape.
- 11.0.3** Wells has a thriving tourism industry that supports the economic vitality of the town. Due to the remote rural location and the limited public transport available many visitors arrive by car. Currently there are inadequate car parking facilities to meet seasonal demand which often results in on-street car parking and congestion within the town's narrow streets. Additional off-street parking would help alleviate these problems. There has been a long-held desire to remove car parking from the Quayside, thus creating a more attractive environment for residents and visitors. This would, however, reduce the parking available in the town. Temporary planning permission has been granted in recent years for use of the football club as a seasonal public car park, but this is not regarded as a suitable long term solution.
- 11.0.4** A study into car parking in the town carried out by Norfolk County Council<sup>(35)</sup> made a number of recommendations including continued encouragement of public transport and cycling, use of road signs to direct traffic away from narrow town centre streets and provision of a permanent seasonal off-street car park to absorb peak summer demand. A site for a new car park to provide additional spaces is therefore identified to help address the need for additional spaces. The 'Coasthopper' bus provides public transport links along the coast road and cycling and public transport promotion continues across the district, and through the Norfolk Coast AONB Management Plan.
- 11.0.5** The Open Space and Recreation Study identified that the south and east of Wells are lacking in public open space provision. The allocation to the south of the town therefore includes a requirement for provision of a public park. EDF Energy have indicated that further work is required to the primary substation at Egmere before development can proceed. There are no current restrictions in capacity of the Sewage Treatment Works but there is limited capacity in the foul sewerage network. The Appropriate Assessment<sup>(36)</sup> recommended a programme of monitoring be initiated to assess impacts of development on the North Norfolk Coast SPA / SAC / RAMSAR site from visitor disturbance.

35 Wells-next-the-Sea Car Parking Study, October 2003, Technical Division, NCC

36 North Norfolk Site Specific Proposals Appropriate Assessment, Royal Haskoning, April 2009 and February 2010

### Allocations for Wells-next-the-Sea



Map 11.1 Allocations for Wells-next-the-Sea



## 11.1 Residential: Land at Market Lane (W01)

### Description

- 11.1.1** This greenfield site at the southern edge of the town is within the Norfolk Coast AONB but is not particularly intrusive in the wider landscape. Whilst development would be visible from the Fakenham Road and beyond, the impact would be mitigated by retaining existing hedges around the site, incorporating significant internal open spaces and tree planting within the site, and introducing a landscaped buffer to the southern and western boundaries. Such landscaping should aim to break up key views of the new development. The site is large enough to accommodate the proposed number of dwellings and to achieve substantial amounts of landscaping and open space.
- 11.1.2** The site is opposite the High School and is within easy walking distance of the town centre and other facilities such as the primary school and doctor's surgery. Opportunities exist to access these facilities by means other than the car and appropriate pedestrian links should be created. The site is well located for vehicle access to the Fakenham Road.
- 11.1.3** The Open Space and Recreation study found that this area is lacking in public open space. The nearest area is The Buttlands which does not provide any recreation facilities. The allocation site is a suitable location to provide a new public park along with children's play provision and other types of open space which will benefit new and existing residents.
- 11.1.4** Market Lane is unsuitable for vehicular access for more than 100 dwellings. There are already a number of dwellings served from the road, which when coupled with the poor visibility at the Market Lane / A149 junction and the number of pedestrians accessing the school, mean that Market Lane is not considered suitable to provide a vehicle access to the site. Vehicle access will therefore need to be derived from Two Furlong Hill with new footway links provided alongside the carriageway. Pedestrian access should also be provided to link onto Market Lane and to the school.

### Constraints

- 11.1.5** The site is beyond the flood risk area but is identified in the Strategic Flood Risk Assessment as having potentially 'poor' drainage and therefore appropriate Sustainable Drainage Systems (SUDS) components will need to be used.
- 11.1.6** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation. Sewers cross the site and diversion would be at the developers expense.

### Deliverability

- 11.1.7** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation. There are no known reasons why development on the site cannot be achieved within the plan period.
- 11.1.8** Adjacent land could come forward as an affordable housing 'exceptions' site and site layout should be carefully considered so as to integrate with this.

#### Policy W01

##### Land at Market Lane

Land amounting to 4.6 hectares is allocated for residential development of approximately 120 dwellings and at least 1 hectare of open space. Development will be subject to compliance with



adopted Core Strategy policies including on-site provision of the required proportion of affordable housing (currently 45%) and contributions towards infrastructure, services and other community needs as required and:

- a. Provision of safe vehicular access via Two Furlong Hill with new footway links alongside the carriageway and provision of pedestrian links to Market Lane and the high school;
- b. provision of significant internal open spaces, retention of boundary hedges (access permitting), and tree planting within and adjacent to the site including a landscaped buffer to the southern and western boundaries of the field;
- c. provision of a public park incorporating children's play provision on an accessible part of the site and other types of public open space in accordance with Core Strategy policy;
- d. site layout that could enable the land to the south to come forward as an affordable housing 'exceptions' scheme;
- e. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures; and,
- f. demonstration that there is adequate capacity in the foul sewerage network and that proposals have regard to water quality standards.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected area. Proposals should also be informed by Development Control Policies EN1 and EN2.

#### Site Map

The following map shows the area of land that is allocated for development.



Map 11.2 Land at Market Lane (W01)

## 11.2 Car Park: Land North of Freeman Street (CP2)

### Description

- 11.2.1** This site to the north of Wells is adjacent to the existing built up area and is within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). It is within easy walking distance of the town centre and provision of a car park in this location should support the tourism and retail function of Wells town centre by providing additional parking for visitors. While the site occupies an important location on the northern edge of the built form, the topography of the land, and the presence of nearby development, means that a car park could be assimilated into the landscape, although careful attention will need to be paid to details such as surfacing and landscaping to minimise the visual impact. A comprehensive layout, landscaping and surfacing scheme that respects the setting and location should therefore be agreed with the Council.
- 11.2.2** It is proposed to provide for approximately 300 car parking spaces, along with substantial landscaping. This will enable a reduction in on-street parking in Wells, compensate for the possible future loss of approximately 80 spaces on the Quayside and would provide additional spaces to meet demand for car parking. The location seeks to minimise congestion within the town and allows convenient pedestrian access to the town centre. As with most seaside towns, the peak demand for car parking is seasonal, therefore part of the site should be informal 'overflow' parking only used in peak periods. This area should retain a natural appearance that would not be laid out in a formal arrangement. The car park should be kept free from lampposts and other development in order to minimise the impact on the AONB and the setting of the Conservation Area, and also to prevent light pollution. A scheme for the prevention of contamination from parked vehicles should also be agreed with the Environment Agency.
- 11.2.3** The site is adjacent to residential properties and a comprehensive landscaping scheme should be provided to shield it from the residential properties to the south. An initial wildlife survey<sup>(37)</sup> has been carried out of the site and found that reptiles and other species may be present. A further survey should therefore be carried out to establish their presence and numbers and appropriate mitigation measures included in any proposal. Hedgerows around the site could be improved with additional planting and gap filling to improve their biodiversity value.
- 11.2.4** Vehicular access to the car park will be provided from Freeman Street and should aim to minimise impact on the surrounding landscape. A Traffic Impact Assessment is required to assess the impact on traffic circulation and a traffic management plan will be required to direct traffic to the site in a manner that minimises town centre congestion. The Core Strategy car parking standards, and the supporting text, should inform the proposal.

### Constraints

- 11.2.5** The site is within Flood Zone 3 and a Flood Risk Assessment will be required as part of a planning application to assess all forms of flooding to and from the development taking into account climate change.
- 11.2.6** The site is adjacent to the Holkham to Blakeney National Nature Reserve and is close to the North Norfolk Coast Special Protection Area and The Wash and North Norfolk Coast Special Area of Conservation. Any proposal should demonstrate no adverse impact on these designations. An Appropriate Assessment has been carried out and recommended a programme of monitoring to assess any adverse effects as a result of increased visitor pressure. It noted that the impacts of car park development are unclear - whilst increased

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37 Norfolk Wildlife Services, April 2009



car parking can increase visitation, appropriate signage and visitor management can limit the impacts - and a monitoring regime for the North Norfolk Coast sites should have regard to this.

- 11.2.7** Anglian Water have advised that any surface water discharge would be subject to heavy attenuation and that there are sewers crossing the site and diversion would be at the developers expense.

