

**Wells-next-the-Sea  
Neighbourhood Plan  
Basic Conditions Statement**  
June 2023

To accompany Neighbourhood Plan Submission draft for Examination

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# 1. Introduction

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- 1.1 When submitting a Neighbourhood Plan to the Local Authority (in this case North Norfolk District Council), it is a requirement that the Plan be accompanied by a number of supporting documents. One of these is commonly referred to as the 'Basic Conditions Statement.' Only a Neighbourhood Plan that meets each of the basic conditions can be put to referendum and if successful be used to assist in the determination of planning applications.
- 1.2 This Basic Conditions Statement is prepared for use by North Norfolk District Council, and the Independent Planning Examiner, to assist in making this assessment about the basic conditions.

## 2. Legal Requirements

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**Legal Requirements:** The Neighbourhood Plan is compliant with The Planning and Compulsory Purchase Act 2004 38A (1) & (2) and 38B (a)-(c).

**Qualifying Body:** The Wells-next-the-Sea Neighbourhood Development Plan is being submitted by a qualifying body – Wells-next-the-Sea Town Council. Wells-next-the-Sea Town Council was confirmed as a qualifying body by North Norfolk District Council on 11<sup>th</sup> February 2019, when the Wells-next-the-Sea Neighbourhood Plan Area was designated.

**A Neighbourhood Development Plan:** The Wells-next-the-Sea Neighbourhood Development Plan is a neighbourhood development plan. It relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

**The time-period covered:** The Wells-next-the-Sea Neighbourhood Plan states the time-period for which it is to have effect (from 2023-2036) a period of 13-years.

**Excluded Development:** The Wells-next-the-Sea Neighbourhood Development Plan policies do not relate to excluded development. The Wells-next-the-Sea Neighbourhood Development Plan does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

**Area of the Neighbourhood Plan:** The Wells-next-the-Sea Neighbourhood Development Plan relates to the Wells-next-the-Sea Town Council's Neighbourhood Area and to no other area. There are no other Neighbourhood Plans in place relating to that Neighbourhood Area.

### 3. Basic Conditions

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- 3.1 Paragraph 8(2) of Schedule 4B in the Town and Country Planning Act 1990 (as amended by Schedule 10 of the Localism Act 2011) sets out a series of requirements that Neighbourhood Plans must meet. These ‘basic conditions’ are set out below:
- 3.2 A draft Plan meets the basic conditions if –
- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan (see below).
  - (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order (applies in relation to a Listed Building only insofar as the order grants planning permission for development that affects the building or its setting) (not applicable in respect of the Wells-next-the-Sea Neighbourhood Plan).
  - (c) Having special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area it is appropriate to make the order (applies in relation to Conservation Areas only) insofar as the order grants planning permission for development in relation to buildings or land in the area (not applicable in respect of the Wells-next-the-Sea Neighbourhood Development Plan)
  - (d) The making of the Plan contributes to the achievement of sustainable development (see below)
  - (e) The making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). (see below)
  - (f) The making of the Plan does not breach and is otherwise compatible with EU obligations (see below) and,
  - (g) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with, in connection with the proposal for the plan (see below)
- 3.3 Where applicable each of these basic conditions is addressed below. For clarification it should be noted that b) and c) above are not applicable to the Wells-next-the-Sea Neighbourhood Development Plan and refer to ‘Neighbourhood Orders’ only.

## 4. a) Having regard to National Policies and Advice and e) Conformity with Strategic policies in the Development Plan

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- 4.1 The following table provides an appraisal of the extent to which the Wells-next-the-Sea Neighbourhood Plan has regard to national policy and is in general conformity with strategic local policy.
- 4.2 The Neighbourhood Plan policies were drafted to have regard to the National Planning Policy Framework published in July 2021. The table below assesses the degree of conformity that the Wells Neighbourhood Development Plan policies have had to NPPF 2021 (Column B). Applications in the Parish are determined by North Norfolk District Council and therefore the Wells-next-the-Sea Neighbourhood Plan is required to be in general conformity with the relevant strategic policies of the local planning authority.
- 4.3 During the production of the Neighbourhood Plan, the strategic policies for the area were undergoing revision. The North Norfolk Core Strategy and Development Management Policies were adopted in 2008 and updated in 2012, (NNCSDMP - Column C). The Site Allocation Development Plan Document (SADPD) was adopted in February 2011. These documents are in the process of being replaced by the emerging North Norfolk Local Plan which was submitted for Examination in May 2023. Formal hearings are yet to begin, however the Wells-next-the-Sea Neighbourhood Plan and its policies contained therein have also been assessed for their conformity against the emerging NNLP (Column D).
- 4.4 It should be noted that the Adopted Site Allocations DPD made one specific allocation for housing in Wells. This was: Land at Market Lane (W01) 120 dwellings (approx). This site was owned by The Holkham Estate and has now been constructed. However, the SADPD indicated that land immediately south of the above site *'could come forward as an affordable housing exception site and site layout should be carefully considered so as to integrate with this'*. This site is owned by The Holkham Estate, has not yet been developed but is identified as an allocation in the emerging North Norfolk Local Plan submitted for examination in May 2023. An application was submitted for development on the site in May 2023. The Wells-next-the-Sea Neighbourhood Plan acknowledges the site – now referred to as Land at Ashburton Close. For these reasons it has not been necessary to assess the Neighbourhood Plan against the policies in the Site Allocations DPD.
- 4.5 In summary, the appraisal demonstrates that the Wells-next-the-Sea Neighbourhood Development Plan has had appropriate regard to and is in general conformity with, both national and strategic policy.