#### **Deliverability**

- 11.2.8** The site is suitable and available for development. It is in single ownership and the landowner has indicated support for the allocation.
- 11.2.9** Development will be subject to a satisfactory Traffic Impact Assessment and a comprehensive traffic management scheme that seeks to direct vehicles to the site in a manner that minimises town centre congestion. This should also cover improvements to signage, provision of parking information and other measures.

### **Policy CP2**

#### **Land North of Freeman Street**

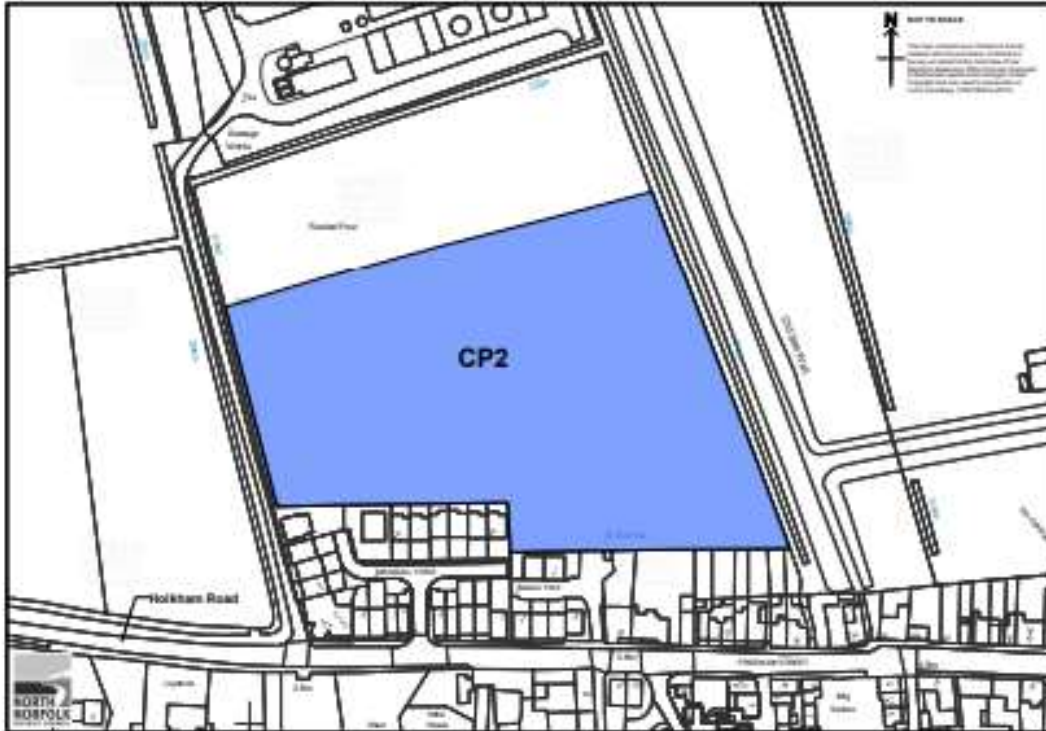
Land amounting to 1.6 hectares is allocated for development of a new public car park of approximately 300 spaces and substantial landscaping. Development will be subject to compliance with adopted Core Strategy policies and car parking standards and:

- a. Provision of safe vehicle access to Freeman Street;
- b. submission of an agreed layout, surfacing and landscaping scheme that respects the site setting and location and retains an undeveloped character when not in use;
- c. reservation of part of the site for occasional overflow use only;
- d. provision of a landscaped buffer to the southern and western parts of the site;
- e. layout and measures to minimise impact on residential amenity;
- f. wildlife mitigation and improvement measures;
- g. footway access to Beach Road and possible links to Freeman Street;
- h. prior completion of a Traffic Impact Assessment and a traffic management scheme and completion of any highway improvements identified by the Assessment;
- i. careful consideration of lighting in order to prevent light pollution;
- j. provision of bicycle parking;
- k. prior approval of a scheme of mitigation to minimise potential impacts on the North Norfolk Coast SPA / SAC arising as a result of increased visitor pressure, and on-going monitoring of such measures; and
- l. satisfactory arrangements for surface water drainage.

This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of this protected site. Proposals should also be informed by Core Strategy Policies EN1 and EN2.

**Site Map**

The following map shows the area of land that is allocated for development.

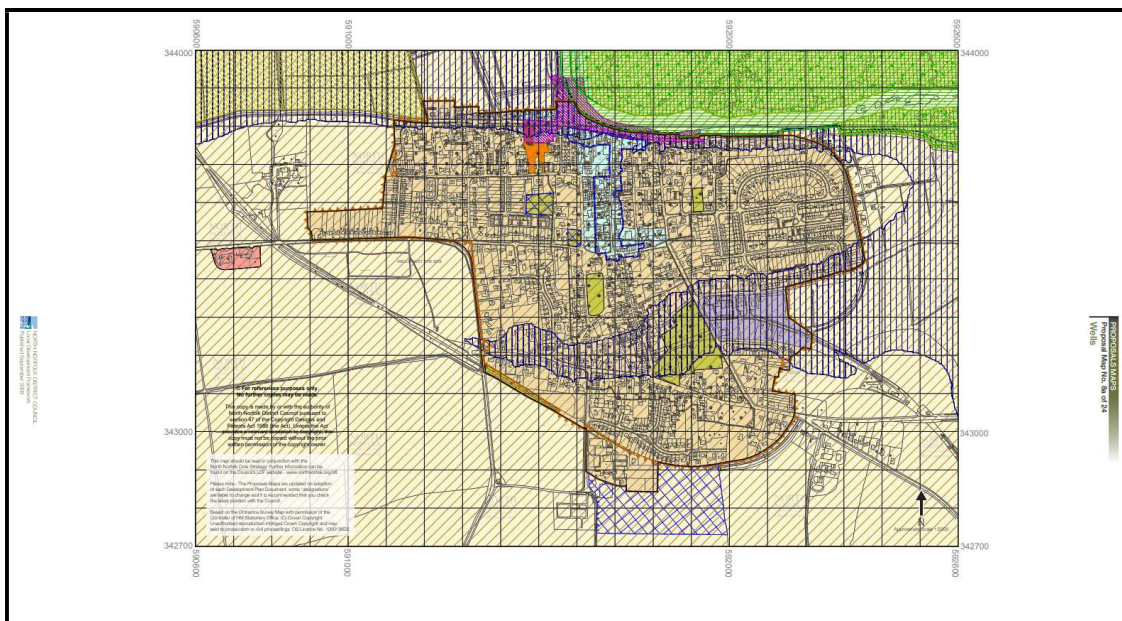
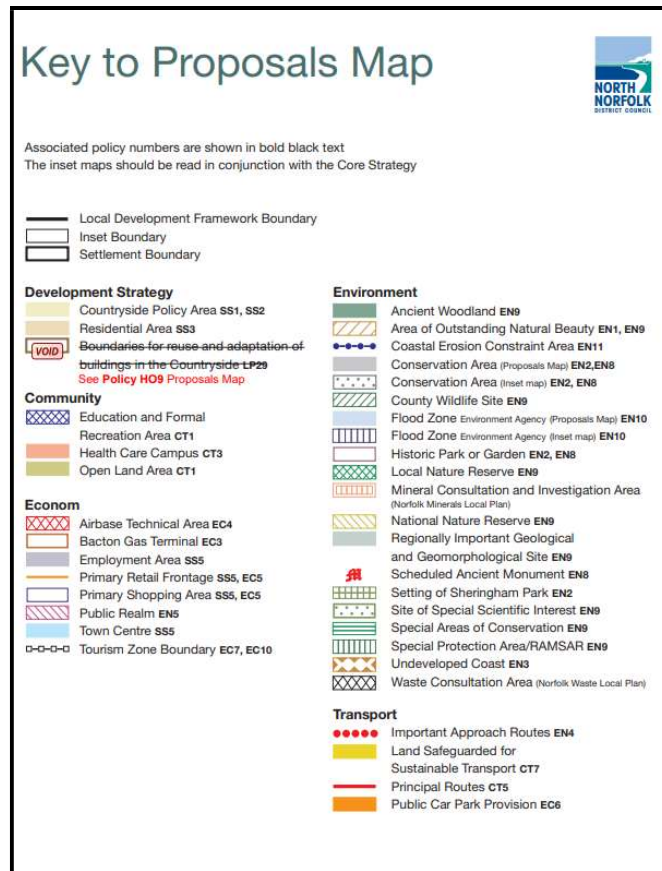