**Assessment of policies in the Wells-next-the-Sea Neighbourhood Plan against National and Local strategic policies**

<b>Wells-next-the-Sea Neighbourhood Plan Policy (A)</b>	<b>NPPF 2021 (B)</b>	<b>North Norfolk Core Strategy and Development Control Policies (2008, updated 2012) (C)</b>	<b>Emerging North Norfolk Local Plan May 2023 (D)</b>
<p><b>Policy WNS0</b> <b>Sustainable Development and Protected Nature Conservation Sites</b></p>	<p>This policy reflects NPPF paragraph 170 a) which requires planning policies to enhance the natural and local environment by protecting and enhancing sites of biodiversity value.</p> <p>This policy is consistent with paragraph 179 which seeks to safeguard local wildlife rich habitats and wider ecological networks and promotes the conservation, restoration and enhancement of priority habitats, ecological networks, and the pursuit of measurable net gains for biodiversity.</p> <p>Policy WNS0 has been developed as a consequence of SEA and HRA Screenings. It requires all new development proposals to avoid adverse effects on the designated sites within the parish, in terms of recreational pressure, visual and noise disturbance, loss of functionally linked habitat and water quality.</p>	<p>This policy is consistent with paragraphs 1.2.5 and 1.2.6 of the Core Strategy which refer to the importance of the Sustainability and Appropriate Assessment processes. Policy WNS0 has been developed as a direct response to the Habitats Regulation Assessment and the Strategic Environment Assessment of the Neighbourhood Plan.</p> <p>This policy is also consistent with adopted strategic Policy SS4 and Development Control Policy EN9 which cover Environment generally and Biodiversity and Geodiversity issues. The specific aim of Policy WNS0 is to avoid adverse effects from development on protected nature conservation sites.</p>	<p>This policy is consistent with paragraphs 1.3.1 and 1.4.26 of the emerging Local Plan which refer to the importance of the Sustainability and Appropriate Assessment processes. Policy WNS0 has been developed as a direct response to the Habitats Regulation Assessment and the Strategic Environment Assessment of the Neighbourhood Plan.</p> <p>This policy is also consistent with Policy ENV5 of the emerging Local Plan which specifically relates to Impacts on International &amp; European sites: Recreational Impact Avoidance &amp; Mitigation Strategy. The specific aim of Policy WNS0 is to avoid adverse effects from development on protected nature conservation sites.</p>
<p><b>Policy WNS1</b></p>	<p>This policy is consistent with paragraph 78 of the NPPF which encourages</p>	<p>This policy is consistent with one of the Core Aims of the Adopted Core Strategy</p>	<p>This policy is consistent with the third strategic aim of the Emerging Local</p>

<p><b>Community Led Housing</b></p>	<p>responsiveness to local circumstances and to support housing that reflects local needs including supporting opportunities to bring forward community led housing sites which will provide affordable housing to meet local needs.</p> <p>Policy WNS1 supports the principle of community led housing sites and sets out criteria for their identification and for governing their implementation.</p>	<p>which is to address the housing needs of the whole community.</p> <p>It is also consistent with strategic Policy SS2 which allows for affordable housing to take place in the countryside in the form of rural exception sites. Policy WNS1 supports the concept of Community Led Housing that seeks to meet identified local needs.</p> <p>In addition Policy HO3 Affordable Housing in the Countryside sets out criteria for rural exception sites including the need for the site to be close to the existing settlement boundary, to meet an identified need and for the housing to remain affordable in perpetuity. Policy WNS1 similarly allows for community led developments that are outside but immediately adjacent to the built-up area, that provide housing to meet an identified need and that the housing remains affordable in perpetuity.</p>	<p>Plan which aims to : “Meet Accommodation Needs, by: Delivering the quantity of homes necessary to meet the assessed needs of the District. Providing a variety of house types, sizes and tenures including affordable homes, homes suitable for the elderly, those wishing to build their own homes and those with disabilities or who require specialist forms of accommodation”.</p> <p>In addition emerging Local Plan Policy SS3 Community Led Development, provides support for proposals for community led housing development and provides criteria for site selection. It is also consistent with Policy HOU3 of the emerging Local Plan which relates to affordable housing in the countryside.</p> <p>Policy WNS1 similarly supports such developments but adds local detail relating to key workers and community land trusts.</p> <p>.</p>
<p><b>Policy WNS2 Housing Allocation at</b></p>	<p>This policy is consistent with NPPF paragraph 29 which indicates that Neighbourhood Plans should not promote less development than that set</p>	<p>This policy is consistent with one of the Core Aims of the Adopted Core Strategy which is to address the housing needs of the whole community. Policy WNS2 makes</p>	<p>This policy is consistent with the third strategic aim of the Emerging Local Plan and Policy SS3.</p>

<p><b>Two Furlong Hill (Site WELLS1)</b></p>	<p>out in the strategic policies for the area.</p> <p>The Neighbourhood Plan makes a specific allocation at Two Furlong Hill and includes criteria that new housing development needs to meet. The plan makes provision for a minimum of an additional 45 (affordable) new dwellings above that already identified in the emerging North Norfolk Local Plan.</p>	<p>a specific allocation for affordable housing aimed at addressing needs identified through the Housing Needs Assessment and through community consultation.</p> <p>Policy WNS2 is also consistent with strategic Policy SS2 which allows for affordable housing to take place in the countryside in the form of rural exceptions sites. Policy WNS2 makes a specific allocation for 45 affordable dwellings in the form of Site WELLS1.</p> <p>Site WELLS 1 is consistent with the criteria set out in Policy HO3 of the Adopted Development Control Policies in that it is located close to the built-up area, is designed to meet an identified need and as a community led housing development providing affordable housing that will remain affordable in perpetuity.</p>	<p>Policy WNS2 makes a specific allocation aimed at addressing the housing needs of the parish as identified by the Housing Needs Assessment. The site identified as WELLS1 is consistent with the criteria for site selection set out in Policy SS1 and Policy HOU3.</p> <p>Site WELLS1 is consistent with Policy SS1 of the emerging Local Plan which identifies Wells as a ‘small growth town’. The level of development proposed by the allocation is consistent with that identification in the settlement hierarchy for the District.</p> <p>Policy HC2 of the emerging Local Plan identifies the site of WELLS1 as ‘open land area’ on which development would not usually be supported. However, NNDC have recognised in their comments on the Neighbourhood Plan that this site represents possibly the only location in the town where Community Led Housing could come forward and have not objected on the basis of Policy HC2. This policy is also consistent with Policy ENV5 of the emerging Local Plan which specifically relates to Impacts on International &amp; European sites:</p>
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			Recreational Impact Avoidance & Mitigation Strategy
<b>Policy WNS3 Housing Mix</b>	<p>This policy reflects NPPF para 62 which advises that planning policies should reflect the needs of “those who require different forms of housing for example ‘those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes’.</p> <p>The policy makes provision for families, for older people and for those with mobility needs.</p> <p>The policy is based on the findings of the Housing Needs Assessment produced by Urban Vision, commissioned jointly with the Holkham Estate, and also from consultation carried out with local residents.</p> <p>The Policy includes provision for First Homes in line with Government guidance.</p>	<p>Policy WNS3 is broadly consistent with Policy HO1 Dwelling Mix and Type, of the Adopted Core Strategy in that they both aim to produce housing that meets identified needs. Policy WNS3 is based on the result of the Housing Needs Assessment and requires that at least 50% of affordable housing should be small and medium sized homes – 2-3 bedrooms. Policy HO1 requires 40% of new affordable housing to be 2 bedroomed homes. The site threshold between the two policies are different – HO1 using a 5 dwelling threshold and WNS3 using 10 dwellings – which is in accordance with Government guidance produced after the adoption of the Core Strategy.</p>	<p>This policy is broadly consistent with emerging Local Plan Policy HOU2 Delivering the right mix of homes. Both HOU2 and WNS3 seek to encourage smaller properties to address the levels of needs identified by both Local Plan and Neighbourhood Plan evidence.</p> <p>Policy HOU2 includes some provision for First Homes depending on site size and location, and varies from 15% to 35%, whilst Policy WNS3 requires a maximum of 25% as First Homes. From June 2021, Neighbourhood Plans (and Local Plans) are required to be consistent with the Ministerial statement on First Homes made in May 2021, Policy WNS3 therefore refers to 25% for first homes in order to meet this requirement.</p>
<b>Policy WNS4 Principal Residence</b>	<p>There is no specific reference in the NPPF 2021, to principal residence housing. However paragraph 78 of the NPPF indicates that planning policies</p>	<p>The Adopted Core Strategy does not contain a specific policy dealing with the issue of second homes and therefore there is no direct comparator for Policy WNS4.</p>	<p>The emerging North Norfolk Local Plan makes several references to second homes (paragraphs 2.2.26, 2.2.11, 7.1.11, 7.7.5 and 17.0.1) outlining the potential issues caused</p>

	<p>and decisions should be responsive to local circumstances.</p> <p>Policy WNS4 has been developed as a response to a specific set of local circumstances that were identified through consultation i.e. the concerns over the increase in second homes in the town and the consequent impacts on local services and facilities but also on the local housing market.</p>		<p>by high levels of such homes across the District. The Local Plan however does not include a specific policy response to the issue.</p> <p>Policy WNS4 therefore seeks to address this policy gap and is based on local evidence.</p>
<p><b>Policy WNS5 Infill Development and Extensions</b></p>	<p>This policy reflects NPPF paragraph 69 c) which encourages support for the development of windfall sites, giving great weight to the benefit of using suitable sites within existing settlements for new homes.</p> <p>Policy WNS5 provides detailed guidance for assessing proposals for infill and windfall development.</p>	<p>This policy is consistent with Adopted Core Strategy Policy SS1 Spatial Strategy which sets out the settlement hierarchy for the district and identifies Wells as a secondary settlement and also with Policy SS3 Housing which estimates that 52 windfall dwellings will be permitted in Wells between 2001 and 2021. Policy WNS5 allows for windfall, including infill development subject to criteria.</p>	<p>This policy is consistent with emerging Local Plan Policy SS1 Spatial Strategy which sets out the settlement hierarchy for the district and identifies Wells as a ‘small growth town’ and also with Policy HOU6 which allows for residential extensions provided they would not materially increase the impact of the dwelling and comply with the relevant design guidance.</p> <p>Policy WNS5 allows for windfall, including infill development subject to criteria and provides detailed criteria for judging the acceptability of extensions. The criteria are based on the locally specific Wells-next-the-Sea Design Guidance and Codes.</p>

<p><b>Policy WNS6 High Quality Design</b></p>	<p>This policy reflects NPPF para 130 which sets out the design criteria that development should meet for example “visually attractive as a result of good architecture, layout and appropriate and effective landscaping”.. “sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change” ...”create places that are safe, inclusive...with a high standard of amenity...and where crime and the fear of crime do not undermine the quality of life or community cohesion or resilience”. Policy WNS6 contains clear criteria relating to layout, scale, local character, landscaping, wildlife, layout, materials, sustainability and accessibility, parking and storage. Its content is influenced by the Wells-next-the-Sea Design Guidance and Codes document.</p>	<p>This policy is consistent with Core Aims 2 and 3 of the Adopted Core Strategy which seek to promote sustainable design and construction, high quality design and local distinctiveness.  Policy WNS6 is also consistent with Policy EN4 of the Adopted Development Control Policies. Both policies encourage high quality, locally distinctive and sustainable design. Policy EN4 relies on the North Norfolk Design Guide however Policy WNS6 uses the more up to date and locally specific Wells-next-the Sea Design Guidance and Codes as its basis.</p>	<p>This policy is consistent with the second strategic aim of the emerging Local Plan which seeks to ensure high quality design that respects its context.  Policy WNS6 is also consistent with Policy ENV8 of the emerging Local Plan. Both policies encourage high quality, locally distinctive and sustainable design. Policy ENV8 relies on the North Norfolk Design Guide however Policy WNS6 uses the more locally specific Wells-next-the Sea Design Guidance and Codes as its basis.</p>
<p><b>Policy WNS7 Redevelopment Opportunities</b></p>	<p>This policy reflects NPPF para 81 which requires planning policies and decisions to help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for</p>	<p>This policy is consistent with strategic Policy SS5 Economy of the Adopted Core Strategy which identifies one of the sites indicated in Policy WNS7 as falling within an employment allocation. Policy WNS7 identifies land south of Maryland for a range of uses including Commercial and Business uses, offices and storage.</p>	<p>This policy is consistent with Policy E1 of the emerging Local Plan which identifies one of the sites indicated in Policy WNS7 as falling within an employment allocation. Policy WNS7 identifies land south of Maryland for a range of uses</p>