Map 11.3 Land North of Freeman Street (CP2)

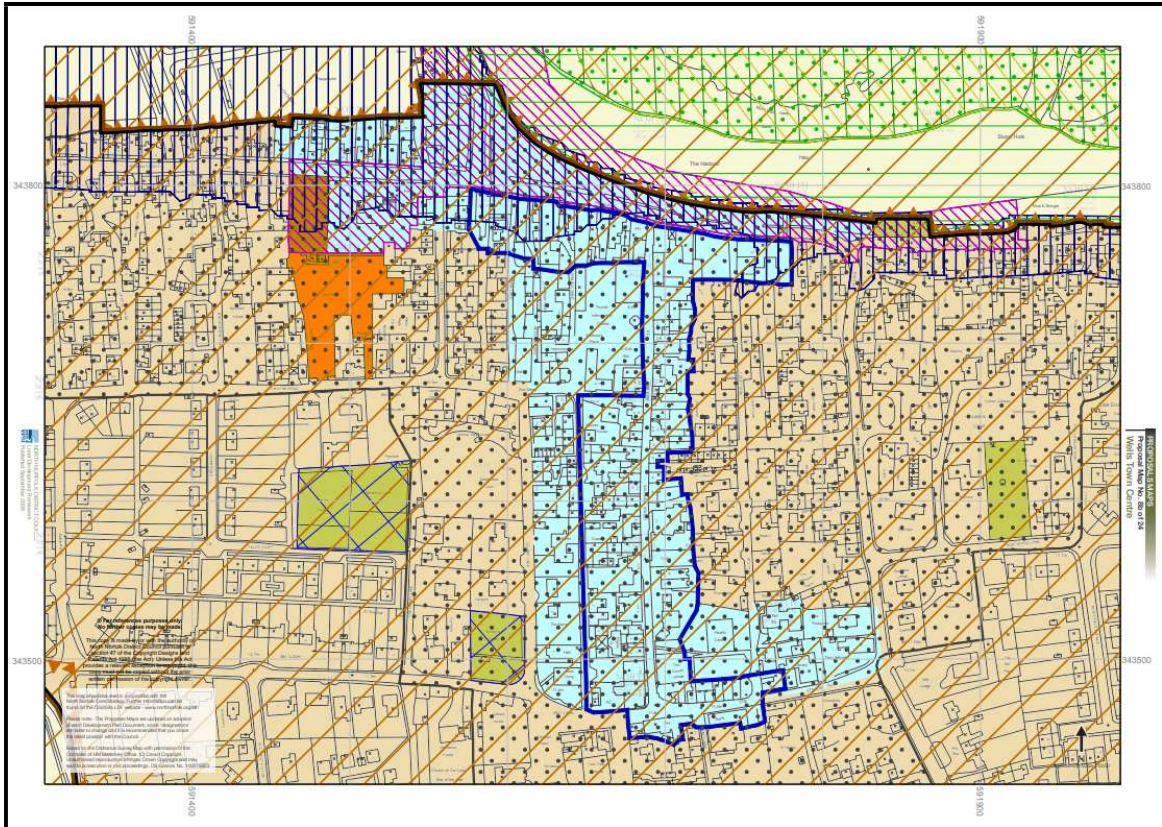
**Proposals Map 8A showing geographically where the policies in the Core Strategy apply.**

Source: North Norfolk District Council website, obtained 21.02.2021.

<https://www.north-norfolk.gov.uk/tasks/planning-policy/proposals-map/>







## Appendix C: Proposals for Wells-next-the-Sea in the First Draft Local Plan (Part 1).

Source: North Norfolk District Council website, obtained 21.02.2021.

<https://www.north-norfolk.gov.uk/media/5033/first-draft-local-plan-may-2019.pdf>.

### 19 Proposals for Wells-next-the-Sea

This section sets out detailed considerations and development proposals for Wells-next-the-Sea.

- 19.1** Wells is identified as a **Small Growth Town** in the proposed **Settlement Hierarchy**. This means it has been identified as one of four towns, together with Holt, Sheringham and Stalham and the village of Hoveton, where a more limited amount of additional development could be considered. The proposed land allocations seek to deliver approximately 80 dwellings including approximately 28 affordable homes and associated Public Open Space.
- 19.2** Wells is situated within the Norfolk Coast Area of Outstanding Natural Beauty, with the attractive surrounding countryside, quality built heritage and the proximity of a number of international wildlife designations making Wells an attractive but constrained location for growth. Wells is also relatively remote from the larger towns that provide a wider range of facilities and these factors limit the scale of new housing growth that is appropriate. The attractiveness of the town has led to high demand for second homes which has contributed to increased house prices, leading to a shortage of affordable housing for local people.
- 19.3** Wells has a thriving tourism industry that supports the economic vitality of the town. Due to the remote rural location and the limited public transport available many visitors arrive by car.
- 19.4** Wells has only one employment area, the Great Eastern Way site, representing limited opportunities for recycling of employment land over the Plan period. Due to the environmental constraints and the local road network there are limited opportunities for the expansion of employment land within the town. However, Egmere Enterprise Zone, situated 4 miles to the south of Wells, provides opportunities for further economic development and the prospect of additional job creation over the Plan period.
- 19.5** The town centre plays an important role as a service centre for residents and tourists. A good range of shops and services along with community facilities are provided, however residents rely heavily on convenience goods shopping in the adjacent and higher order settlement of Fakenham. Expenditure rates on retail are low, which underlines the reliance and importance of the tourist spend in the town. Permitted Development rights, that allow for the change of use from shop (A1) or financial and professional services (A2) to residential (C3) without the requirement to obtain planning permission are a local concern. In order to maintain its dual role serving residents and tourists the town centre is classified as a medium tier centre within the retail hierarchy. Given the smaller traditional units and the low expenditure retention rates a smaller locally derived impact threshold of 250 sqm is appropriate (see **Policy ECN 4 'Retail & Town Centres'**). Growth in retail expenditure is expected to remain low in the Plan period. Future development should be through small infill opportunities and shop extension including expansion onto upper floors. The retail boundaries consisting of the **Town Centre Area** and **Primary Shopping Area** are detailed on the following map which will be used to apply **Policy ECN4**





Wells Town Centre Area & Primary Shopping Area

#### Designated Sites

- 19.6** Wells is located next to the Internationally designated North Norfolk Coast Special Area of Conservation (SAC) and Special Protection Area (SPA) which is also designated as a Site of Special Scientific Interest (SSSI), Ramsar site and a National Nature Reserve. Designated sites are those areas which are particularly important for their features, flora or fauna. Some are designated under the terms of international or European agreements such as the Ramsar convention and the EC Habitats Directive and are among the most important sites nationally.
- 19.7** The North Norfolk Coast Ramsar Site is a wetland of international importance and is designated under the Ramsar Convention. The SAC is strictly protected under the EC Habitats Directive, forming part of a European network (Natura 2000) and the site makes a significant contribution to conserving those habitats and species considered most in need of protection at a European level. The SPA forms the other part of the Natura 2000 network and is designated due to its importance for birds, in accordance with the EC Birds Directive. The site is further protected by UK law as an SSSI and National Nature Reserve.

#### Constraints and Opportunities

- 19.8** There is very little previously developed land in and around Wells which inevitably means that new locations for development are on the edge of town in countryside locations. Whilst over the Plan period it is expected that a process of re-development, infill developments, and changes of use will continue to provide a supply of new homes and other uses, these opportunities are relatively modest and will not address the identified need for new homes in particular. New greenfield allocations are therefore necessary in order to deliver the required growth. There are a range of factors which influence the potential location of development in Wells including significant environmental constraints and landscape considerations.

**19.9** The location of development in Wells has been informed by proximity to the designated sites on the marshes to the north of the town, the high quality of the landscape around the town, including its location wholly within the AONB and the Conservation Area that covers the historic heart of the town. Overall both the suggested scale and location of development has to balance the need for growth with the protection of the designated sites and the nationally important landscape setting of the town.

**19.10** In summary, the main considerations which influence the suggested location of development sites are:

- Location on the coast, with coastal marshes and beach;
- European and Internationally designated wetland sites;
- very high landscape quality, including nationally protected landscapes as part of the North Norfolk Coast AONB and Heritage Coast;
- Conservation Area;
- transport constraints and relatively isolated from other service centres;
- constrained land supply; and
- designated Flood Risk areas.