	<p>development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. It is also consistent with paragraph 84a which allows for "the sustainable growth and expansion of all types of business".</p>	<p>The other site identified in Policy WNS7 is not specifically identified in the Adopted Core Strategy for specific uses. Policy WNS7 identifies it for business and retail, also supporting affordable housing which would be consistent with Adopted Core Strategy Policy SS3 which relates to windfall development.</p>	<p>including Commercial and Business uses, offices and storage.</p> <p>This policy is also consistent with Policy ENV5 of the emerging Local Plan which specifically relates to Impacts on International &amp; European sites: Recreational Impact Avoidance &amp; Mitigation Strategy</p>
<p><b>Policy WNS8 Retail and Town Centre</b></p>	<p>This policy is consistent with NPPF paragraph 86 which indicates a positive approach to supporting town centres including allowing them to grow and diversify and making clear the range of uses to be permitted.</p> <p>Policy WNS8 supports new retail and leisure use within the town centre which includes residential at first floor level.</p>	<p>This policy is consistent with Adopted Strategic Policy SS5 Economy which identifies Wells under the 'small town centre' category. Both policies seek to direct new retail to the town centre.</p>	<p>This policy is consistent with emerging Local Plan Policy E4 Retail and Town Centre Development which identifies Wells as a 'medium town centre and tourist centre'. Both policies seek to direct new retail to the town centre and encourage town centre enhancements.</p>
<p><b>Policy WNS9 Visitor Parking</b></p>	<p>The NPPF makes little reference to tourism or to visitor parking specifically, however paragraph 84 c) indicates support for sustainable rural tourism and leisure development.</p> <p>Policy WNS9 identifies a specific location for temporary/seasonal visitor parking which seeks to relieve parking pressure on other areas of the town.</p>	<p>This policy is consistent with the aims of Policies SS14 Wells-next-the-Sea in the Adopted Core Strategy and Development Control Policy EC6 which refer to public car parking provision. Both adopted policies seek to safeguard existing provision at Freeman Street, however Policy WNS9 identifies an additional temporary/seasonal car park to address more recent visitor parking pressure.</p>	<p>The emerging Local Plan does not specifically address the provision of new public car parking in the district or indeed within Wells although at paragraph 17.0.2, the Local Plan acknowledges that "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".</p> <p>Policy WNS9 is a specific response to an identified issue and makes</p>

			provision for an additional temporary/seasonal car park to address more recent visitor parking pressure.
<b>Policy WNS10 Opportunities for Sustainable Transport</b>	<p>This policy is consistent with NPPF paragraphs 106 which sets out support for sustainable transport specifically the development of infrastructure which widens transport choices.</p> <p>Policy WNS10 specifically seeks to safeguard the trackbed of the Walsingham to Wells railway line so that any proposed future use would not be prejudiced.</p>	<p>Policy WNS10 is consistent with the principles of the Adopted Development Control Policy CT7 which safeguards land for sustainable transport uses. Policy CT7 identifies a number of former railway trackbeds in the district for protection from development that may prejudice their re-use. None of the identified trackbeds are within the Wells Neighbourhood Area.</p> <p>Policy WNS10 seeks to extend the principle and identifies the relevant railway trackbed within the Wells Neighbourhood Area.</p>	<p>Policy WNS10 is consistent with the principles of emerging Local Plan Policy HC8 Safeguarding Land for Sustainable Transport which safeguards land for sustainable transport uses. Policy HC8 identifies a number of former railway trackbeds in the district for protection from development that may prejudice their re-use. None of the identified trackbeds are within the Wells Neighbourhood Area.</p> <p>Policy WNS10 seeks to extend the principle and identifies the relevant railway trackbed within the Wells Neighbourhood Area.</p>
<b>Policy WNS11 Protecting the Historic Environment</b>	<p>This policy reflects NPPF paragraphs 189 to 208 which seek to conserve and enhance the historic environment.</p> <p>Policy WNS11 covers designated heritage assets such as listed buildings and the Conservation Area. It outlines the approach to assessing the impact of applications on designated heritage assets.</p>	<p>This policy is consistent with Adopted Development Control Policy EN8. Both policies seek to protect and enhance the historic environment including designated assets such as listed buildings, structures and their setting.</p>	<p>This policy is consistent with emerging Local Plan Policy ENV7 Protecting and Enhancing the Historic Environment. Both policies seek to protect and enhance the historic environment including designated assets such as listed buildings, structures and their setting.</p>

	<p>This policy is consistent with paragraph 191 which recognises the importance of Conservation Areas as having special architectural and historic interest.</p>		<p>Policy WNS8 is also consistent with emerging Local Plan Policy E5 signage and shopfronts.</p>
<p><b>Policy WNS12 Non-Designated Heritage Assets</b></p>	<p>This policy reflects NPPF paragraph 203 which outlines the approach to assessing the impact of applications on non-designated heritage assets. ‘In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’</p> <p>Policy WNS12 identifies 12 Non-Designated Heritage Assets within the parish that are important to the local character of the area.</p>	<p>This policy is consistent with the aims of Adopted Development Control Policy EN8 which refers to non-listed buildings. Policy EN8 provides protection for non-listed buildings from demolition, however Policy WNS12 provides local distinction by identifying 12 potential Non-Designated Heritage Assets within the parish and sets out how development proposals which affect them should be viewed.</p>	<p>This policy is consistent with the aims of emerging Local Plan Policy ENV7 which contains guidance for applications that may affect a non-designated heritage asset.</p> <p>Policy WNS12 however, provides local distinction by identifying 12 potential Non-Designated Heritage Assets within the parish and sets out how development proposals which affect them should be viewed.</p>
<p><b>Policy WNS13 Local Green Spaces</b></p>	<p>This policy reflects NPPF paras 101-103 which advocate. “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.”</p> <p>Policy WNS13 proposes seven Local Green Spaces in the parish which have been assessed against the criteria in the NPPF.</p>	<p>This policy is consistent with the aims of Adopted Development Control Policy CT1 which protects various forms of open space from development. Although Local Green Spaces are not specifically mentioned.</p> <p>Policy WNS13 provides an additional local dimension by specifically identifying seven spaces as Local Green Spaces.</p>	<p>This policy is consistent with the aims of emerging Local Plan Policy HC2 which protects various forms of open space from development. The policy makes provision for Local Green Space but does not specifically identify any in Wells-next-the-Sea.</p> <p>Policy WNS13 provides an additional local dimension by specifically identifying seven spaces as Local Green Spaces. Proposed Local Green Spaces a) the Buttlands,</p>