#### **Infrastructure**

**19.11** The proposed land allocations have been developed in conjunction with advice and information from infrastructure providers and statutory consultees and large-scale growth without supporting infrastructure would not be acceptable. **Background Paper 4 - Infrastructure Position Statement** provides more details.

**19.12** Wells is identified in the Strategic Flood Risk Assessment as being at risk of flooding primarily driven by tidal/coastal influences and residual risk should defenses fail. Tidal locking has potential to increase levels upstream not draining effectively during high tide. Surface water flood risks, however, are generally restricted to roadways and gardens.

**19.13** Anglian Water identified no overarching issues for Wells. It assumes that for new development of over 10 dwellings some enhancement to the foul sewerage network capacity will be required and off-site mains water supply reinforcement may be required.

#### **Proposed Site Allocations and Policy Area Designations**

**19.14** Two sites have been identified as allocations for Wells that could provide for approximately 80 dwellings. These Proposed Allocations are shown in red on the map below and in more detail in the individual site proposals that follow. The map also shows our proposals for the Policy Area Designations referred to in the general policies of the Plan.

**19.15** A summary of the alternative sites considered can be found in **North Norfolk Local Plan - Alternatives Considered**.



Proposals for Wells-next-the-Sea

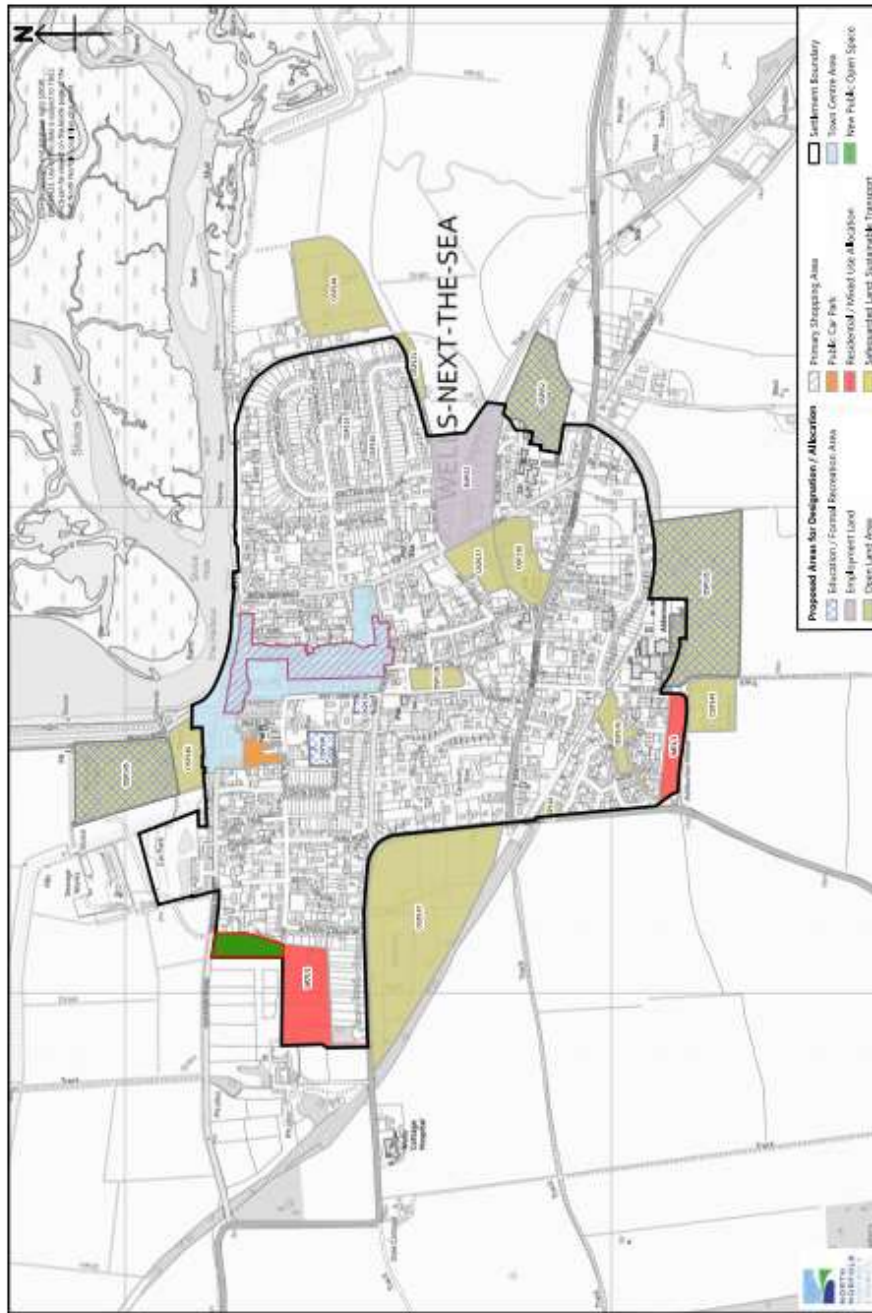
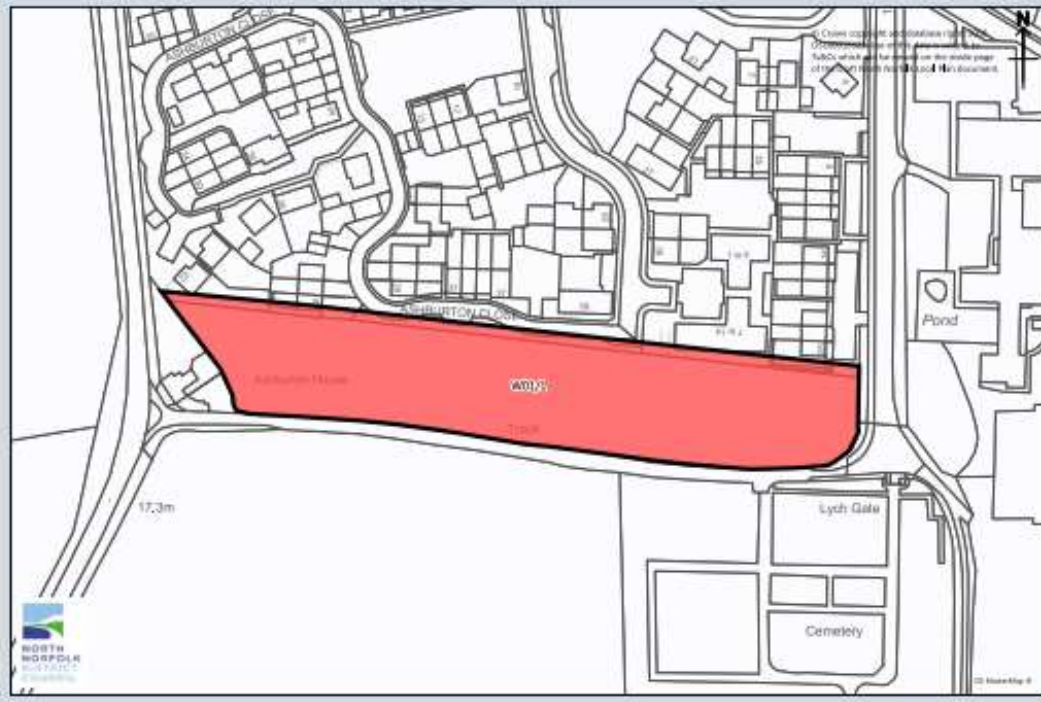


Figure 14 Proposed Areas for Designation / Allocation in Wells-next-the-Sea



## Residential: Land at Market Lane

<b>Site Reference</b>	W01/1
<b>Site Address</b>	Land at Market Lane
<b>Site Area</b>	0.78 hectares (gross)
<b>Proposal</b>	Residential development for approximately 20 dwellings.



### Description

- 19.16** This is a small greenfield site located on the southern edge of Wells-next-the-Sea and comprises an arable field that is located to the south of the previously allocated and now completed W01. The site is well contained in the landscape and is effectively screened by the development to the north and the hedge boundaries around the site. It is located close to local services and vehicular site access should be provided from the existing development estate road (Home Piece Road).
- 19.17** Development should ensure that it is integrated with the neighbouring development and consider its relationship to the public right of way to the south which should be accessible from the development.

### Mixed Use: Land Adjacent Holkham Road

<b>Site Reference</b>	<b>W07/1</b>
<b>Site Address</b>	Land Adjacent Holkham Road
<b>Site Area</b>	2.69 hectares (gross)
<b>Proposal</b>	
Residential development of approximately 60 dwellings and area of public open space of approximately 0.6 hectares.	



#### Description

**19.20** This is a greenfield site located on the western edge of Wells-next-the-Sea and comprises grass field which slopes down towards Holkham Road. The site is within the Norfolk Coast Area of Outstanding Natural Beauty and the site is reasonably prominent in the local landscape - particularly when viewed from the lower ground to the south and the site can be seen from the Beach Road causeway. The area identified as suitable for development has been selected in order to minimise landscape impact. However, it is important that the new development gives careful attention to design and landscape setting.

**19.21** The site is bounded by some mature trees and hedgerows and these should be retained and extended with a strategic landscape buffer to the north of the housing site.

**19.22** The open space recognises a deficiency of open space in the west of the town and provides a formalisation of informal access that is currently taking place. The site should provide pedestrian and cycle access from the site to Holkham Road and into Bases Lane.

**19.23** Vehicular site access should be provided via Mill Lane, Holkham Road or Bases Lane subject to Highway Authority approval.

#### **Constraints**

**19.24** Development proposals will have to take into account:

- The site is adjacent to national and internationally designated sites;
- the impact of the development on the AONB;
- provision of suitable vehicle access off Mill Lane or Holkham Road;
- a landscape based approach to the design and delivery of the development; and
- off-site mains water reinforcement and enhancement to the foul sewerage network capacity will be required.

#### **Deliverability**

**19.25** The site is considered suitable and available for development. It is in single ownership. There are limited constraints on the site and development should be achievable within the plan period. However, further evidence will be required to ascertain the suitability of vehicular access from either Mill Road, Holkham Road or Bases Lane.

### **Policy DS 23**

#### **Land Adjacent Holkham Road**

Land amounting to approximately 2 hectares is proposed to be allocated for residential development of approximately 60 dwellings and land amounting to 0.6 hectares is to be provided as public open space. This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of the area.

Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, providing supporting infrastructure) elsewhere in this plan and the following site specific requirements:

1. Careful attention to site layout, building heights and materials in order to minimise the visual impact of the development;
2. provision of 0.6 ha of high quality public open space including facilities for play & informal recreation;
3. satisfactory vehicular access to the site;
4. delivery of pedestrian access through the open space to Holkham Road;
5. retention and enhancement of mature hedgerows and trees around the site including provision of landscaping along the northern boundary of the housing; and
6. off-site mains water reinforcement and enhancement to the foul sewerage network capacity.



### Constraints

19.18 Development proposals will have to take into account:

- that the site is within the AONB;
- enhancement to the foul sewerage network capacity will be required;
- access and enhancements to the public bridleway which runs to the south of the site.

### Deliverability

19.19 The site is considered suitable and available for development. It is in single ownership. There are limited constraints on the site and development should be achievable within the plan period.

### Policy DS 22

#### Land at Market Lane

Land amounting to approximately 0.8 hectares is proposed to be allocated for residential development of approximately 20 dwellings. This site is within the Norfolk Coast AONB, and development proposals should be informed by, and be sympathetic to, the special landscape character of the area.

Development proposals would need to comply with a number of policies (including those relating to affordable housing, open space, providing supporting infrastructure) elsewhere in this plan and the following site specific requirements:

1. Access from existing estate road to the north;
2. retention and enhancement of mature hedgerows and trees around the site;
3. enhancement to foul sewage network will be required; and
4. connection and enhancement to the public bridleway.



#### Have any Alternative Site Options been considered?

Yes, for further details see the [Alternatives Considered](#) document.

**Appendix D: Neighbourhood Plan working party: Preliminary results of Housing Survey in relation to the District Local Plan 2016-2036.**

**Source: Wells Town Council. Obtained February 2021.**

Wells Town Council Neighbourhood Plan Steering Group

1 Do we need more houses? 111 Yes; 119 No D/K 27

2 Where should they be? (First preferences)

Market Lane 149

Warham Road 43

Mill Road 41

3 Other options: Opposite Hopkins 100 Yes 167 No

Mill Road allotments 150 Yes 140 No

4 Occupancy Affordable housing for rent by locals 122

Housing for sale for permanent residents 42

Houses for people working in the town 40

Council housing 34

Housing for sale on the open market 13

5. Restrictions on the number of second homes Yes 235 No 47

6. Do we need more recreational space to the west of the town? Yes 155 No 114

7. Do we need more employment land in the town? Yes 163 No 110

Maryland 94

Egmere 17

New Farm (Carrot wash) 12

8. Is there a need for restrict tourism? 224 Yes 53 No

Reasons: (first preferences)

Parking 69

Damage fo AONB 68

Traffic 59

House Prices 37

Analysis by David Fennell, John Edwards and Peter Rainsford



## Appendix E: Listed buildings in Wells-next-the-Sea parish.

Source: <https://historicengland.org.uk/listing/the-list> Information obtained 27.02.2021.

The list has been updated using local knowledge from the Neighbourhood Plan working party in March 2021.

Heritage Category	Grade	Location
Listing	II	ILEX HOUSE BASES LANE Wells-Next-the-Sea North Norfolk Norfolk GARDEN WALL OF ILEX HOUSE TO THE SOUTH OF THE HOUSE BASES LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	23 BLACKHORSE YARD Wells-Next-the-Sea North Norfolk Norfolk ANCILLARY BUILDING AND LENGTH IF WALL TO WEST OF OSTRICH HOUSE BURNT STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	20 BLACKHORSE YARD HOMWOOD 22 BLACKHORSE YARD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II*	OSTRICH HOUSE BURNT STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	BELMONT HOUSE BURNT STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE WHITE HOUSE BURNT STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CROWN HOTEL THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk ANCILLARY BUILDINGS AND WALLS SOUTH OF CROWN HOTEL THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CASA MARIA THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE HOMESTEAD THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	ROSE COTTAGE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	SPICERS THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	SQUARE HOUSE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk MAYLANDS THE BUTTLANDS LIME TREES THE BUTTLANDS AINGALE THE BUTTLANDS CLOUGH COTTAGE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CLARENCE HOUSE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	STELLA MARIS THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk YEW TREE HOUSE THE BUTTLANDS HOUSE ABUTTING YEW TREE HOUSE ON WEST THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	INN THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE COTTAGE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	HARDY COTTAGE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE HAVEN THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	MONTEAGLE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk 2-8 CHAPEL YARD (FORMERLY RANTERS' YARD) Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	10-22 CHAPEL YARD (FORMERLY RANTERS' YARD) Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	26 CHAPEL YARD (FORMERLY RANTERS' YARD) Wells-Next-the-Sea North Norfolk Norfolk Church of St Nicholas Church Plain Wells-Next-the-Sea Wells-Next-the-Sea North Norfolk Norfolk
Listing	II*	1 3 CHURCH PLAIN Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	4 6 CHURCH PLAIN Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	24 26 CHURCH PLAIN Wells-Next-the-Sea North Norfolk Norfolk

Listing	II	30 CHURCH PLAIN Wells-Next-the-Sea North Norfolk Norfolk 33 Church Street Wells-Next-the-Sea NR23 1HZ Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE RECTORY CHURCH STREET Wells-Next-the-Sea North Norfolk Norfolk OUTBUILDING INCLUDING FORMER BARN OF THE RECTORY CHURCH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	HOUSE OCCUPIED BY MR AND MRS FULFORD (AT NORTH EAST CORNER) CLUBB'S LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	1 CLUBB'S LANE 1 COTTAGE YARD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	6 COTTAGE YARD CLUBB'S LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CRUGMEER CROFT YARD THE QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	29 DOGGER LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	EAST HOUSE EAST END Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	2 FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	52 FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk CHADD HOUSE FREEMAN STREET 60 FREEMAN STREET 64 FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	67 69 FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk BOUNDARY WALLS OF WEST HOUSE TO NORTH FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	17 19 THE GLEBE Wells-Next-the-Sea North Norfolk Norfolk CORTON COTTAGE EAST END RED COTTAGE EAST END Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	POP INN RESTAURANT FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk MALTHOUSE NORTH OF POP INN AND NO 2 FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	56 FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk SEAFARERS 66 FREEMAN STREET 68-74 FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	63 65 FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk BOUNDARY WALLS OF WEST HOUSE TO SOUTH FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	1 3 GAMBLES SQUARE STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	8 10 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	12 14 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	16 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	20 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	46 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	52-56 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	5 7 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WALLS OF BOWLING GREEN HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	15-19 STATION ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	ST HELIER STATION ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE COTTAGE STEARMAN'S YARD Wells-Next-the-Sea North Norfolk Norfolk BARN FORMER EAST OF BLENHEIM HOUSE STEARMAN'S YARD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	BLENHEIM HOUSE THEATRE ROAD Wells-Next-the-Sea North Norfolk Norfolk