			<p>b) St Nicholas Churchyard and Old cemetery), c) Market Lane cemetery and d) open spaces at Homepiece are identified under HC2 as open land area however they are considered to meet the criteria for Local Space designation and therefore are identified in the Neighbourhood Plan for that purpose. It is unclear in the emerging Local Plan the difference between open land area designation and Local Green Space designation. In addition, proposed Local Green Space f) is the allotments at Mill Road. This area is identified in the emerging Local Plan as an open land area however, should the open land area designation be removed as a consequence of the WELLS1 allocation, it is proposed to protect the allotments as Local Green space to ensure they are protected and to specifically reassure the local community that they are protected. It is acknowledged that Proposed Local Green Space g) at Mill Road meadows is immediately adjacent to the Local Plan allocation W07/1 at Holkham Road. The allocation as notated in the emerging Local Plan on the proposals map does not include access up to Mill Road however criteria 3 and 5 of the</p>
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			policy indicate that access for vehicles and pedestrians/cyclists will be from Mill Road. The proposed Local Green Space notation has been drawn to take account of this.
<b>Policy WNS14 Important Views</b>	<p>This policy reflects NPPF para 130 b) and c) which require planning policies to ensure that developments are ‘visually attractive as a result of ‘appropriate and effective landscaping’...and are sympathetic to ...the surrounding built environment and landscape setting’. In addition paragraph 174 a) of the framework which advocates ‘protecting and enhancing valued landscapes’ and NPPF paragraph 174 b) which recognises the need to contribute to and enhance the intrinsic character and beauty of the countryside’.</p> <p>Policy WNS14 identifies nine important local views that contribute to the character of the area.</p>	<p>This policy is consistent with Adopted Core Strategy Policy SS14 Wells-next-the-Sea which “designates important approach routes to the town to protect and enhance the setting and approaches into the town”.</p> <p>Policy WNS14 identifies nine important public local views which have been identified through community consultation and seeks to ensure that any development which may affect the view takes appropriate account of its importance. The identified views cover the main approaches to the town.</p>	<p>This policy is consistent with the second strategic aim of the emerging Local Plan which requires development to “contribute to the positive management of change in the historic environment, protecting, enhancing and maintaining the unique qualities and character of the District, the wider landscape and its designated and un-designated heritage assets”.</p> <p>Policy WNS14 identifies nine important public local views which have been identified through community consultation and seeks to ensure that any development which may affect the view takes appropriate account of its importance.</p>
<b>Policy WNS15 Sea-level rise and floodrisk</b>	<p>This policy is consistent with paragraph 153 of the NPPF which requires plans to take a proactive approach to mitigating and adapting to climate change.</p> <p>This policy also reflects NPPF para 159 which encourages development to</p>	<p>This policy is consistent with Adopted Core Strategy Policy SS4 which deals with development at risk of flooding and shoreline management and with adopted Development Control Policy EN10 which seeks to direct new development away from areas at risk of flooding.</p>	<p>This policy is consistent with emerging Local Plan Policy CC1 Delivering Climate Resilient Sustainable Growth, Policy CC5 Coastal Change Management and CC7 Floodrisk and Surface Water Drainage. Collectively these policies seek to direct new development</p>



	<p>be directed away from areas of Floodrisk and should not increase Floodrisk elsewhere.</p> <p>Policy WNS15 seeks to direct new development away from areas of floodrisk including from sea level rise, promotes measures that provide for climate change mitigation and adaptation and also positively encourages opportunities for new development to provide emergency escape access corridors for properties at risk of tidal surge.</p>	<p>Policy WNS15 adds a local dimension by specifically identifying the East Quay as an area at risk of flooding from sea level rise.</p>	<p>away from areas at risk of flooding, including from sea level rise, whilst supporting measures for climate change adaptation and mitigation.</p> <p>Policy WNS15 adds a local dimension by specifically identifying the East Quay as an area at risk of flooding from sea level rise.</p>
<p><b>Policy WNS16 Pollution</b></p>	<p>This policy is consistent with NPPF paragraph 185 a)-c) which requires planning policies to ensure that new development is appropriate to its location taking into account the likely effects of pollution on health, living conditions and the natural environment. This includes impacts relating to noise from development, impacts upon amenity and light pollution .</p> <p>Policy WNS16 seeks to address issues relating to amenity arising from new development including noise, air, dust, and vibration.</p>	<p>This policy is consistent with Adopted Development Control Policy EN13 Pollution and Hazard Prevention and Minimisation, which requires new development to minimise potential impacts that may cause pollution e.g. light, noise and water quality as well as ensuring no unacceptable impacts upon general amenity.</p> <p>Policy WNS16 seeks to ensure that new development does not adversely affect the amenity of adjoining users, exacerbate or cause new pollution problems.</p>	<p>This policy is consistent with emerging Local Plan Policy CC12 Protecting Environmental Quality which requires new development to minimise potential impacts that may cause pollution e.g. light, noise and water quality as well as ensuring no unacceptable impacts upon general amenity.</p> <p>Policy WNS16 seeks to ensure that new development does not adversely affect the amenity of adjoining users, exacerbate or cause new pollution problems.</p>
<p><b>Policy WNS17 Wells Beach</b></p>	<p>This policy is consistent with NPPF paragraph 171 which seeks to reduce risks from coastal change by avoiding inappropriate development. In addition paragraph 174 of the NPPF</p>	<p>The Adopted Core Strategy makes references to Wells Beach (paragraph 1.3.13 and 2.1.16) however there are no specific policy provisions.</p>	<p>The emerging Local Plan does not make specific reference to Wells Beach.</p>