Listing	II	WALLS OF GARDEN OF BLENHEIM HOUSE THEATRE ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WEST COTTAGE TWO FURLONG HILL Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	23 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	43 45 HIGH STREET HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	PEARLDENE (AT REAR OF NO 47) HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	51 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	ST MICHAEL'S HOUSE JICKLINGS YARD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II*	ST MICHAEL'S COTTAGE JICKLINGS YARD Wells-Next-the-Sea North Norfolk Norfolk Tudor Cottage Jolly Sailor Yard Wells-Next-the-Sea NR23 1LA Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	MARSH HOUSE MARSH LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II*	ANCILLARY BUILDING NORTH OF MARSH HOUSE MARSH LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	OUTBUILDING TO WEST OF LUDHAM HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	LUDHAM HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WALLS OF GARDEN OF LUDHAM HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	REMAINS OF ROPE WALK SOUTH OF WEST END OF LUDHAM HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	OUTBUILDING ADJOINING TO EAST OF WESTWARD HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WALLS OF GARDEN OF WESTWARD HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	ARCH HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	52 54 MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	1 3 PARK ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	HOMES FOR WELLS POLKA ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CORWELL HOUSE EAST QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	12 EAST QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE OLD CUSTOM HOUSE EAST QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	SEA VIEW THE QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	SUNNYVILLE RED LION YARD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	5 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	31-35 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	37 39 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	61 63 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	65 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	41 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	55-59 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	67A 69 71 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	73 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CORNER HOUSE 2 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	44 48 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	50 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	54 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	62 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk

Listing	II	74 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	The Normans 1 Invaders Court Standard Road Wells-next-the-Sea NR23 1JW Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	ST ELMO STANDARD ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	Hollybank House Standard Road Wells-next-the-Sea NR23 1JY 1-2 3 to 5 Standard Cottages Standard Road Wells-next-the-Sea NR23 1JY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	64 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	COURTYARD EAST OF STAITHE STREET STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WALL AND GATE PIERS OF GARDEN SOUTH WEST OF THE NORMANS STANDARD ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	Standard House Standard Road Wells-next-the-Sea NR23 1JY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	K6 TELEPHONE KIOSK THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	K6 TELEPHONE KIOSK FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	HOUSE AND SHOP (HENRY) ADJOINING HOUSE AND SHOP (MARJORIES) ON THE WEST THE QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE OLD BAKERY GAMBLES SQUARE STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	Lifeboat House Beach Road Wells-Next-the-Sea Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	HOUSE AND SHOP (MARJORIES) ADJOINING THE GOLDEN FLEECE INN ON THE WEST THE QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	TINKER'S HOTEL STATION ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	76 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	66-72 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	78 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WELL HOUSE STANDARD ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	49 51 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	Malthouse Staithe Street Wells-Next-the-Sea Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	MAYSHIEL RESTAURANT STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	52 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	60 STAITHE STREET  Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	27 29 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	43-47 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	53 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	1 3 STAITHE STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	FLEET HOUSE EAST QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	FRONT WALL OF THE OLD CUSTOM HOUSE COURTYARD EAST QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	GOLDEN FLEECE INN THE QUAY Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WESTWARD HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	OUTBUILDING TO NORTH WEST OF WESTWARD HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	FRONT WALL OF ARCH HOUSE MILL ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	ANGUS HOUSE HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	47 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk

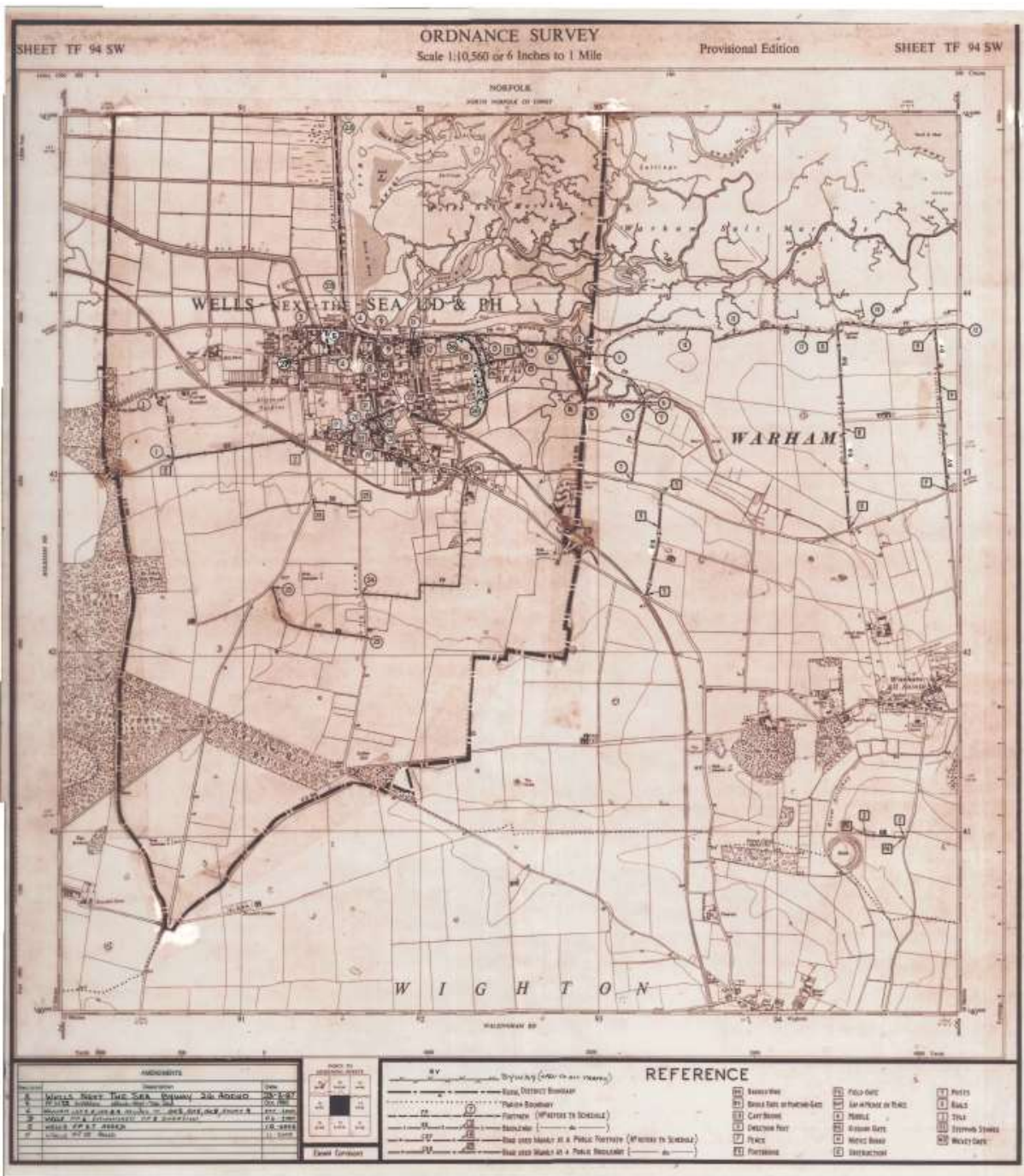
Listing	II	53 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WALLS OF GARDEN OF MARSH HOUSE AND OF MARSH COTTAGE MARSH LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	19 21 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	ANCILLARY BUILDING OF TINKER'S HOTEL STATION ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE LIBRARY STATION ROAD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	18 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	34 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	48 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WEST HOUSE FREEMAN STREET WEST COTTAGE FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	GLEBE HOUSE 4 6 THE GLEBE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	35 DOGGER LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	LAYLANDS FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	4 6 HIGH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	FRONT WALLS AND PIERS OF COTTAGE YARD CLUBB'S LANE COTTAGE YARD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	HI AN DRI DOGGER LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	31 DOGGER LANE FRONT OF FORMER NO 33 DOGGER LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	STAITHE COTTAGE EAST END Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	EASTSWIN EAST END Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	47 FREEMAN STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	Wisteria Cottage 29 Church Street Wells-Next-The-Sea NR23 1HZ Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE WAIN CHURCH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	BISHOP INGLE'S HOUSE CLUBB'S LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CONGREGATIONAL CHURCH CLUBB'S LANE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WALL OF CHURCHYARD OF ST NICHOLAS CHURCH (ON ALL SIDES) CHURCH PLAIN Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	7 CHURCH PLAIN Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	20 22 CHURCH PLAIN Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CHURCH HOUSE 21 CHURCH STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CORNER COTTAGE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	THE HOUSE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	PEVENSEY THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	24 CHAPEL YARD (FORMERLY RANTERS' YARD) Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	CROWN HOUSE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	GLENCOE HOUSE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	BUTTLANDS COTTAGE THE BUTTLANDS Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	1 2 BRIGG SQUARE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	WALL OF GARDEN EAST AND SOUTH OF OSTRICH HOUSE BURNT STREET Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	26 28 BLACKHORSE YARD Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	5-9 BRIGG SQUARE Wells-Next-the-Sea North Norfolk Norfolk
Listing	II	BOUNDARY WALL OF GARDENS OF ILEX HOUSE AND WEST HOUSE TO WEST OF ILEX HOUSE BASES LANE Wells-Next-the-Sea North Norfolk Norfolk