	<p>refers to protecting valued landscapes and sites of biodiversity value.</p> <p>Policy WNS17 recognises the desire to retain public access to beach and seeks to encourage a range of sustainable transport options. It also recognises that the beach is sensitive in terms of its environmental vulnerabilities.</p>	<p>Policy WNS17 is a locally specific policy that recognises the importance of Wells beach to visitors and to the local population. It encourages more sustainable access to the beach and conscious of the environmental vulnerabilities (nature conservation and landscape) of the area seeks to limit future development in the area including holiday park or beach hut expansion .</p>	<p>Policy WNS17 is a locally specific policy that recognises the importance of Wells beach to visitors and to the local population. It encourages more sustainable access to the beach and conscious of the environmental vulnerabilities (nature conservation and landscape) of the area seeks to limit future development in the area including holiday park or beach hut expansion. This policy is also consistent with Policy ENV5 of the emerging Local Plan which specifically relates to Impacts on International &amp; European sites: Recreational Impact Avoidance &amp; Mitigation Strategy.</p>
<p><b>Policy WNS18 Wells Harbour</b></p>	<p>This is a site-specific policy and there is no consequent appropriate reference in the NPPF</p>	<p>The Adopted Core Strategy makes references to Wells Harbour (paragraph 1.3.13 and 2.9.36) however there are no specific policy provisions.</p> <p>Policy WNS18 adds a local dimension by recognising the important character and role of the harbour, including its importance to the maritime heritage of the town and its employment and tourism functions.</p>	<p>The emerging Local Plan makes a single reference in paragraph 2.1.7 to the working harbour at Wells.</p> <p>Policy WNS18 adds a local dimension by recognising the important character and role of the harbour, including its importance to the maritime heritage of the town and its employment and tourism functions.</p>

## 5 d) Achieving Sustainable Development

- 5.1 The NPPF 2021 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.<sup>1</sup> The appraisal of the Wells-next-the-Sea Neighbourhood Development Plan policies against NPPF policies presented above demonstrates how polices in the Neighbourhood Plan comply with the NPPF and therefore deliver sustainable development.
- 5.2. The NPPF states that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.

### *Economic, social, and environmental objectives*

- 5.3 These objectives give rise to the need for the planning system to perform a number of roles as defined by the NPPF and set out below.
- 5.4 The objectives and policies contained within the Wells-next-the-Sea Neighbourhood Plan contribute towards each of these three objectives and cumulatively contribute to the achievement of sustainable development. How they achieve this is summarised below, Unsurprisingly, there is a degree of cross-over between policies and many contribute to more than one of the sustainable development objectives e.g., **Policy WNS6: High Quality Design** contributes to both social and environmental objectives.
- 5.5 The plan has been formulated with Sustainable Development at its heart and looks forward with an eye on the legacy created for future generations. The vision itself refers to delivering a sustainable, enduring, environmental, affordable, and high-quality legacy.

<b>VISION</b>	<p>Wells-next-the-Sea will continue to be a small, thriving and attractive coastal town, with a working port and 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.</p> <p>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.</p>
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- 5.6 The plan contains a set of five objectives which are identified in order to deliver the vision. These have been refined over time through consultation. The objectives cover the following: Housing and Design, Employment and Retail, Infrastructure and Access, Environment, Sustainability and Climate Change. The objectives are as follows:

<sup>1</sup> Resolution 42/187 of the United Nations General Assembly

**Housing and Design objective**

**Objective 1:** To provide housing for local people and seek to meet the existing and future needs of those who live and work in the town, for the elderly and those wishing to move to the area, to retain a balance between young and old, working and retired.

**Employment and Retail objective**

**Objective 2:** To encourage the creation of a range of employment opportunities in the town to maintain a strong, responsive economy, consistent with the character of the town.

**Infrastructure and Access objective**

**Objective 3:** To ensure that the provision of local services (domestic, health, education, transport and leisure) meets the needs of all sections of the community and visitors.

**Environment objective**

**Objective 4:** To protect and enhance the character of the area as a living and working town and visitor destination set in an Area of Outstanding Natural Beauty and wildlife sensitivity.

**Sustainability and Climate Change objective**

**Objective 5:** To ensure that all planning decisions address the effects of climate change, including rising sea levels and to require the use of environmentally sustainable materials in new developments.

5.7 The objectives each support development whilst recognising the importance of safeguarding and enhancing the special qualities that contribute to the specific character of Wells-next-the-Sea. These objective when taken together cover the same extent as the sustainability objectives of the planning system as outlined in the NPPF.

5.8 The following table helps to further demonstrate the Plan’s comprehensive contribution to sustainable development.

NPPF Sustainable Development	Contribution through Wells-next-the-Sea Neighbourhood Plan Policies
<p><b>NPPF 2021</b></p> <p><b>An economic objective:</b> to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places, and at the right time to support growth, innovation, and improved productivity; and by identifying and co-ordinating the provision of infrastructure.</p>	<p><b>Objective 2:</b> To encourage the creation of a range of employment opportunities in the town to maintain a strong, responsive economy, consistent with the character of the town.</p> <p><b>Objective 3:</b> To ensure that the provision of local services (domestic, health, education, transport and leisure) meets the needs of all sections of the community and visitors.</p> <p><b>Policy WNS7 Redevelopment Opportunities:</b> This policy identifies two sites as redevelopment opportunities where development could provide environmental enhancement and improve the vitality and viability of the sites and their surrounding area.</p> <p><b>WNS8 Retail and Town Centre:</b> This policy supports a vibrant and bustling town centre, new or expanded retail in specific areas e.g. Staithe Street, The Quay and</p>

	<p>Freeman Street and provides support for residential development at first floor level.</p> <p><b>WNS9 Visitor Parking:</b> This policy identifies the former pitch and putt site off Beach Road as a seasonal car park to assist with the management of visitor parking.</p> <p><b>WNS10 Opportunities for Sustainable Transport:</b> This policy safeguards the extent of the former Walsingham to Wells railway trackbed which falls within the Neighbourhood Area to protect it from development that would prejudice its future re-use as a sustainable transport option.</p> <p><b>WNS17 Wells Beach:</b> This policy recognises The Beach as a popular tourist destination and supports access to the beach by a range of sustainable transport options. The policy also provides support for small scale retail to meet tourist needs and the expansion of beach huts subject to criteria.</p> <p><b>WNS18 Wells Harbour:</b> This policy recognises the historic, tourism and employment roles performed by the Harbour and provides support for proposals to improve facilities for both resident and visiting boats.</p>
<p><b>NPPF 2021</b></p> <p><b>A social objective:</b> to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<p><b>Objective 1:</b> To provide housing for local people and seek to meet the existing and future needs of those who live and work in the town, for the elderly and those wishing to move to the area, to retain a balance between young and old, working and retired.</p> <p><b>Objective 3:</b> To ensure that the provision of local services (domestic, health, education, transport and leisure) meets the needs of all sections of the community and visitors.</p> <p><b>Objective 5:</b> To ensure that all planning decisions address the effects of climate change, including rising sea levels and to require the use of environmentally sustainable materials in new developments.</p> <p><b>WNS1 Community Led Housing:</b> This policy expresses support for community led housing developments that provide much needed housing for local people and key workers.</p> <p><b>WNS2 Housing Allocation at Two Furlong Hill:</b> This policy makes a specific allocation for 45 new 'affordable' dwellings in the form of a community led housing development at Two Furlong Hill.</p> <p><b>WNS3 Housing Mix:</b> This policy seeks to encourage a range of housing types and sizes to cater for the needs of a mixed and balanced community.</p> <p><b>WNS4 Principal Residence:</b> This policy seeks to ensure that all new housing delivered in the neighbourhood area</p>

	<p>is available for permanent residential use rather than as a second home or holiday let.</p> <p><b>WNS5 Infill Development and Extensions:</b> This policy provides specific guidance and criteria which need to be satisfied for infill development together with extensions.</p> <p><b>WNS5 High Quality Design:</b> This policy seeks to raise the standard of design in the Neighbourhood Area and contains criteria based on the guidance contained in the Design Codes document.</p> <p><b>WNS7 Redevelopment Opportunities:</b> This policy identifies two sites as redevelopment opportunities where development could provide environmental enhancement and improve the vitality and viability of the sites and their surrounding area.</p> <p><b>WNS8 Retail and Town Centre:</b> This policy supports a vibrant and bustling town centre, new or expanded retail in specific areas e.g. Staithe Street, The Quay and Freeman Street and provides support for residential development at first floor level.</p> <p><b>WNS9 Visitor Parking:</b> This policy identifies the former pitch and putt site off Beach Road as a seasonal car park to assist with the management of visitor parking.</p> <p><b>WNS10 Opportunities for Sustainable Transport:</b> This policy safeguards the extent of the former Walsingham to Wells railway trackbed which falls within the Neighbourhood Area to protect it from development that would prejudice its future re-use as a sustainable transport option.</p> <p><b>WNS15 Sea level rise and floodrisk:</b> This policy supports physical measures to address and mitigate sea level rise and associated floodrisk. It directs development away from known vulnerable areas and supports the creation of escape routes for properties affected by flooding.</p> <p><b>WNS16 Pollution:</b> This policy seeks to prevent new development causing pollution in any form e.g. air, noise, dust, vibration and light which adversely affects the amenity of adjacent users.</p> <p><b>WNS17 Wells Beach:</b> This policy recognises the beach as a popular tourist destination and supports access to the beach by a range of sustainable transport options. The policy also provides support for small scale retail to meet tourist needs and the expansion of beach huts subject to criteria.</p> <p><b>WNS18 Wells Harbour:</b> This policy recognises the historic, tourism and employment roles performed by the Harbour</p>
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	<p>and provides support for proposals to improve facilities for visiting and private boats.</p>
<p><b>NPPF 2021</b></p> <p><b>An environmental role:</b> to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p>	<p><b>Objective 1:</b> To provide housing for local people and seek to meet the existing and future needs of those who live and work in the town, for the elderly and those wishing to move to the area, to retain a balance between young and old, working and retired.</p> <p><b>Objective 4:</b> To protect and enhance the character of the area as a living and working town and visitor destination set in an Area of Outstanding Natural Beauty and wildlife sensitivity.</p> <p><b>Objective 5:</b> To ensure that all planning decisions address the effects of climate change, including rising sea levels and to require the use of environmentally sustainable materials in new developments.</p> <p><b>WNS0 Sustainable Development and Protected Nature Conservation Sites:</b> This policy seeks to protect designated nature conservation sites within the neighbourhood area from the impacts of all forms of development.</p> <p><b>WNS6 High Quality Design:</b> This policy seeks to raise the standard of design in the Neighbourhood Area and to enhance the built environment. It contains criteria based on the guidance contained in the Design Codes document.</p> <p><b>WNS11 Protecting the Historic Environment:</b> This policy seeks to preserve and enhance the important designated heritage assets of the parish.</p> <p><b>WNS12 Non-designated heritage assets:</b> This policy identifies 12 buildings and structures that contribute to the local historic character of the parish.</p> <p><b>WNS13 Local Green Spaces.</b> This policy identifies seven green spaces which are demonstrably special to the local community, for protection from inappropriate development.</p> <p><b>WNS14 Important views.</b> This policy identifies nine important public views within the parish which should be safeguarded from development that would adversely affect the view.</p> <p><b>WNS15 Sea level rise and floodrisk:</b> This policy supports measures that provide for climate change adaptation and mitigation, including sea level rise and associated floodrisk. It directs development away from known vulnerable areas.</p> <p><b>WNS16 Pollution:</b> This policy seeks to prevent new development causing environmental pollution in any form</p>

	<p>e.g. air, noise, dust, vibration and light which adversely affects the amenity of adjacent users.</p> <p><b>WNS17 Wells Beach:</b> This policy recognises the Beach as a popular tourist destination and supports access to the beach by a range of sustainable transport options. The policy also recognises the environmental sensitivities of the area.</p> <p><b>WNS18 Wells Harbour:</b> This policy recognises the historic, importance of the Harbour and its contribution to the cultural heritage of the town.</p>
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## 6. f) Compatibility with EU Obligations