Listing	II	Beach Road	Wells-Next-The-Sea	Norfolk	NR23 1AT	Wells-Next-the-Sea	North Norfolk
Listing	II	The Buttlands	Wells-Next-the-Sea	North Norfolk	Norfolk		

**Appendix F: Ordnance Survey map and description of Public Rights of Way in Wells-next-the-Sea.**

Source: Unknown, found in Wells United Charities archives.



TOWN OF WELLS-NEXT-THE-SEA

Footpath No. 1 (Mill Lane to Bridleway No. 2). Starts at the road junction west of the Cottage Hospital and runs southwards then eastwards round the western side of the Cottage garden, then southwards to join the western end of Bridleway No. 2 at a gateway.

Bridleway No. 2 (Greenway Lane). Starts from the Fakenham Road immediately south of the railway bridge and runs north westwards for a short distance alongside the railway, then runs due west to a point south of the Cottage Hospital where it joins Footpath No. 1. Total length of the path is 809 yards.

Footpath No. 3 (Back Alley). Starts from Freeman Street at West Court and runs in a south easterly direction at the rear of Numbers 27 to 35 Dogger Lane, then eastwards to join Dogger Lane at the north of Boatmans Row.

Footpath No. 4 (Tuns Yard). Starts from the Quay and runs due south to Theatre Road opposite the junction of Clubb's Lane.

Footpath No 5 (Freeman Street/Glebe Road) Starts from Freeman Street outside No 3 and runs in a westerly direction for approximately 7 metres before turning south down Glebe Road for approximately 27 metres. Up to this point the path is at a width of 6 feet. The path then turns and runs easterly for approximately 10 yards.

*June 2001*

Bridleway No. 7 (Anchor Lane). Starts from Staithe Street between Numbers 65 and 67 and runs in a westerly direction to the northern end of Newgate Lane.

Footpath No. 9 (Crofts Yard). Starts from the Quay and runs due south to the junction of Bolts Close and Shop Lane.

Footpath No. 10 (Shop Lane). Starts from Standard road and runs in a westerly direction to join Bolts Close at its junction with Crofts Yard. The path is 6 feet wide and is defined by flint stones and forms the northern part of the street known as Shop Lane.



Footpath No. 11 (Wounded Hart Yard and East End Yard). Starts from the East End Quay west of the Shipwrights Arms Public House and runs through Wounded Hart Yard in a southerly direction, then eastwards to Jolly Sailor Yard and northwards through East End Yard to exit at the East End Quay opposite the Shipwrights Arms Public House.

Footpath No. 12 (Jolly Sailor Yard to Urban District Boundary). Starts from the north end of Jolly Sailor Yard and runs eastwards past the Whelk houses and then along the sea bank over the salt marshes to the Urban District Boundary at North Point where there is a footbridge over the tidal creek.

Footpath No. 13 (Footpath No. 15 to Footpath No. 12). Starts from near the Wensum end of Footpath No. 15 from a field gate and runs northwards to join Footpath No. 12 at the Whelk houses.

Footpath No. 14 (Footpath No. 15 to Footpath No. 12). Starts from the eastern end of Footpath No. 15 by a stile and runs northwards to Footpath No. 12.

Footpath No. 15 (Northfield Lane to Footpath no. 14). Starts from the east end of Northfield Lane over the railway bridge and runs eastwards along the occupation road to the stile at the southern end of Footpath No. 14.

Footpath No. 16 (Footpath No. 12 to Urban District Boundary). Starts from Footpath No. 12 and runs along the sea bank in a south easterly direction to the Urban District Boundary.

Bridleway No. 17 (Waterpit Lane). Starts from Burnt Street to the west of Belmont House and runs in a north easterly direction to join Bridleway No. 18.

Bridleway No. 18 (Buttlands Lane (known as Plumers Hill)). Starts from Burnt Street and runs northwards to the junction of Bridleway No. 17, then bears right to the south-west corner of The Buttlands.

Footpath No. 19 (Crown Lane). Starts from Burnt Street and runs northwards along the private roadway belonging to the Crown Hotel to a point opposite the southern end of Honeymoon Row, then eastwards to join Crown Alley. (Footpath No. 20).



Footpath No. 20 (Crown Alley (formerly known as Turnstile Lane)). Starts from the Buttlands at the junction of Chancery Lane and runs in a southerly direction between the Crown Hotel and Honeymoon Row, then eastwards to High Street.

Bridleway No. 21 (Chancery Lane). Starts from High Street and runs in a westerly direction to The Buttlands at the northern end of Crown Alley.

Footpath No. 22 (High Street to Polka Road (known as Marsh Lane)). Starts from High Street opposite Chancery Lane and runs in a north easterly direction along the school alley, then along the southern boundary of the school playground, a distance of approximately 50 metres.

Bridleway No. 23 (Cross Lane). Starts from the Fakenham Road on the south side of Ashburton House and runs in an easterly direction to Market Lane adjoining the Cemetery.

Footpath No. 24 (Market Lane to Warham Road). Starts from Market Lane and runs eastwards along grass covered farm occupation road, turning northwards then eastwards and again northwards past the Waterworks and New Farm to the Warham Road near its junction with the Stiffkey Road.

Footpath No. 25 (Fakenham Road to Market Road). Starts from the Fakenham Road south of the first milestone and runs south eastwards over a grass farm occupation road between hedges to Market Lane.

## Appendix G: Bat survey results. Norfolk Bat Survey, British Trust for Ornithology.



### Bat Survey results for TF9242 from 3 survey nights

Below you can find a summary of the main findings from your bat survey visits. Further information for individual visits can be found on the following pages.

The total number of recordings per night:



### Bat species detected:

Our provisional analysis of the recordings detected the following species. The numbers relate to the number of bat passes rather than the number of individual bats.

Species	Total number of passes (all nights)
Barbastelle	134
Brown long-eared bat	9
Common pipistrelle	1006
Daubenton's bat	5
Leisler's bat	6
Nathusius' pipistrelle	2
Natterer's bat	5
Noctule	52
Serotine	14
Soprano pipistrelle	6

Below are details of recordings that could not be assigned with confidence to a single species.

Species	Total number of passes (all nights)
Leisler's bat or Noctule	24
Myotis species	3
Pipistrelle species	40

Note: Pipistrelle species = this refers to a recording of a bat in the genus *Pipistrellus* that cannot be identified to

species. In the UK, possible species include Common Pipistrelle, Soprano Pipistrelle and Nathusius' Pipistrelle.  
Myotis species = this refers to a recording of a bat in the genus *Myotis* that cannot be identified with confidence to species. In the UK this includes Natterer's, Daubenton's, Whiskered, Brandt's, Alcahoie bat and Bechstein's bat.