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- 6.1 The statement below demonstrates how the Wells-next-the-Sea Neighbourhood Development Plan does not breach and is compatible with EU obligations.
- 6.2 North Norfolk District Council undertakes Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening processes at or prior to Pre-Submission stage. The pre-submission version of the Wells-next-the-Sea Neighbourhood Plan was published for consultation in July 2022, however due to capacity constraints and other priorities North Norfolk were unable to begin the screening process until December 2022. The Pre-Submission Version of the Neighbourhood Plan was the version used for the screening process.
- 6.3 Given the environmental sensitivities of the Neighbourhood Area, (which contains the Norfolk Coast Area of Outstanding Natural Beauty, the North Norfolk Heritage Coast, the North Norfolk Coast RAMSAR, 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, the Wash and North Norfolk Coast European Marine Site, the North Norfolk Coast Site of Special Scientific Interest, the Wells Chalk Pit Site of Special Scientific Interest, the Holkham National Nature Reserve, two County Wildlife Sites and a Roadside Nature Reserve), and the fact that the draft Plan was seeking to allocate land for housing as well as identifying some brownfield land for redevelopment, the Town Council considered it likely that the Screening Outcome would be that full Strategic Environmental Assessment of the Plan would be required and commissioned AECOM in November 2022 to undertake this work.
- 6.4 North Norfolk completed the SEA Screening in March 2023, (see NNDC SEA Screening Report) the outcome of which concluded at paragraph 6.1 of the report that:  
*“As a result of the assessment in section 5, although a number of factors remain unknown it is considered that the Neighbourhood Plan has the potential to cause environmental effects and may have a significant effect on the environment depending on the final proposals within. The criteria for undertaking such an assessment are drawn from the SEA Directive as set out above in table 2. As such it is considered under the Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004, that the emerging draft Wells -Next -The -Sea neighbourhood as July 2022 does require an SEA to be undertaken”.*
- 6.5 AECOM produced the SEA Scoping Report for the Neighbourhood Plan in February 2023. It was then subject to consultation with the relevant environmental bodies during March and April 2023. Following the consultation, a review of suitable alternative options was undertaken and the final SEA report was completed in June 2023. The SEA Report helped guide the evolution and content of the Submission Version of the Neighbourhood Plan. The outcome of the report was to recommend the addition of a further criterion to **Policy WNS2, Site WELLS 1**, as set out in paragraph 10.4 of the report :  
*“the development should target Biodiversity Net Gains on site to the south of the site and the area connecting with the deciduous woodland Priority Habitat there”.*

This amendment has consequently been made to the Submission Version of the Neighbourhood Plan. The final SEA Environmental Report is a submission document that accompanies the Submitted Neighbourhood Plan.

## Human Rights

- 6.6 In addition, the Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The accompanying Consultation Statement sets out the process followed in terms of community involvement.

## 7. g) Prescribed matters

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- 7.1 An additional basic condition is prescribed under Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 as follows:

*“The making of the Neighbourhood Development Plan is not likely to have any significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2010 (2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c) Regulations 2007 (3)), (either alone or in combination with other plans and projects)”.*

- 7.2 The HRA screening was undertaken by North Norfolk District Council at the same time as the SEA Screening. The initial screening was undertaken in December 2022 and used the Pre-Submission Version of the Neighbourhood Plan dated July 2022. Following consultation with Natural England the HRA Screening Report was finalised by North Norfolk in March 2023. The HRA Screening concluded at paragraph 7.1 of the Screening Report that:

*“It is concluded that there is the potential for likely adverse effects upon the integrity of the European sites. As such it is recommended that the emerging neighbourhood plan commission a full HRA from a suitably qualified consultant to inform the next stages of plan making and support the submission and examination version of the Plan. This decision is subject to review following consultation with the statutory bodies.”*

- 7.3 Due to the time taken to complete the SEA and HRA Screenings, the environmental sensitivities of the area and that the draft Neighbourhood Plan was making an allocation for new development, the Town Council commissioned consultants AECOM to undertake a full HRA of the Neighbourhood Plan in November 2022. At this time the content of the Neighbourhood Plan was evolving following the conclusion of the Pre-Submission Consultation held between July and September 2022. The Neighbourhood Plan Working Party were analysing the consultation responses during this time and considering amendments to the Plan. AECOM was supplied with the most up to date versions of the Neighbourhood Plan with which to work.

- 7.4 The first draft HRA was produced by AECOM in December 2022. The report was finalised in April 2023. The report recommended some specific wording changes to specific policies, relating to recreational pressure and to reflect the need for

development to make adequate financial contributions towards the measures identified in the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy (GIRAMS). Appropriate changes have been made to Policies **WNS1** Community Led Housing, **WNS2** Housing allocation at Two Furlong Hill (Site WELLS1), **WNS5** Infill development and Extensions, **WNS6** Redevelopment Opportunities, **WNS9** Visitor Parking and **WNS18** Wells Harbour.

- 7.5 In addition the final HRA recommends that the Neighbourhood Plan include suitable wording to deal with impacts generated by new development in respect of visual and noise disturbance, loss of functionally linked habitat and water quality. Policy **WNS0** – Sustainable Development and Protected Nature Conservation Sites has therefore been developed to address this issue.
- 7.6 Natural England and the District Council were invited to comment on the HRA Report in March 2023. Natural England responded on 11<sup>th</sup> April 2023 and in their letter, which is shown in Appendix A of this statement, that:
- “Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.*
- Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given”.*
- 7.6 The Final HRA is a submission document which accompanies the Submitted Wells-next-the-Sea Neighbourhood Plan.

Appendix A – NE response to HRA

Date: 11 April 2023  
Our ref: 427025  
Your ref: Wells-next-the-Sea Neighbourhood Plan



Ms R Leggett  
Wells-next-the-Sea Town Council

**BY EMAIL ONLY**  
[wellsnexttheseaplan@gmail.com](mailto:wellsnexttheseaplan@gmail.com)

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Ms Leggett

**Wells-next-the-Sea Neighbourhood Plan - HRA Screening Report**

Thank you for your consultation on the above dated and received by Natural England on 17 March 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**SUMMARY OF NATURAL ENGLAND'S ADVICE**

**NO OBJECTION**

**AA concludes 'No Adverse Effect On Integrity' and Natural England concurs with this conclusion**

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

**Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [data.gov.uk](https://data.gov.uk) website.

## Wells-next-the-Sea– Basic Conditions Statement May 2023

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Sally Wintle  
Consultations Team