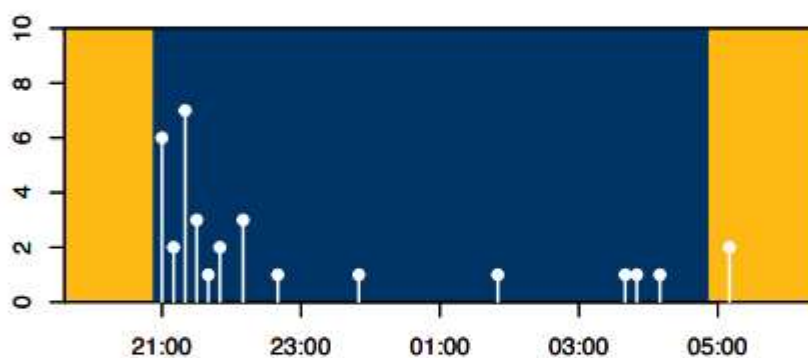
## Visit information

Below and on the following pages you can see a summary of the bats detected on each recording night. This includes a graph for each night showing how the number of bat passes (all species) varied through the night. Dawn and dusk are indicated by the division between sun-yellow and midnight-blue areas.

### Recording night: 20 May

Species	Total number of passes
Barbastelle	1
Brown long-eared bat	1
Common pipistrelle	15
Leisler's bat	1
Leisler's bat or Noctule	3
Natterer's bat	1
Noctule	7
Pipistrelle species	1
Serotine	2

Number of bat passes per 10 minutes through the night:

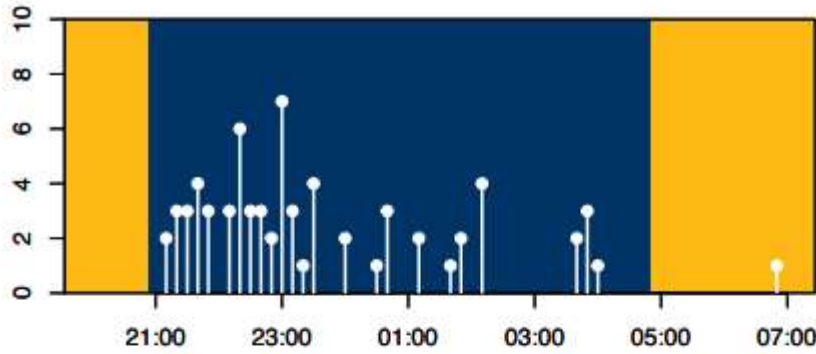


### Recording night: 21 May

Species	Total number of passes
Barbastelle	24
Brown long-eared bat	5
Common pipistrelle	13
Daubenton's bat	3
Leisler's bat or Noctule	2
Myotis species	1
Natterer's bat	4
Noctule	9
Pipistrelle species	2
Serotine	2
Soprano pipistrelle	4



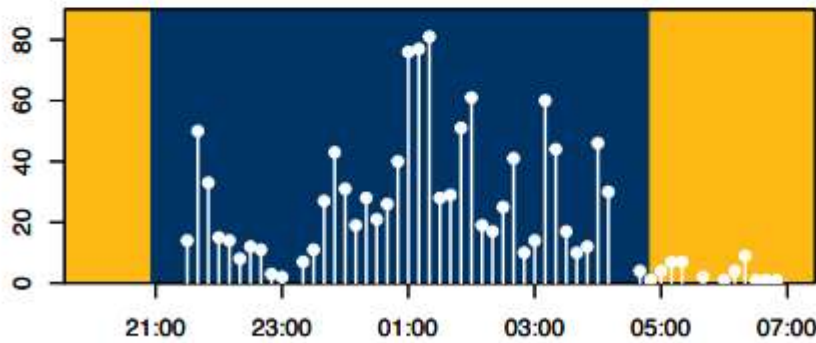
Number of bat passes per 10 minutes through the night:



Recording night: 22 May

Species	Total number of passes
Barbastelle	109
Brown long-eared bat	3
Common pipistrelle	978
Daubenton's bat	2
Leisler's bat	5
Leisler's bat or Noctule	19
Myotis species	2
Nathusius' pipistrelle	2
Noctule	36
Pipistrelle species	37
Serotine	10
Soprano pipistrelle	2

Number of bat passes per 10 minutes through the night:





## Bat Survey results for TF9143 from 3 survey nights

Below you can find a summary of the main findings from your bat survey visits. Further information for individual visits can be found on the following pages.

### The total number of recordings per night:



### Bat species detected:

Our provisional analysis of the recordings detected the following species. The numbers relate to the number of bat passes rather than the number of individual bats.

Species	Total number of passes (all nights)
Barbastelle	11
Brown long-eared bat	6
Common pipistrelle	518
Nathusius' pipistrelle	1
Natterer's bat	1
Noctule	6
Serotine	4
Soprano pipistrelle	12

Below are details of recordings that could not be assigned with confidence to a single species.

Species	Total number of passes (all nights)
Leisler's bat or Noctule	3
Myotis species	3
Pipistrelle species	97

Note: Pipistrelle species = this refers to a recording of a bat in the genus *Pipistrellus* that cannot be identified to species. In the UK, possible species include Common Pipistrelle, Soprano Pipistrelle and Nathusius' Pipistrelle. Myotis species = this refers to a recording of a bat in the genus *Myotis* that cannot be identified with confidence to species. In the UK this includes Natterer's, Daubenton's, Whiskered, Brandt's, Alcaethoe bat and Bechstein's

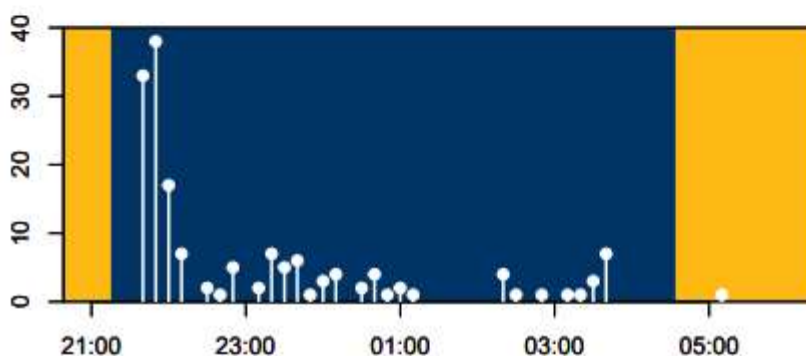
## Visit information

Below and on the following pages you can see a summary of the bats detected on each recording night. This includes a graph for each night showing how the number of bat passes (all species) varied through the night. Dawn and dusk are indicated by the division between sun-yellow and midnight-blue areas.

### Recording night: 08 Jun

Species	Total number of passes
Barbastelle	1
Brown long-eared bat	1
Common pipistrelle	148
Noctule	3
Pipistrelle species	5
Soprano pipistrelle	2

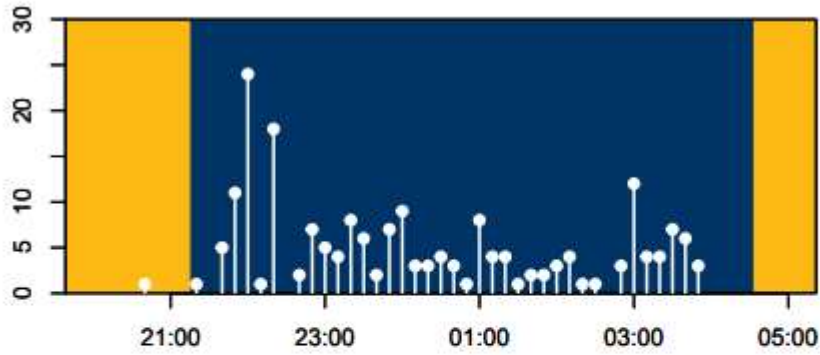
Number of bat passes per 10 minutes through the night:



### Recording night: 09 Jun

Species	Total number of passes
Barbastelle	10
Brown long-eared bat	1
Common pipistrelle	122
Leisler's bat or Noctule	1
Myotis species	2
Nathusius' pipistrelle	1
Noctule	2
Pipistrelle species	44
Serotine	2
Soprano pipistrelle	9

Number of bat passes per 10 minutes through the night:



Recording night: 12 Jun

Species	Total number of passes
Brown long-eared bat	4
Common pipistrelle	248
Leisler's bat or Noctule	2
Myotis species	1
Natterer's bat	1
Noctule	1
Pipistrelle species	48
Serotine	2
Soprano pipistrelle	1

Number of bat passes per 10 minutes through the night:

