

Wells-next-the-Sea
Neighbourhood Plan
Consultation Statement

To accompany the Wells-next-the-Sea Neighbourhood Plan
submission version, for examination

June 2023

Contents

	Page
1. Introduction	4
2. Community engagement stages	5
3. Communication approach	11
4. Conclusion	12
Appendices	13
• APPENDIX 1: Designation of the Neighbourhood Plan Area	13
○ 1(a) Neighbourhood Area application form	
○ 1(b) Parish statement	
○ 1(c) Map of proposed Well-next-the-Sea Neighbourhood Area	
○ 1(d) Agreement of Neighbourhood Area Designation	
• APPENDIX 2: Neighbourhood Plan Working Party members	21
• APPENDIX 3: Terms of Reference for Wells-next-the-Sea Neighbourhood Plan Working Party	22
• APPENDIX 4: Stage 1 – Initial evidence gathering	24
○ 4(a) Initial evidence gathering – emerging Local Plan questionnaire	
○ 4(b) Initial evidence gathering – emerging Local Plan questionnaire results	
• APPENDIX 5: Stage 2 - Further development of the evidence base	30
○ 5(a) Placecheck publicity – flyer/poster	
○ 5(b) Placecheck map (screen shot) and comments	
○ 5(c) Notes of stakeholder engagement meetings	
• APPENDIX 6: Stage 3 – Development of policy ideas	95
○ 6(a) Publicity for public drop-in consultation event – flyer/poster and banner	
○ 6(b) Results of public drop-in consultation event, 1 st and 2 nd October 2021	

- APPENDIX 7: Stage 4 – Pre-submission consultation on the draft Neighbourhood Plan (Regulation 14) (Summer 2021) 146
 - 7(a) Publicity for the exhibition – flyer/poster
 - 7(b) Consultation Response form
 - 7(c) Letter to Local Green Space owners
 - 7(d) Letter to Non-designated Heritage Asset owners
 - 7(e) Log of all comments and responses to Pre-submission Consultation (Regulation 14)
- APPENDIX 8: Written correspondence between Holkham Estate and the Wells Neighbourhood Plan Working Party, in respect of Land at Two Furlong Hill ('the triangle'), principal residence policy ('prp') and proposed development ('policy plus plus'). 426

1. Introduction

1.1 Background and consultation requirements

1.1.1 Wells-next-the-Sea Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Wells-next-the-Sea and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.

1.1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of the Wells-next-the-Sea Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.

1.1.3 The Neighbourhood Plan Working Party have endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, which have been engaged from the outset of developing the Plan.

1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:

- a. contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b. explain how they were consulted;
- c. summarise the main issues and concerns raised by the persons consulted; and
- d. describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2 Designation as a Neighbourhood Area

1.2.1 Wells-next-the-Sea Parish Council made an application for designation as a Neighbourhood Area on 8th February 2019 (see Appendix 1(a) and 1(b)). North Norfolk District Council approved the area in on 11th February 2019.

2. Community engagement stages

2.1 The recruitment of a Working Party

2.1.1 During summer 2019, Wells-next-the-Sea Parish Council agreed to undertake a Neighbourhood Plan and that a Working Party of interested residents should be formed to guide and produce the Plan. See Appendix 2 for Working Party members.

2.1.2 The Working Party developed Terms of Reference, see Appendix 3. All Working Party members completed a Declaration of Interest form.

2.2 Community engagement

2.2.1 In January 2021 the Wells-next-the-Sea Neighbourhood Plan Working Party appointed consultancy support and agreed a communication plan and community engagement plan. It was agreed that engagement needed to be effective from the beginning of the process and would result in a well-informed Plan and a sense of local ownership. The aim was to inform and involve the community throughout the process. Communication is dealt with in section 3 of this report.

2.2.2 There are four stages in which residents of Wells-next-the-Sea and key stakeholders were engaged. This section gives an outline of each stage. Full details of the purpose, date and locations, consultees, publicity, preparation, event details, follow up and results can be found in the appendices. The names of individual respondents have been removed.

2.2.3 **Stage 1: Initial evidence gathering** (2019, 2020 and early 2021).

- Neighbourhood Area designation in February 2019.
- Initial evidence gathering. Emerging Local Plan questionnaire (Appendix 4)
- Joint commissioning of Housing Needs Survey with Holkham Estate (March 2020).
- Identification of key issues.

2.3.4 **Stage 2: Further development of the evidence base** (April 2021 to October 2021).

- Placecheck online map with pins and comments, <http://www.placecheck.info/app/maps/wellsnextthesea> (Appendix 5(a) and (b))
- Character appraisal of the town undertaken by the Working Party. (forms part of the Design Code).
- Stakeholder engagement with local groups, organisations, and businesses (Appendix 5(c)).
- Design Guidance and Codes document drafted (by AECOM).
- Call for Sites undertaken by the Working Party (May to July 2021).
- Independent Site Options Assessment of submitted sites drafted (by AECOM) (October 2021).

2.3.5 **Stage 3: Development of policy ideas** (Autumn 2021)

- Following an evidence review, draft policy ideas were developed.
- A public drop-in consultation event was held at the Congregational Church Hall on 1st and 2nd October 2021 seeking feedback from the public on the draft policy ideas. Event advertised in the Quay community magazine, via the parish Facebook page, plus banners and posters around the town. 190 residents attended the exhibition and a further 10 email responses were received. Results of the exhibitions written up and placed on the Neighbourhood Plan web page (Appendix 6(b)).
- Design Guidance and Codes document drafted (February 2022).
- Independent Site Options Assessment of submitted sites concluded (December 2021).

2.3.6 **Stage 4: Pre-submission consultation on the draft Neighbourhood Plan, Regulation 14** (Spring 2022)

- The draft Neighbourhood Plan was issued for pre-submission consultation (from 15th July to 9th September 2022). It was sent to statutory agencies and available for residents to comment.
- An exhibition was held on 15th and 16th July 2022.

2.3.7 As well as publicising the opportunity to comment on the draft Neighbourhood Plan within the Wells-next-the-Sea area, the following organisations were also asked for representation:

- Alderman Peel school
- Anglian Water
- Arqiva
- Atkins OSM (Vodafone Plant Protection)

- Bell ringers
- British Pipeline Agency Ltd
- BT Openreach
- Cadent Gas (Gas Distribution)
- Churches Together
- Cornerstone Telecommunications Infrastructure Ltd (CTIL)
- EDF Energy
- EDF Energy (East of England Office)
- EE
- Environment Agency
- Eon UK
- Fire Station
- Football Club
- Harbour Commissioners
- Harbour Office
- Historic England (East of England)
- Holkham Estate
- Holkham Parish Council
- Homes England
- Marine Management Organisation
- Men's Probus
- Men's Shed
- Mobile Broadband Network Ltd (MBNL)
- MobileUK
- N Power Renewables
- National Grid (Electricity & Gas Transmission)
- National Grid (Electricity Distribution)
- National Grid (Transmission Network - Plant Protection)
- Natural England
- Natural England
- Network Rail (Infrastructure) Ltd
- NHS North Norfolk Clinical Commissioning Group (CCG)
- Norfolk County Council
- Norfolk County Council
- North Norfolk District Council
- O2
- Sport Apeel
- Sustrans
- Three
- UK Broadband
- UK Power Networks
- Vodafone

- Warham Parish Council
- Wells Community Hospital
- Wells Community Hospital Manager
- Wells Community Hospital Trust Chair
- Wells discussion group
- Wells RNL
- Wells Sailing Club
- Wells Tennis Club
- Wells Town Bowls Club
- Wells Twinning
- Wells Wighton and Holkham Bellringers
- Wensum Trust
- Wighton Parish Council
- Wireless Infrastructure Group
- Women's Institute

2.3.8 The following made representations:

- Anglian Water
- Harbour Commissioner
- Holkham Estate
- Individuals
- National Grid
- Natural England
- Norfolk County Council
- North Norfolk District Council
- Owners of Non-designated Heritage Assets
- Owners of Local Green Spaces

2.4 Site allocations

2.4.1 The Neighbourhood Plan Working Party carried out its own 'Call for Sites', during May and June 2021. 11 sites were assessed, as follows:

1. CFS1: Mill Road (by Holkham Estates)
2. CFS2: Mill Road (by Wells Town Council)
3. CFS3/H0288: Land at Warham Road
4. H0699: Land adjacent Holkham Road
5. H1594: Land adjacent The Old Rectory, Church Street
6. H1015 Land north of field view adjacent Stiffkey Road
7. H1016: Land at East Quay
8. H0285: The Old Coal Yard, East Quay
9. W09: Land at Cadamy's Yard
10. W10: Land west of Polka Road

11.W13: Land south of former railway, Two Furlong Hill

2.4.2 Details of the assessment can be found in the accompanying document 'Site Options and Assessment Report – Wells-next-the-Sea'.

2.5 Environmental assessments

2.5.1 The Habitat Regulations Assessment (HRA) screening was undertaken by North Norfolk District Council at the same time as the Strategic Environmental Assessment (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 District Council in March 2023. Paragraph 7.1 of the Screening Report states 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'*.

2.5.2 Wells-next-the-Sea Town Council commissioned consultants AECOM to undertake a full HRA of the Neighbourhood Plan. 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.

2.5.3 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.

- 2.5.4 Natural England and North Norfolk District Council were invited to comment on the HRA Report in March 2023. Natural England responded on 11th 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'*.
- 2.5.5 The Final HRA is a submission document which accompanies the submitted version of Wells-next-the-Sea Neighbourhood Plan (June 2023).

3. Communication approach

- 3.1 Good communication has been key to residents and businesses feeling informed and involved in the production of the Wells-next-the-Sea Neighbourhood Plan.
- 3.2 An important part of the Neighbourhood Plan process was the Town Council's Neighbourhood Plan page, www.wellstc.norfolkparishes.gov.uk/np. The website was updated during each phase in the development of the Plan. It contained information on Neighbourhood Planning, Terms of Reference, Working Party members, community consultation results, the call for sites, latest news and minutes of meetings.
- 3.3 To spread news of the emerging Neighbourhood Plan, the Working Party used:
 - The Town Council website
 - Posters displayed around the parish and flyers in various locations
 - Articles in the Quay (monthly district magazine covering the NR23 postcode area) which goes to every house in Wells-next-the-Sea.
 - Banners.
 - Facebook.
 - Updates at Town Council meetings.
- 3.4 Prior to the Referendum, the Working Party intend to write a short summary of the Neighbourhood Plan to feature in The Quay magazine.

4. Conclusion


- 4.1 The programme of community engagement and communications carried out during the production of the Wells-next-the-Sea Neighbourhood Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community to input and comment on the emerging policies.
- 4.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft of the Wells-next-the-Sea Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework and the North Norfolk Local Plan.

Appendices

APPENDIX 1: Designation of the Neighbourhood Plan Area

APPENDIX 1(a): Neighbourhood Area application form

Neighbourhood Area Application Form



Application to Designate a Neighbourhood Area
Town & Country Planning Act 1990
Neighbourhood Planning (General) Regulations 2012

RELEVANT BODY
In North Norfolk District a Parish or Town Council is the relevant body in which to apply for designation of a Neighbourhood Area. Please confirm that you represent the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes No Name of Parish Council:

PARISH CLERK DETAILS

Last Name	Hewitt	Title	Mr
First Name	Greg		
House Name / Number			
Address 1	Wells Town Council		
Address 2	Wells Community Hospital		
Address 3	Mill Road		
Town	Wells-next-the-Sea		
County	Norfolk		
Post Code	NR23 1RF		
Email	clerk@wellstowncouncil.org.uk	Tel	01328 710564

ADDITIONAL CONTACT DETAILS (IF NOT PARISH CLERK)

Last Name	Arguile	Title	
First Name	Roger		
House Name / Number	10		
Address 1	Marsh Lane		
Address 2			
Address 3			
Town	Wells-next-the-Sea		
County	Norfolk		
Post Code	NR23 1EG		
Email	arguile@btinternet.com	Tel	01328 711788

NAME OF NEIGHBOURHOOD AREA

Please give the name by which your neighbourhood area will be known:

Wells-next-the-Sea Neighbourhood Area

EXTENT OF THE NEIGHBOURHOOD AREA

Will the Neighbourhood Area cover:

- The whole parish Part of the parish Other parishes

(If part of the parish, please include an Ordnance Survey map showing the boundary of the proposed Neighbourhood Area).

Please describe why you consider the extent of the proposed Neighbourhood Area is appropriate:

The area proposed is that of the Wells-next-the Sea parish which is a well-defined township.

INTENTION OF THE NEIGHBOURHOOD AREA

Which of the following do you intend to undertake within your Neighbourhood Area:

- Neighbourhood Development Plan
- Neighbourhood Development Order
- Community Right to Build Order

JOINT PARISH DETAILS

If you are applying with an adjoining parish or parishes, please provide the clerks contact details for the parishes involved:

N/A

STATEMENT

A separate statement must be provided which explains:

- a) why the area is considered appropriate to be designated as a Neighbourhood Area. As part of this it is helpful to expand on the intended policy areas that the Town/ Parish Council is seeking to address, and;
- b) that the organisation or body making the area application is a relevant body (e.g. a Town/Parish Council or a body designated or capable of being a Neighbourhood Forum).
This should be completed on Council headed paper and submitted with this application.

Statement Attached

DECLARATION

I/we hereby apply to designate a Neighbourhood Area as described on this form, and (if required), on the attached plan. In the case of joint parish applications, a signature from each parish is requested.

Name	Signature	Organisation	Date
Mr G Hewitt		WELLS-NEXT FIVE SPA TOWN COUNCIL	8/2/19

APPENDIX 1(b): Parish statement

WELLS-NEXT-THE-SEA TOWN COUNCIL

Wells Community Hospital, Mill Road, Wells-next-the-Sea, NR23 1RF
Clerk to the Council: Greg Hewitt

01328 710564

clerk@wellstowncouncil.org.uk

<http://wellstc.norfolkparishes.gov.uk>

Planning Policy Team
North Norfolk District Council,
Holt Road
Cromer
NR27 9EN

8 February 2019

Application to designate a Neighbourhood Planning Area

Wells-next-the-Sea Town Council, as a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990, would like to make an application to designate the whole of the parish of Wells-next-the-Sea as a Neighbourhood Planning Area. The extent of the area is shown on the attached plan.

It is appropriate when considering any plan regarding the future development of the Town and community of Wells-next-the-Sea that the whole of the parish is considered.

The working group approved by resolution of the Town Council will be considering all aspects of the planning process during the development of the Neighbourhood Plan, including:

- To preserve and enhance the special nature of the architecture and appearance of Wells as a historic and working port
- To enable the provision of affordable homes for local people so as to ensure a healthy balance between second homes and those of the local community so that Wells continues to be a place where people of all ages can live and work.
- To support and promote the development of new and existing local businesses and employment opportunities.
- To preserve the look and feel of the town by the appropriate siting of developments and the preservation of green spaces and wilderness for the use of the community and the protection of wildlife.

Yours

Sincerely

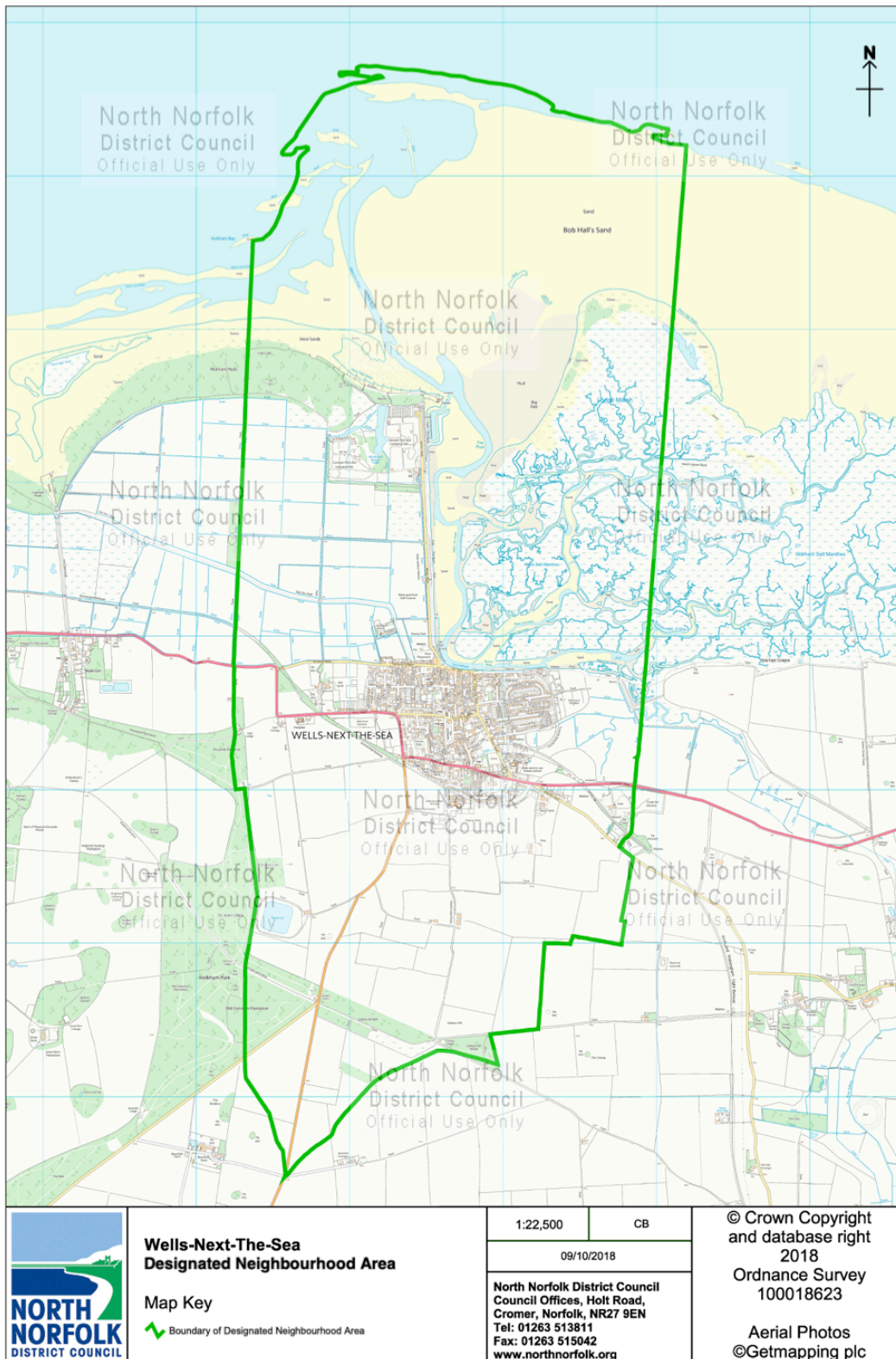


Clerk to the Council



Striving for
Excellence

APPENDIX 1(c): Map of proposed Wells-next-the-Sea Neighbourhood Area



APPENDIX 1(d): Agreement of Neighbourhood Area Designation

NORTH NORFOLK DISTRICT COUNCIL
HOLT ROAD CROMER NORFOLK NR27 9EN

Telephone 01263 513811

Fax 01263 515042

www.northnorfolk.org



11 February 2019

Mr Greg Hewitt
Town Clerk
Wells-next-the-Sea, Town Council
Wells Community Hospital
Mill Road,
Wells-next-the-Sea,
Norfolk, NR23 1RF

Our Ref: 967/12/01/11

RE: Application to Designate a Neighbourhood Planning Area

Dear Mr Hewitt

Thank you for your application and supporting statement on behalf of Wells-next-the-Sea Town Council to designate the parished area of Wells as an area in which to undertake neighbourhood planning. This was successfully validated on 11/02/2019.

We can advise that in accordance with The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 through delegated authority of the Planning Portfolio holder in conjunction with the Planning Policy Manager it is resolved to **approve** the designation of the proposed Neighbourhood Plan Area which covers the entire parish, as received with your statement on the 08/02/2019.

The map showing the designated area, application form and supporting statement will shortly be published on the Council's web site:

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

Clr Karen Ward - Planning Portfolio Holder, NNDC

A handwritten signature in black ink, appearing to read 'Karen Ward', written over a dotted line.

Phillip Rowson - Head of Planning, NNDC

A handwritten signature in black ink, appearing to read 'Phillip Rowson', written over a dotted line.

Continues - Information sheet

Information Sheet

The District Council, as the responsible body in law, will publish at key stages the emerging Neighbourhood Plan (NP) documents of the Wells-next-the-Sea Neighbourhood Plan and the formal advice given; however, it remains the responsibility of the Town Council to ensure the local community are kept up-to-date and informed with progress and we would recommend that a suitable page is created on the Town Council's own web site. We understand that a Steering Group has been formed, but please note that formal submissions of the Plan should be endorsed by the Town Council, which in the eyes of the legislation are the "Qualifying Body".

Once a draft Plan is submitted to the Council for formal independent examination, it is the responsibility of the District Council to accept any modifications recommended by the Inspector to alter the emerging plan accordingly and publish any revised referendum version of the Plan. This means that once the Plan has been submitted the Steering Group is **no longer able to make any further changes** of its own to the Plan.

We welcome that the Steering Group has sought early engagement with the Council and encourage the continuation of this as the Plan progresses. During the development of the Plan the qualified Officers can provide professional advice in relation to policy formation, evidence base, technical support and statutory/ legislative matters. The Council have a dual role to provide professional planning advice but also later in the process to review the plan formally through independent examination, to progress any submission to referendum and ultimately to "make" the Plan – this is the process by which it is adopted as a public and statutory Plan and thereon forms part of the Development Plan for North Norfolk.

It is worth drawing your attention to a number of specific local guidance notes and check sheets which have been produced and will be added to in due course. These are available at: <https://www.north-norfolk.gov.uk/tasks/planning-policy/neighbourhood-planning>

In addition the growing evidence base of the emerging Local Plan is available in the document library <https://www.north-norfolk.gov.uk/tasks/planning-policy/document-library>

Officers may also be able to assist in helping to identify suitable supporting evidence in addition to the published documents and would encourage early discussion.

In terms of national guidance we would direct you to the Planning Practice Guidance - <https://www.gov.uk/government/collections/planning-practice-guidance>. This is the national guidance that sits behind the National Planning Policy Framework (NPPF). It provides detailed implementation guidance on many subjects including housing need, flooding, and explains how the neighbourhood planning system works and should be considered. We recommend that you familiarise yourselves with this detailed guidance throughout the writing of the Plan.

Locality is the community organisation that provides support for Neighbourhood Planning nationally. There are extensive guides and best practice examples at:

<https://neighbourhoodplanning.org>

Locality has also published a road map and are the organisation that administers the Government's Neighbourhood Planning support and grant requirements.

As part of the Basic Condition tests, Neighbourhood Plans need to be in general conformity with the strategic policies of the District and policies that seek to duplicate or repeat existing Development Plan policies and or national policy will fall foul of conformity rules and will run the strong risk of deletion at examination. A Neighbourhood Plan should be focused on what additional benefit it can bring to the local area and should not repeat existing local or national policy. We would therefore advise that the starting point of any Neighbourhood Plan is a review of the existing and emerging Development Plan Policy base, in relation to the chosen subjects.

Although the legislation makes clear that any Neighbourhood Plan needs to be in general conformity with the adopted Development Plan, i.e. at present the North Norfolk Core Strategy & Site Specific Allocations Development Plan Documents, Design Guide and Landscape Character Assessment Supplementary Planning Documents, it should also take account of the emerging Local Plan. It is this document that will supersede the Core Strategy and our advice would be that, given the advanced stages this has now reached, the Town Council will run the risk of the Wells NP being classed as "out of date" in planning terms if the emerging NP only seeks to conform with the current Development Plan. The NP therefore needs to take account of the updated policies in the emerging Local Plan.

Guidance note NPG2 on the above link, provides you with conformity information in relation to the Core Strategy and further advice on national policy and the emerging Local Plan can be obtained from officers at the regular meetings envisaged. The subjects/policies of the Plan should be kept to that of Land Use planning and supported by evidence. In developing your Plan and carrying out community consultation you may wish to identify within the Plan some 'Community Aspirations' which help to meet the expectations of issue expressed by residents. These are separate from policies and do not carry any weight in making planning decisions.

As the "responsible body" in separate environmental legislation, when the time comes a detailed Screening Opinion request should be submitted to the Council and we will undertake the Strategic Environmental Assessment Screening and Habitats Regulation Assessment Screening of the emerging Neighbourhood Plan on your behalf. These are statutory requirements and need to be undertaken by qualified professionals to the satisfaction of the Council, when the policy content is known. We do not advise that these are undertaken by others without the knowledge and agreement of the Council.

If in future you are considering the commission any work to be carried out in support of the Plan we would advise you to seek our opinion on value for money and purpose before appointing a consultant.

I look forward to assisting the Town Council and the Steering Group through this process.

Iain Withington
Planning Policy Team Leader
iain.withington@north-norfolk.gov.uk
01263 516034

APPENDIX 2: Neighbourhood Plan Working Party members

The Wells-next-the-Sea Neighbourhood Plan Working Party included the following members:

- **Roger Arguile**, Local resident, and Town Councillor (Chair of Neighbourhood Plan Working Party)
- **Cheryl Curtis**, Local resident
- **Lyndsay Dew**, Local resident, and Town Councillor
- **John Edwards**, Local resident (Vice-chair of Neighbourhood Plan Working Party)
- **David Fennell**, Local resident, Homes for Wells
- **Nichola Holmes**, Local resident (minutes secretary for the Neighbourhood Plan)
- **Peter Rainsford**, Local resident, and Town Councillor

Supported by

- **Greg Hewitt**, Town Clerk

Independent Consultants

- **Andrea Long**, Compasspoint Planning
- **Rachel Leggett**, Rachel Leggett & associates
- **Emma Harrison**, Rachel Leggett & associates

Thanks also to **Johanna Tennant, Jacqueline Gray, Jimmy Tottle.**

APPENDIX 3: Terms of Reference for Wells-next-the-Sea Neighbourhood Plan Working Party

Appointment: proposed that Roger Arguile, Stuart Parnell and Lindsay Dew be appointed as representatives of the Town Council on the Working Party. The following have offered their services: Peter Rainsford (WCCT), David Fennell (HfW) , Johanna Tennant (WCCT), Jacqueline Gray, James Tottle

Terms of reference

- The Working Party is a working party of the Town Council and is subject to its decisions
- Up to twelve members of the working party may be appointed.
- Appointments of Town Council members replacing any who have resigned will be made by the Council;
- The Group may apply for grants towards the Plan project; any grant funding will be held by the Town Council*;
- It may appoint a consultant should this be thought desirable or necessary after due consideration, having sought advice and funding;
- It may engage directly and with assistance from the local authority (NND) and others in evidence gathering;
- It may where necessary appoint sub-groups to examine specialist areas of work;
- It may convene public meetings and meetings of stakeholders in order to discuss the range and scope of the plan;
- It may formulate questionnaires on issues relating to the wants and needs of the town;
- It will report quarterly or more often if requested by the Town Council to the Council at its meetings ;
- It will submit a draft plan to the Council prior to public consultation with evidence to back up the proposed policies;
- It will submit the final plan as revised by the consultation process to the local authority*;
- And will where required conduct a referendum with the assistance of the local authority;
- All expenditure involving funds held by, or belonging to the Town Council, will need to be prior approval by the Town Council.

*Subject to the approval and endorsement of the Town Council

Extent of the Neighbourhood Plan area

The area proposed is that of the Wells-next-the Sea parish which is a well defined township. For the plan area to be wider would entail the complication of dealing with another parish council. Holkham, the obvious adjacent parish is already dealing with NNDC directly. A smaller area than the parish would foreclose options about development not yet considered.

Objects of the Plan

- To preserve and enhance the special nature of the architecture and appearance of Wells as a historic and working port
- To enable the provision of affordable homes for local people so as to ensure a healthy balance between second homes and those of the local community so that Wells continues to be a place where people of all ages can live and work.
- To support and promote the development of new and existing local businesses and employment opportunities.
- To preserve the look and feel of the town by the appropriate siting of developments and the preservation of green spaces and wilderness for the use of the community and the protection of wildlife.

Roger Arguile, Chairman, Wells Town Council Neighbourhood Plan Working Party

January 24th 2019

APPENDIX 4: Stage 1 – Initial evidence gathering

APPENDIX 4(a): Initial evidence gathering – emerging Local Plan questionnaire

Wells Local Plan Questionnaire

A call to everyone in Wells to help determine how the town and its housing needs will develop over the next 20 years.

Your voice matters, so let it be heard.

Please fill in the questionnaire on the next three pages and return it before 7 June

On 31 May North Norfolk District Council will be holding a drop-in session at Wells Maltings to allow townfolk the chance look at its proposals for the Local Plan and to discuss the proposed plans with NNDC officers. The details of the plan will be there for all to see at The Maltings between 2.30pm and 7.30pm on that day.
If you have time, please do go along.

Copies of the Local Plan can also be seen in Wells library or online at **www.north-norfolk.gov.uk/tasks/planning-policy/document-library**

If you wish to make a direct response you can do so by going to **www.north-norfolk.gov.uk/localplanconsultation**

The opportunity for the community to express its views on a Local Plan only comes along every few years. Wells Town Council's Neighbourhood Plan Group wants to encourage **everyone** in the community to attend the drop-in session on 31 May at The Maltings and make their voices and opinions count. You need to be aware of what is being proposed for the future of Wells. All too often people complain about NNDC policies AFTER they are set in stone. Don't leave it too late - have your say now!

The Local Plan will be here for the next 20 years and any Neighbourhood Plan will be built on it. It is going to be a once-in-a-lifetime opportunity for many of us. If we get it wrong, it will be difficult to undo the damage, as buildings that we may not want will be constructed and will be pretty permanent. If we miss this opportunity to create our vision of the future and develop ways to deal with the problems we have now, it will be a long time before we can try again.

Proposed new housing sites

We would draw your attention to the proposed sites for new housing, the proposed quantity of houses for 'affordable' local needs and those to go on the open market, the proposed sites for employ-

ment land and the areas designated as the town centre and the primary shopping area - see the map on page 4 of this pullout.

Eighty additional houses are proposed; twenty on the Market Lane site and sixty on the Westfield site, behind the houses on Mill Road. These are the sites preferred by the District Council. Of these approximately a third (26) are expected to be 'affordable', a few of which could be restricted for use by local people.

The preferred sites identified include the strip of land to the south of the Hopkins homes development and land to the west of the existing housing on the north side of Mill Road running down towards Bases Lane.

Other sites previously considered by the planners include the Church Marsh on Polka Road, a large site south of Warham Road (the carrot factory), the coal yard on East Quay (a very small site) and the old football field north of Mill Road.

**PLEASE RETURN YOUR COMPLETED QUESTIONNAIRE BY 7 JUNE TO
Wells Library, The Maltings TIC,
Wells Post Office, The Edinburgh or
Howells Butchers**

Please complete as fully as you can

- Do you think that the town needs more housing than it has at present?
Yes No
- If additional housing has to be provided to meet government targets (and further identified need), where would you prefer housing to be built in the town?
See the map on page 4 of this pullout to identify the areas listed
Local Plan alternatives **Number in order of preference (1 = favourite)**
Market Lane (south of Hopkins) red
Behind Mill Road (red)
Church Marsh (grey)
Warham Road (grey)
East Quay Coal Yard (grey)
Mill Road old football field (grey)

Other (please state)
- The Wells Steering Group has considered two other suggestions, these being the west end of the Mill Road allotments, and land immediately to the west of the Hopkins development. Neither was considered as an alternative by NNDC though the allotment land was considered in the distant past.
Do you consider either of these sites to be suitable?
West end of Mill Road allotments (blue) Yes No
West of two Furlong opp. Hopkins Homes (blue) Yes No

Other (please state)
- What kind of use should any new land for housing be for?
Number in order of preference (1=best)
Houses for sale on the open market
Housing for sale for permanent residence

Question 4 continued...

- Affordable housing for rent by local people
Council/social housing for greatest need
Housing for people working in the town
Housing for private permanent letting
Land for self-build housing
- At present the Local Plan does not propose restrictions on second home occupancy.
Do you think that there should be some limit on second homes occupancy?
Yes No
 - The Local Plan proposes that recreational space with play facilities should be created on the west end of the housing on Holkham road (green on map, page 4)
Does the town need this recreational green space? Yes No

Are there other suitable places?
 - The Local Plan does not propose any additional land for employment purposes but proposes an increase in the size of the Egmere Enterprise Zone.
Do you think that more land should be provided for industrial or other employment purposes in or around Wells? Yes No

Can you suggest where it might be located?
 - The Local Plan supports the conservation and enhancement of the landscape and wildlife habitats and says that for this reason the area has a restricted capacity for tourism (which is one reason why the number of houses proposed for Wells has been limited to eighty).
Do you think that tourism should in any way be restricted in and around Wells by controls over development? Yes No

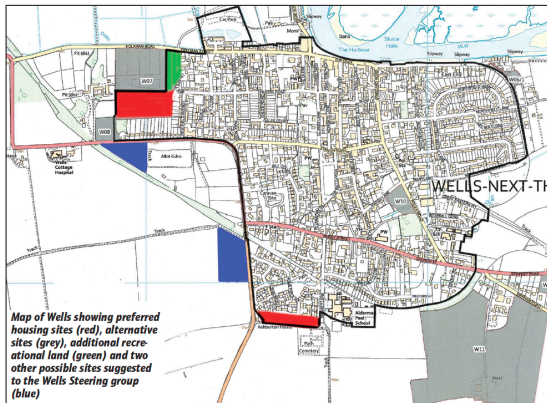
Please TURN OVER for final question and the map

9. What would be the major reasons for attempting to limit tourism?

Number in order of priority (1=highest)

- Effect on house prices/availability
- Traffic Congestion
- Lack of adequate parking
- Damage to natural environment
- Pressure on local facilities

Other (please state)



Please state the postcode of your principal residence (so that we can identify those respondents who live in Wells) and if you wish, please add your name and address.

Postcode.....

Name..... Address.....

PLEASE RETURN YOUR COMPLETED QUESTIONNAIRE BY 7 JUNE TO

Wells Library, The Maltings TIC, Wells Post Office, The Edinburgh or Howells Butchers

Additional copies of this questionnaire can be obtained from the Town Clerk at Wells Hospital

APPENDIX 4(b): Initial evidence gathering – emerging Local Plan questionnaire results

The survey received 302 responses representing 15% of the 2000 distributed in the May 2019 issue of The Quay community magazine. In answer to the question 154 (51%) gave Market Lane as their first preference, 46 second preference and 17 third preference. In answer to the question "what kind of use should any new land for housing be for", 125 gave their first preference to be for affordable housing for rent by local people, 89 gave this as their second preference and 24 their third preference. By contrast, housing for sale on the open market received 14 first preferences, 9 second and 5 third.

YOU said: the Market Lane south site should be designated an exception site, for affordable housing only

The survey response reflects concerns about the very limited amount of land available for affordable rental accommodation. This could be resolved if all sites are designated "exception sites".

Respondents to the questionnaire counted 125 first preferences for affordable housing for rent by local people, 89 second preferences and 24 third preferences. By contrast houses for sale on the open market attracted 14 first preferences, 9 second preferences and 5 third preferences

Industry – Responses to the survey said 172 in favour of more land for industrial or other employment purposes in or around Wells and 112 against. Suggested locations were Maryland 94, more at Egmore 17, carrot wash or other redundant farm buildings 13

In respect of 19.3 responding to the question "do you think that tourism should in any way be restricted in and around Wells by controls over development?" 235 responded "yes"(77.8%) and 52 "no" (17.2%). Major reasons given for attempting to limit tourism were: lack of adequate parking (79 first preference, 83 second preference and 39 third preference), damage to natural environment (69 first preference, 40 second preference and 46 third preference), traffic congestion (64 first preference, 87 second preference and 58 third preference). It should be noted that instead of limiting tourism, some respondents preferred managing it, please see full survey attached.

Comments

First Draft Local Plan (Part 1) (07/05/19 to 28/06/19)

Wells Neighbourhood Plan, Local Plan Questionnaire
 (Mr Peter Rainsford - 1216818)

Comment by

Comment ID	LP300
Response Date	18/06/19 15:58
Consultation Point Status	Policy DS 22 Land at Market Lane (View) Submitted
Submission Type	Web
Version	0.1
Summary	

A summary of your response will assist us to manage and respond to your comments. The summary should briefly cover **the issue** which your comments relate to.

Please provide a brief summary of your response:

This was the preferred site amongst respondents to the survey

Nature of Response

Are you supporting, objecting to or providing general comments?	Supporting (With Conditions)
---	------------------------------

Comment ID	LP302
Response Date	18/06/19 16:14
Consultation Point Status	Policy HOU 2 Housing Mix (View) Submitted
Submission Type	Web
Version	0.1
Summary	

A summary of your response will assist us to manage and respond to your comments. The summary should briefly cover **the issue** which your comments relate to.

Please provide a brief summary of your response:

The survey response reflects concerns about the very limited amount of land available for affordable rental accommodation. This could be resolved if all sites are designated "exception sites".

Nature of Response

Are you supporting, objecting to or providing general comments?	Objecting
---	-----------

Comments

Please use this space to provide full details of the specific issue(s) that have given cause to your representation. **You can tell us which changes are considered necessary in the next question.**

Please provide full details of your representation:

Respondents to the questionnaire counted 125 first preferences for affordable housing for rent by local people, 89 second preferences and 24 third preferences. By contrast houses for sale on the open market attracted 14 first preferences, 9 second preferences and 5 third preferences

What changes are you seeking?

We would like you to tell us about the changes you think are necessary. If seeking textual amendments

please include your proposed revised wording for policies or supporting text, including the justification for it along with any supporting evidence that is available.

Please tell us about the changes you are seeking:

Redesignation of all development sites as exception sites
 Wells Neighbourhood Plan, Local Plan Questionnaire
 (Mr Peter Rainsford - 1216818)

Comment by

Comment ID LP306

Response Date 18/06/19 16:21

Powered by Objective Online 4.2 - page 2

Consultation Point Status	19 Proposals for Wells-next-the-Sea (View) Submitted
Submission Type	Web
Version	0.1
Summary	

A summary of your response will assist us to manage and respond to your comments. The summary should briefly cover **the issue** with which your comments relate to.

Please provide a brief summary of your response:

Responses to the survey said 172 in favour of more land for industrial or other employment purposes in or around Wells and 112 against. Suggested locations were Maryland 94, more at Egmere 17, carrot

wash or other redundant farm buildings 13

Nature of Response

Are you supporting, objecting to or providing general comments?	Providing General Comments
---	----------------------------

Comments

Please use this space to provide full details of the specific issue(s) that have given cause to your representation. You can tell us which changes are considered necessary in the next question.

Please provide full details of your representation:

Responses to the survey said 172 in favour of more land for industrial or other employment purposes in or around Wells and 112 against. Suggested locations were Maryland 94, more at Egmere 17, carrot wash or other redundant farm buildings 13

What changes are you seeking?

We would like you to tell us about the changes you think are necessary. If seeking textual amendments please include your proposed revised wording for policies or supporting text, including the justification for it along with any supporting evidence that is available.

Please tell us about the changes you are seeking:

It is time to refurbish Maryland Area Wells Neighbourhood Plan, Local Plan Questionnaire (Mr Peter Rainsford - 1216818)

Comment by

Comment ID	LP446
Response Date	19/06/19 11:49
Consultation Point Status	19 Proposals for Wells-next-the-Sea (View) Submitted
Submission Type	Web
Version	0.1
Files	

Powered by Objective Online 4.2 - page 3

Summary

A summary of your response will assist us to manage and respond to your comments. The summary should briefly cover the issue with which your comments relate to.

Please provide a brief summary of your response:

In respect of 19.3 responding to the question "do you think that tourism should in any way be restricted

in and around Wells by controls over development?" 235 responded "yes"(77.8%) and 52 "no" (17.2%)

Nature of Response

Are you supporting, objecting to or providing general comments?	Objecting
---	-----------

Comments

Please use this space to provide full details of the specific issue(s) that have given cause to your representation. You can tell us which changes are considered necessary in the next question.

Please provide full details of your representation:

In respect of 19.3 responding to the question "do you think that tourism should in any way be restricted

in and around Wells by controls over development?" 235 responded "yes"(77.8%) and 52 "no" (17.2%).

Major reasons given for attempting to limit tourism were: lack of adequate parking (79 first preference,

83 second preference and 39 third preference), damage to natural environment (69 first preference,

40 second preference and 46 third preference), traffic congestion (64 first preference, 87 second

preference and 58 third preference). It should be noted that instead of limiting tourism, some respondents

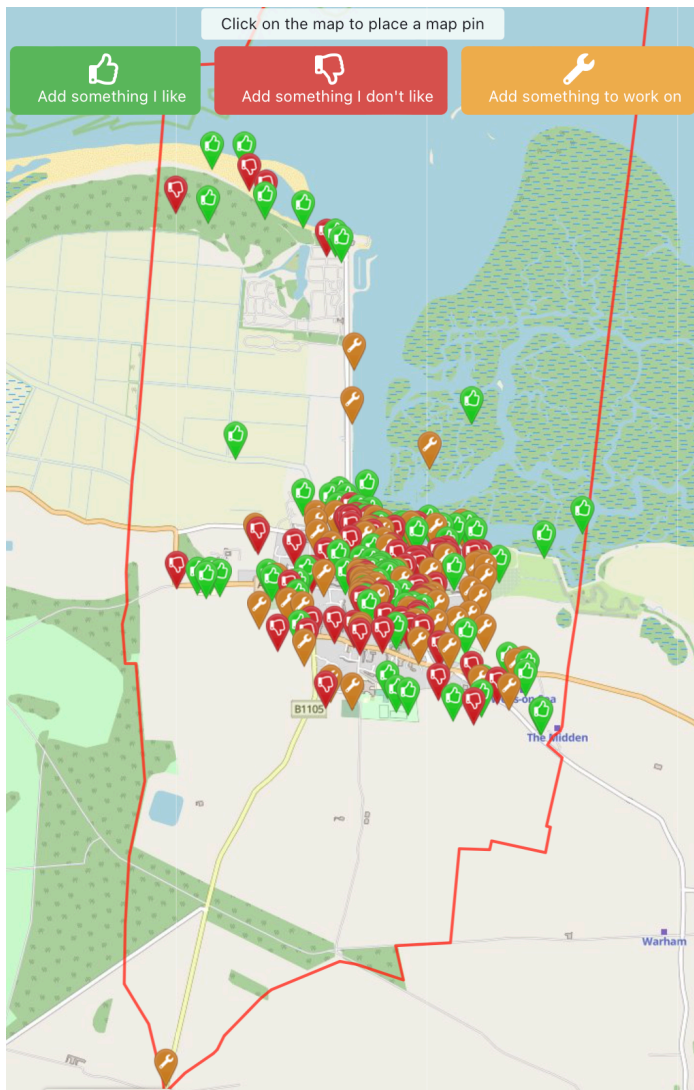
preferred managing it, please see full survey attached.

APPENDIX 5: Stage 2 – Further development of the evidence base

APPENDIX 5(a): Placecheck publicity – flyer/poster



APPENDIX 5(b): Placecheck map (screen shot) and comments



MarkerID	Category	What is it?	Why am I adding it?	OwnerID	Latitude	Longitude	UpVotes	DownVotes	Created
9076	Things we need to work on	Traffic around Butlands	With all the parking around Butlands the road isn't wide enough for two way traffic. Why could there not be a one way system around this fabulous area?	2568	52.9539	0.851757	0	0	2021-09-28 09:55:31
9031	Things we need to work on	Scheme for out of town parking with associated transport scheme to town centre and beach	As what might be a creative way to solve the current traffic problems in Wells at the height of the visitor season. The suggestion is to create out of town paid parking near to Wells & Walsingham light railway. The railway to be extended through the, now defunct cut to end of East quay so that visitors parked out of town can take the train to the end of East Quay. A land train (e.g. of the type they have at Hunstanton) to be set up to pick up visitors and take them along East quay to the harbour front and down harbour road to the beach. In summer, close the main quay area to through traffic between e.g. 10 am to 3 or 4 pm but allow land trains to pass. Car park charges to be set such to cover the cost of running the trains (both rail and road). A single 'day pass' so that visitors could hop on and off the road train and return to their parked cars if required. Several land trains would be needed to ensure that visitors do not have to wait long at any stop. If it is too difficult to extend the W&W train to East Quay, convert the old railway line track to take the land train. Although in the proposed scheme, the primary route of the land train would be between East Quay to the beach, some of the land trains could call via the bus stops near the Butlands to collect	2467	52.955	0.861711	0	0	2021-08-23 08:29:10

			visitors and take them to the beach. The land trains to be electric powered. In high summer, the quayside at Wells is a battleground between pedestrians and traffic. If there was an interesting and appealing alternative way for visitors to access the town centre and the beach it could help solve some of the current conflicts.						
8966	Things I like	Allotments	Add character and reminds visitors that Wells is a community that is lived in and loved by its residents. Great physical and mental health benefits for allotment owners	2467	52.9552	0.863274	0	0	2021-07-31 18:27:00
8909	Things I don't like	Don't build on the paddock	If a housing development is built on this green open space it would not only put further strain on the current sewerage and water facilities (which weren't suitably updated when Staithe Place development was built) , but would also add a significant number of additional cars to an already overly busy area which has been gridlocked on a number of occasions already this year and the summer holidays haven't started yet!	2568	52.9539	0.844896	0	0	2021-07-06 18:42:46
8908	Things I like	A green welcome to Wells	This paddock area is a lovely green welcome to Wells for both visitors and residents	2568	52.9534	0.845582	0	0	2021-07-06 18:34:51
8907	Things I like	A green welcome to Wells	This paddock area is a lovely green welcome to Wells for both visitors and residents	2568	52.9534	0.845582	0	0	2021-07-06 18:34:49
8847	Things we need to work on	Crabbing on quayside	Very popular attraction, but discarded plastic rubbish and bits of old bacon is appalling. Apart from plastics frequently getting blown or dropped into the Quay, dogs and birds scavenge potentially nasty bits left lying	2484	52.9573	0.852347	0	0	2021-06-20 22:31:30

			around. Volunteer wardens? More notices?(no thanks), forbid all plastic crabbing kit? The hut providing aluminium pails and non-plastic lines was brilliant but not made enough use of.						
8782	Things we need to work on	signage	advise vehicular access for residents only	2357	52.9562	0.853136	0	0	2021-06-04 21:27:09
8778	Things we need to work on	Parking	Day visitor parking starting to be a problem. Need to get parking restriction to residents only as done in NORWICH, etc.	2567	52.9566	0.847299	0	0	2021-05-31 08:38:38
8777	Things we need to work on	Traffic cut through	Too many cars using Chapel Yard as a "cut through" and too fast. Solutions: activate the "Not suitable for motor vehicles" designation by a) getting GPS providers to stop showing it as a route, b) speed humps and/or c) closing to traffic where the road narrows.	2567	52.9572	0.847256	0	0	2021-05-31 08:36:46
8608	Things we need to work on	Parking along Freeman Street and the harbour	With more and more visitors in Wells a stricter double yellow lines policy is needed, one which needs to be implemented strictly in the more crowded areas. At times it is impossible for residents to access their entrances or for emergency services to get by due to illegally or badly parked cars.	2529	52.9576	0.848951	1	0	2021-05-03 17:36:59
8607	Things we need to work on	Ark Royal site	It is an eyesore and one of the first things visible to visitors as they enter from the west	2529	52.9612	0.857234	0	0	2021-05-03 17:27:17
8603	Things we need to work on	Cars parking blocking Jicklings Yard	The cars are causing obstructions when trying to access properties and potential problems for emergency services. Increased presence of enforcement needed for illegal parking	2524	52.9565	0.851537	0	0	2021-04-29 20:29:34

8600	Things I like	Toilet block & water taps	Very important amenities for beach visitors; the squeaky doors are a fond reminder of childhood summers	2523	52.9744	0.842772	0	0	2021-04-28 23:35:50
8599	Things I like	Beach road toilets	A great amenity for the town throughout the year.	2523	52.9721	0.849456	0	0	2021-04-28 23:31:14
8598	Things I like	New visitor car park	Does help to alleviate visitor parking problem. Can it be extended?	2523	52.9587	0.84613	2	0	2021-04-28 23:29:26
8597	Things I like	Wells Harbour Railway	A great amenity for the visitors and an important form of public transport during the busy season	2523	52.9585	0.849906	4	0	2021-04-28 22:47:02
8596	Things we need to work on	Croft Yard is an unmade road	It is too narrow and uneven in places for vehicular access: should be designated no through road, especially for delivery trucks damaging kerbs when blindly following their ignorant SatNavs!	2523	52.9567	0.853109	0	0	2021-04-28 22:36:35
8595	Things we need to work on	Oak tree at corner of Mill Rd & Clubbs Lane	A significant "meeting tree" where people often stop to chat. It deserves a better surround than the scruffy brick wall e.g. circular bench around trunk and a litter bin nearby!	2523	52.9545	0.850936	0	0	2021-04-28 22:25:25
8510	Things we need to work on	Land train	Could we not have some sort of land train - designated parking on the outskirts of town with a regular land train taking visitors on a route through the town to the beach - a circular route, park and ride type scheme but with a feature land train to encourage use (tourist attraction)	2259	52.9664	0.850623	1	0	2021-04-15 21:19:11
8509	Things I like	Heritage house	A real asset to the town - beautiful setting and wonderful staff	2259	52.9546	0.838002	0	0	2021-04-15 21:07:43
8508	Things I don't like	Parking/Weeds	This is not a designated parking area it does not have a drop curb, it is unsightly, needs tidying and its purpose is for boats NOT cars. Owners need to address	2260	52.9555	0.854332	2	0	2021-04-15 20:34:48

8507	Things I don't like	STOP SCRATCHING CARS	The eejit who keeps vandalising cars STOP its not funny and its not clever!	2260	52.9538	0.857718	0	0	2021-04-15 20:32:05
8506	Things I don't like	Parking on the pavement	This is not ok? The shed / garages are not designed to park in front of over hanging the pavement	2260	52.9568	0.854137	0	0	2021-04-15 20:30:47
8505	Things we need to work on	Clear Planning Vision Required	East Quay does not have a clear image. A mixed bag of styles and designs. Careful consideration should be given to future planning as to the overall look of this area of outstanding natural beauty. Modern / Old / Heritage - be clear on how this will end up. Many houses have been sold and many more will become available these are not affordable so the decision is with the planners - think carefully	2260	52.9569	0.857738	0	0	2021-04-15 20:27:40
8504	Things I like	Victory Points	A successful development offering shared ownership properties which have housed local people. Plenty of parking, sits well in the mixed housing stock	2260	52.9548	0.859358	0	0	2021-04-15 20:24:37
8503	Things I don't like	Covenant Joke	If ex-local authority houses are sold off with attached covenants these are meaningless unless they are upheld. Again making a laughing stock of the system	2260	52.955	0.856322	1	0	2021-04-15 20:23:18
8502	Things we need to work on	Campsite	Is this a new camping location?	2260	52.9536	0.860791	0	0	2021-04-15 20:21:42
8501	Things we need to work on	ONE WAY	Anti clockwise round the Buttlands for the benefit of all	2260	52.9538	0.851234	1	0	2021-04-15 20:19:28
8500	Things I like	Fantastic Resource for the town	Our local chemist is an invaluable resource. Cannot praise the staff enough.	2260	52.9546	0.852018	2	0	2021-04-15 20:15:49
8499	Things I don't like	Ewww toilet shame	Embarrassing facilities	2260	52.9544	0.851647	1	0	2021-04-15 20:14:21

8497	Things I don't like	Ewww Toilets	Rather shameful toilets to offer to our visitors. 'Changing Places' - accessible to all	2260	52.958	0.850333	0	0	2021-04-15 20:11:53
8496	Things I don't like	Hmmm me thinks a rather long development	Making money from an ugly part made car park and pop up food shacks why is this not being developed?	2260	52.9573	0.850199	1	0	2021-04-15 20:10:26
8495	Things we need to work on	Land Train	Offer parking and a land train (Hunstanton) to bring the buckets and spades in and to the beach. Great fun! Park and Ride with an element of fun	2260	52.9499	0.865433	1	0	2021-04-15 20:07:58
8494	Things we need to work on	Youth Club	Why on earth do we not have a youth club? The town is a vibrant mix of groups and clubs so surely the sack house would lend itself to a regular venue for youngsters to meet.	2260	52.9568	0.85185	1	0	2021-04-15 20:05:33
8493	Things I don't like	Massive Disused Space	? You need affordable housing and yet this huge area is derelict ? Why on earth is this not having a compulsory purchase order slapped on it? Come on develop existing derelict areas don't expand the footprint of the town.	2260	52.9537	0.856179	3	0	2021-04-15 20:03:41
8492	Things I like	Fabulous Staff and a handy addition to the town	A real plus that this store is well managed, courteous staff and a great addition to the town.	2260	52.9526	0.856612	1	0	2021-04-15 19:58:31
8491	Things I like	Skating Fun!	Great resource for the town, few silly people spoil it but enjoyed by many more! Lovely to see the older children encouraging youngsters	2260	52.9585	0.848505	2	0	2021-04-15 19:55:47
8490	Things I like	Sailing for Youngsters	Need to encourage children to get on the water safely. Regular well advertised short courses would benefit local children - possibly subsidised? Start from a young age	2260	52.9569	0.858328	0	0	2021-04-15 19:54:10
8488	Things I like	Heritage Preservation	This area is vital to Wells, it is used, hopefully not occupied and gives validation to the working heritage of Wells	2260	52.957	0.860563	0	0	2021-04-15 19:46:10

8478	Things I don't like	Congregational Church	Would make a brilliant community centre,at the moment an eye sore.	2495	52.9545	0.851365	0	0	2021-04-15 11:07:44
8477	Things I like	Tennis courts	Great resource for the town thriving club and extensive use by visitors.	2495	52.9555	0.849171	3	0	2021-04-15 11:02:29
8476	Things I like	Bench	A great spot for a rest.	2495	52.9546	0.84982	1	0	2021-04-15 11:01:18
8475	Things I like	Seat, fowers and town sign	A lovely place to sit and watch the world go by...and many people visitors and locals make good use of it.	2495	52.9547	0.846419	0	0	2021-04-15 11:00:51
8473	Things we need to work on	For safety and access make the Buttlands a one way street	Congestion is a nightmare, limited to single width because of parking...it would be easy to do.	2495	52.9535	0.851596	0	0	2021-04-15 10:58:52
8474	Things we need to work on	For safety and access make the Buttlands a one way street	Congestion is a nightmare, limited to single width because of parking...it would be easy to do.	2495	52.9535	0.851596	1	0	2021-04-15 10:58:52
8472	Things I don't like	food shack	Needs to be removed, an absolute insult to our lovely local food providers who support the town and add character through their well maintained shops.	2495	52.9574	0.850158	1	0	2021-04-15 10:41:55
8462	Things we need to work on	old flour mill	Is there a reason why this derelict building - which must by now be dangerous and at risk of crumbling - has not been razed to the ground? The land would provide space for development eg affordable rent/buy maisonettes including access accommodation. Much better to use 'brown sites' for new build, also nearer services than round perimeter of town.	2484	52.9537	0.856462	4	0	2021-04-11 20:59:53
8455	Things we need to work on	Freeman St pavement	Too narrow to cope with high footfall during holiday periods between Stearmans Yard entrance and The Glebe. Family groups, often with pushchairs and dogs, older people with walking aids/wheelchairs, file past the queue at the	2484	52.9574	0.850008	0	0	2021-04-10 22:51:17

			bus stop forcing people into the busy road. The pavement narrows at The Glebe junction causing more congestion and danger to life and limb. Would be ideal time to negotiate widening before re-development plans considered.						
8454	Things I like	St Nicholas churchyard	Love the peaceful green space among the trees and summer flowers in the wildlife areas, would appreciate a bench.	2484	52.9517	0.854241	0	0	2021-04-10 22:36:24
8453	Things we need to work on	speed restriction High St	dangerous when people exiting side streets or simply walking - cars can come v fast on this road? make it 20mph and ?make it one way??	2483	52.9532	0.852642	0	0	2021-04-10 07:42:26
8452	Things I don't like	Many houses on High Street do not have parking areas, we need resident parking access in the town	Issue of parking for homeowners needs resolving for the town as a whole	2483	52.9534	0.853071	2	0	2021-04-10 07:39:33
8403	Things we need to work on	Open land to west of Furlong Hill	This is a lovely open area and links the town to the surrounding countryside, particularly with the horses grazing. Don't cover it with another large scale housing development. Affordable housing is needed for local people but should be done in sympathy with the things that make Wells such a desirable place to live, this open area being one of them.	2467	52.953	0.844709	4	0	2021-04-06 08:02:26
8363	Things I don't like	Church plain	Parking on both sides of Church plain makes it impossible for emergency services to navigate.	2454	52.9522	0.853325	0	0	2021-03-30 22:36:53
8362	Things we need to work on	Green lawn	Needs to be removed to allow residents parking	2452	52.9549	0.861225	0	0	2021-03-30 21:01:37
8361	Things I like	Primary school is an excellent facility for the community	See above	2450	52.9514	0.860367	1	0	2021-03-30 16:45:02

8360	Things I don't like	New building developments	Wells doesn't have the infrastructure to support more housing developments , this includes roads, jobs, school places etc	2450	52.9486	0.848114	1	0	2021-03-30 16:43:54
8358	Things I like	Alderman Peel	Very supportive of local groups using its facilities	2450	52.9482	0.85526	0	0	2021-03-30 16:41:21
8357	Things I like	Alderman Peel	Excellent facilities for local residents to use	2450	52.9484	0.85423	0	0	2021-03-30 16:40:39
8356	Things we need to work on	Hotels on the Butlands	Need to work with the community about finding suitable parking for their guests	2450	52.9538	0.85246	0	0	2021-03-30 16:39:37
8355	Things I like	Wells health centre	Brilliant local resource	2450	52.9552	0.851171	0	0	2021-03-30 16:38:01
8354	Things I like	West End allotment	They are well used by local people	2450	52.9542	0.843415	3	0	2021-03-30 16:36:26
8314	Things we need to work on	Cemetery Market Lane	Because it is looking very uncared for and really needs an awful lot of care and attention to smarten it up.	2266	52.9485	0.850368	1	1	2021-03-17 16:42:58
8313	Things we need to work on	Land adjacent to Wareham Road	Potential to build new affordable housing for local people. Definitely not for second homes.	2266	52.9485	0.864143	2	0	2021-03-17 16:40:59
8312	Things we need to work on	Light Railway.	Extension to light railway, which could be used for Park and Ride for Stiffkey Road.	2266	52.9489	0.861568	2	0	2021-03-17 16:38:07
8311	Things we need to work on	Maryland	It is a disgrace to the town and an area which could be used for small businesses/hot rooms. Or otherwise parking.	2266	52.952	0.859637	1	0	2021-03-17 16:34:24
8284	Things we need to work on	parking	unfortunately residents parking bays are not issued by the council. in fact it is only highways that can implement them. And then it is a very lengthy and costly procedure. Plus the problem with that is you will only be pushing parking to another place in the town. And that will not benefit the town, just a couple of homes that do not have off road parking on east quay.	2255	52.957	0.855601	1	0	2021-03-16 13:02:03
8221	Things I don't like	Dropping off kids at school	I just hope all of the moron parents who think it is okay to park	2255	52.9516	0.856615	0	0	2021-03-11 13:14:25

			on the zig zag lines outside the school. and are just to lazy to park in a safe spot just down the road. Realise that they are breaking the law. And Blocking the zebra crossing will lead to a serious accident.						
8220	Things I like	nice new building on the corner of jolly sailors yard.	Cannot understand why some locals are so negative about new buildings in wells. Its the same old moan that it is a holiday home. Well the facts are Wells is a holiday destination. And without visitors the town would die. So its about time that you moaners got on with your own life, and let the town grow as it has always done. Your views are blinkered and not worthy of residents of our holiday town. its just sour grapes.	2255	52.9567	0.856118	0	1	2021-03-11 13:07:51
8214	Things I like	The Buttlands	attractive and elegant town amenity	2383	52.9534	0.853715	0	0	2021-03-10 22:09:11
8213	Things I like	huts and sheds	picturesque rough collection of working premises- useful, good sea views, adds credibility to Wells claims to be a maritime place	2383	52.9567	0.861225	1	0	2021-03-10 22:07:26
8212	Things I like	High Street	very lovely	2383	52.954	0.852685	1	0	2021-03-10 22:04:05
8194	Things I like	The beach huts	Wells beach huts are iconic, and the best place for a fun, family day. Many owners rent them out.	2380	52.9739	0.846093	0	0	2021-03-10 10:55:36
8107	Things I don't like	W11 Land promoted by Holkham for building	This area is a home to wildlife, barn owls, rare bats etc and is divided by a peaceful walking lane. If it is built on this will be destroyed, it will be visible from the coastline (like the cow barns) and it is likely most of the market houses built would be second homes.	2357	52.949	0.857921	3	0	2021-03-07 10:42:34
8106	Things I like	Bridleway	Tranquil space for walkers, runners, cyclists and horse riders. Much needed peace away	2357	52.9479	0.859251	3	0	2021-03-07 10:36:25

			from bustle of busy tourist town and houses.						
8105	Things I don't like	Parking in narrow road	On road parking here during busy periods creates a hazard and effectively reduces this to one lane at its narrowest point. This is a bus route!	2355	52.9515	0.853044	5	0	2021-03-07 08:21:54
8104	Things I like	Coast path	One of the many beautiful routes for running, walking, and enjoying the views.	2355	52.9565	0.867254	2	0	2021-03-07 08:15:30
8103	Things I like	Gillying	Crabbing on the quay, something Wells is well-known for.	2355	52.9579	0.850992	0	0	2021-03-07 08:03:23
8102	Things we need to work on	Fairtrade status sign(s)	Fairtrade a great status to have. To what extent does it influence decisions / future plans made by the town?	2355	52.9286	0.834098	0	1	2021-03-07 07:51:35
8101	Things I like	East quay	Great for sailing, swimming, kayaking, SUPping, in an AONB	2355	52.9573	0.857132	0	0	2021-03-07 07:41:12
8024	Things I don't like	Pine Woods	During high season, too many bikes ridden in woods. Eroding soil and exposing trees roots and risking more fallen trees. Also unsafe for walkers.	2316	52.9747	0.834961	1	0	2021-03-03 11:01:50
8023	Things I like	Wells Quay Office	Brilliant historical building, helpful, enthusiastic staff, the hub of Wells local and international tourism.	2316	52.958	0.850711	1	0	2021-03-03 11:00:23
8010	Things we need to work on	The Maltings	This place should be one of the towns greatest assets but unfortunately falling ell short, the board needs to consist of more members from the community who understand the needs of all.	2256	52.9567	0.85188	3	0	2021-03-02 14:34:25
8009	Things I don't like	Holkham Beach	Its about time that Holkham took responsibility to keep Dogs off of this part of the beach. Make a complaint and they deny it is a problem. Typical Holkham response.....	2255	52.9759	0.84137	1	1	2021-03-02 13:32:09
8008	Things I like	Car Park	So glad it is not any bigger. To many people here in the summer as it is.	2255	52.9724	0.848923	0	0	2021-03-02 13:29:12

7991	Things I like	Wells Town Football club	Always good to see the 'seasiders' playing. Adds a dimension to the town.	2245	52.9588	0.849262	4	0	2021-02-28 08:05:38
7990	Things I don't like	Dog poo bags	People leaving dog poo bags at the bottom of the steps, beach-side	2302	52.975	0.842857	3	0	2021-02-28 07:02:28
7989	Things I don't like	Ark Royal site and Jack's shack	The site could be used for small, affordable fishermen's cottage style housing.	2302	52.9574	0.850228	4	1	2021-02-28 06:57:14
7988	Things I like	creek	great sailing	2247	52.9592	0.851698	3	0	2021-02-27 16:48:47
7987	Things we need to work on	Zebra crossing	A zebra crossing is needed at the end of market lane. So many days I witness children from the Alderman Peel running across the road to avoid traffic hitting them.	2297	52.9516	0.85106	5	0	2021-02-27 16:30:41
7986	Things I like	Old amusements land	I am looking forward to what ever plans are in place to develop this area rather than empty space	2297	52.957	0.852787	0	0	2021-02-27 16:28:32
7985	Things we need to work on	Beach Bank	Scenic area. More seating needed along here, for people to rest / enjoy the views.	2301	52.9636	0.850368	2	1	2021-02-27 14:04:59
7983	Things I like	Wells to Walsingham light railway	We are so lucky to have this fabulous train in our town. It needs our support to help protect its future for many more generations to enjoy.	2297	52.9492	0.865645	4	0	2021-02-27 08:14:55
7982	Things I don't like	The maltings new building	This place is ridiculous basically a place for middle class toffs to sell pottery, eat quinoa and watch arty films about the napoleon war with subtitles it completely blocks light from poor Simon Walsinhams shop and it also seems the architect took inspiration from saddam husseins palace by covering this monstrosity in gold panels. Great design work there guys completely out of touch with local people's needs.	2298	52.9566	0.852181	0	1	2021-02-27 07:04:34
7981	Things I don't like	Traffic cones	Residents marking out spaces on the Buttlands.	2297	52.9531	0.851247	1	0	2021-02-26 20:57:20

7980	Things I don't like	Church walk	Always muddy due to cars driving down to Alpaca area and the Tent with built up bags of rubbish surrounding it is an eyesore.	2297	52.952	0.85467	3	2	2021-02-26 20:50:27
7979	Things I don't like	Speeding	Cars constantly speed into Wells and down Two furlong Hill. Speed camera and limit written on road would help	2297	52.952	0.846763	5	0	2021-02-26 20:47:42
7978	Things I like	The Community Hospital	Because there are good facilities there, like the foodbank , dementia services, and the opportunity for digital hospital appointments and opportunities to develop many more	2295	52.9617	0.840154	4	0	2021-02-26 17:57:07
7977	Things I like	Great Hotel & Restaurant	This is a Wells asset.	2286	52.9529	0.851882	1	0	2021-02-26 13:47:36
7976	Things we need to work on	Little or no parking enforcement	This area is for two hour parking. Cars are parked here all day, having spoken to some people parking I am told they are going to the beach for the day, mis-use of the car park.	2286	52.9541	0.851141	2	0	2021-02-26 13:45:12
7975	Things I like	Whin Hill	A lovely local business v friendly	2293	52.9576	0.851199	0	0	2021-02-26 13:44:57
7974	Things I don't like	The Maltings	Needs to balance local needs and visitors. Not very welcoming. Volunteers keep it going.	2293	52.9568	0.852218	1	1	2021-02-26 13:41:22
7973	Things I don't like	Small Buttlands car park	Spaces not adequate for modern cars, access for residents v difficult.	2293	52.9541	0.850962	3	0	2021-02-26 13:38:56
7972	Things we need to work on	Buttlands	Parking might work better if spaces outlined	2293	52.9542	0.851929	2	0	2021-02-26 13:37:21
7971	Things we need to work on	Residents parking scheme required	It is impossible to park if you are a resident.	2286	52.9539	0.851366	3	1	2021-02-26 13:36:11
7970	Things we need to work on	Polka Rd	Parking needed for parents	2293	52.9519	0.857803	1	0	2021-02-26 13:35:03
7969	Things we need to work on	Railway cutting	Used for fly tipping and has become really unpleasant. It would make a beautiful walk and a route for the light railway, side by side	2292	52.9543	0.862041	7	0	2021-02-26 13:00:39

7968	Things we need to work on	Allotments south of Mill Road	Take up of allotments is dwindling and there's no demand. Unwanted allotments are ideal for affordable homes near the town centre	2292	52.9543	0.843844	1	6	2021-02-26 12:54:54
7967	Things I like	Old water tower	It is home to barn owls and all the field round it must be protected	2292	52.9481	0.861783	3	0	2021-02-26 12:53:01
7966	Things we need to work on	Market Lane Exception Site	The Local Plan earmarked this for affordable homes	2292	52.9489	0.848565	2	2	2021-02-26 12:51:56
7965	Things I like	Warham Road south side	Beautiful lines of trees beside road offering shade and shelter	2292	52.9489	0.861869	2	0	2021-02-26 12:44:43
7964	Things we need to work on	Formation of railway	Restore to use as part of Light Railway extension	2292	52.9516	0.861955	2	0	2021-02-26 12:43:21
7963	Things we need to work on	Former railway track bed to Quay	Restore as part of Light Railway extension to create park and ride from Stiffkey Road and beyond	2292	52.9523	0.86071	2	0	2021-02-26 12:41:50
7962	Things we need to work on	Embankment of former railway line to Quay	Restore to use as part of Light Railway extension	2292	52.9532	0.861611	2	0	2021-02-26 12:40:01
7961	Things we need to work on	Open space at East Quay	Potential terminus for extension of Light Railway along former 'tramway' from station to Quay	2292	52.9571	0.860066	3	0	2021-02-26 12:38:33
7960	Things we need to work on	Railway cutting-route from former station to East Quay	Potential to form extension of Light Railway as park and ride from Stiffkey Road and A148 at Fakenham	2292	52.9548	0.862041	3	0	2021-02-26 12:36:06
7959	Things we need to work on	Wells & Walsingham Light Railway Station	A wonderful heritage site but starved of sensitive curatorship	2292	52.9498	0.864787	2	1	2021-02-26 12:33:09
7958	Things I don't like	Warham Road 30mph limit	Majority of traffic speeds, up to 80mph; colossal tractors, litter from cars, parking all along road.	2292	52.9488	0.863113	1	0	2021-02-26 12:28:40
7957	Things we need to work on	The Industrial Estate on Maryland	It needs regenerating. I feel these units should remain for businesses with potential employment. They are a very sad sight at the moment.	2290	52.953	0.856617	4	0	2021-02-26 11:45:51
7956	Things we need to work on	Impossible for residents to park most of the time	There is now more pressure on parking on The Buttlands as a result of the changes	2289	52.9535	0.851145	1	2	2021-02-26 10:37:09

			elsewhere open the town. At least part of The Buttlands should be transferred to resident only.						
7955	Things I don't like	Parking on pavement	Causes major obstruction for people, pushchairs and mobility scooters	2259	52.9559	0.853817	2	0	2021-02-26 09:20:33
7954	Things we need to work on	Parking on pavement	This needs to be addressed - pushchairs/mobility scooters etc are unable to use the pavement so have to use the unmade road - extremely unsafe as full of pot holes etc -	2259	52.9559	0.853962	5	0	2021-02-26 09:19:40
7953	Things I don't like	Parking	Parking opposite the junction to the coop causes obstruction and extremely dangerous	2259	52.9523	0.856129	2	0	2021-02-26 09:16:40
7952	Things I don't like	Parking issues	In the height of season navigating through the roads is near impossible. Visitors parked across pavements making it impossible for mother's with pushchairs, elderly walking or in disability buggy unable to get to the town centre this whole area needs to be resident parking only, which they have similar in Holt.	2273	52.9552	0.855941	3	0	2021-02-26 09:14:51
7951	Things we need to work on	Lack of residents parking.	Impossible for residents to get parked	2286	52.9533	0.851092	3	1	2021-02-26 09:12:41
7950	Things we need to work on	Lack of residents parking scheme	Almost impossible to get parked if you live here.	2286	52.9541	0.851832	3	0	2021-02-26 09:10:26
7949	Things I like	Wells post office	Essential service now we have no bank - Carole & her team are a real asset	2259	52.9544	0.853629	7	0	2021-02-26 09:07:01
7948	Things I like	Pharmacy	They do a great job & have been a godsend in the past year, we would not want to loose it like Burnham Market have	2273	52.9546	0.851355	3	0	2021-02-26 09:06:18
7947	Things we need to work on	Old railway cutting	Not sure how feasible (and probably far too expensive) but could the old railway cutting be made into a cycle path/footpath - Wells harbour, loop round	2259	52.9528	0.842299	7	0	2021-02-26 09:04:17

			and through to Holkham						
7946	Things we need to work on	Car park not being used	Turn this stretch into double yellow lines as there is a car park to residents to use. Road is narrow and not always places to pull in	2285	52.9546	0.857288	2	1	2021-02-26 09:03:55
7945	Things we need to work on	Traffic warden	The Town having its own traffic warden. If there were areas of permit parking & the amount of fines that would be issued by illegal parking this would fund a full time traffic warden. How it used to be.	2273	52.9543	0.851108	8	0	2021-02-26 09:03:23
7944	Things I don't like	Dangerous parking	In busy periods cars like to park on these junctions, it's dangerous. Resident only parking needed.	2285	52.9552	0.856397	1	0	2021-02-26 09:02:33
7943	Things we need to work on	Parking for residents	Northfield lane should be made parking to residents only, too many times in busy periods can't park due to day trippers.	2285	52.9553	0.858597	4	0	2021-02-26 09:01:27
7942	Things we need to work on	Police station	More police presence in the town would be beneficial.	2273	52.9541	0.854788	6	0	2021-02-26 08:59:41
7941	Things I don't like	Parking	Narrow Residential road used for parking by visitors causing difficulties, cars parked across gateways and on pavement. We need resident only parking	2283	52.9561	0.845314	7	0	2021-02-26 08:31:22
7930	Things we need to work on	Maryland area	The Flood Agency bans housing but it would be safe in the houses were built on stilts with car space underneath	2280	52.9529	0.857878	5	1	2021-02-25 19:34:00
7929	Things I don't like	Ex Victory Housing property	Should not have been sold to become a holiday let, this is one example that I am aware of	2280	52.9556	0.848104	5	0	2021-02-25 19:31:44
7928	Things I don't like	Warham Road	Speed limit generally not observed	2280	52.9496	0.860882	3	0	2021-02-25 19:28:35
7927	Things I don't like	Burnt Street	Speed limit generally not observed	2280	52.952	0.848823	4	0	2021-02-25 19:28:02
7926	Things I like	The Quay	Like the atmosphere	2280	52.9574	0.851505	1	0	2021-02-25 19:27:01

7925	Things I like	Shopping area	Good variety of shops in pedestrian area	2280	52.9551	0.852159	6	1	2021-02-25 19:25:03
7924	Things I like	Pinewoods Dunes	Again a very beautiful area for walking anytime of the year	2280	52.9742	0.837793	4	0	2021-02-25 19:24:00
7923	Things I like	Beach	It is beautiful	2280	52.977	0.838094	1	0	2021-02-25 19:23:19
7922	Things I like	Buttlands	Green space in the centre of the town	2280	52.9535	0.851237	2	0	2021-02-25 19:22:06
7918	Things I like	The Maltings	Some locals just will not even go inside to see what is offered. It is a bit elitist but if 'ordinary' people don't go, it will never change. I have suggested Bingo (which I hate).	2277	52.9567	0.852111	1	0	2021-02-25 16:42:09
7917	Things I don't like	Buttlands	Dog fouling and urinating. The Buttlands is well used by children and picnickers. Even clearing up after dogs is not ideal as residue is left on the grass.	2277	52.9533	0.851542	2	2	2021-02-25 16:37:40
7916	Things we need to work on	Quaker Meeting House	Often cars parked outside on the road, in quite a narrow location.	2277	52.9509	0.856236	4	0	2021-02-25 16:34:02
7911	Things I don't like	Maltings	I agree it can be a bit elitist, but as I have heard people say - I'm not going in there, without giving it a chance. I work in the TIC and do put my five pen'th in regrading events. Have tried mention Bingo (which I personally hate), kids discos, etc.,The cinema has good films especially the Screen-next-the-Sea shows. It's on your door step so why bother to drive to Fakenham.	2277	52.9565	0.851086	3	0	2021-02-25 10:02:08
7910	Things I don't like	Litter	Particularly in the summer months, litter collection does not take place late enough resulting in litter piled-up and left there over night with gulls, cats, foxes and the wind distributing it over the whole area. Quite apart from the damaging environmental effects of this it is an eyesore the	2251	52.9574	0.851333	4	0	2021-02-25 07:22:40

			early morning walkers and others do not deserve in an otherwise beautiful town. The people who cause the problem (i.e. in the main the take-away food outlets) should consider this to be their responsibility along with cooperation with the council and clear it up after their customers have finished with packaging and etc., that has been left.						
7909	Things I don't like	Crossing the road	This is a dangerous crossing of the A149 of a highly used walking route from Wells to Holkham Park with no facility for crossing this road in safety. It is impossible to know how many people are dissuaded from taking this method of accessing the park but they should be given the opportunity.	2251	52.9549	0.835057	7	0	2021-02-25 06:58:09
7908	Things I don't like	Footway parking	Northfield Lane is a constant and highly used route to and from the allotments, fields and coast path by walkers, they would like to use the dedicated footpaths and not have to constantly walk on the roadway. Dustbins left on the pavements are also a problem especially for those with poor eyesight. This is a town wide problem of which this is only an example.	2251	52.9555	0.861043	2	0	2021-02-25 06:48:25
7906	Things we need to work on	Traffic	In height of season is dangerous for children running into the road from playing on the buttlands & should be main residents parking & restrictive access	2273	52.9539	0.851778	8	2	2021-02-24 21:36:25
7905	Things I don't like	Dangerous parking	Cars parking incorrectly & dangerously	2273	52.9547	0.84687	5	0	2021-02-24 21:24:44
7904	Things I don't like	Danger to children	During school pick up this whole area is dangerous, cars parked on side of road, cars exiting co op & petrol station, buses	2273	52.9522	0.856102	6	2	2021-02-24 21:17:17

			stopping & vehicles speeding.						
7903	Things I like	Petrol station	A great asset to the Town	2273	52.9528	0.855743	8	0	2021-02-24 21:04:58
7902	Things I don't like	Maltings	Completely out of touch with the true community needs. Example, promoting people to come to Wells to do a treasure hunt in lockdown. Cinema too expensive for locals so they go to Fakenham & list goes on. Very much a place for the wealthy & elite.	2273	52.9568	0.852143	2	3	2021-02-24 20:49:27
7901	Things I like	All year non parking	Parking on double yellow lines is an issue & needs to be addressed	2273	52.957	0.854933	5	0	2021-02-24 20:41:04
7900	Things we need to work on	Ex Arc Royal Pub, now car park, is an eyesore	Wells is a small town that does deserve parts of the town to look like a World War 2 bomb site! There appears to be a lack of civic pride in Freeman Street.	2274	52.9576	0.847192	7	0	2021-02-24 19:55:52
7899	Things I don't like	The whole area of Maryland needs to be regenerated	Maryland is an embarrassing eyesore with too many unused buildings	2274	52.9533	0.856526	10	0	2021-02-24 19:35:33
7898	Things I like	Playing field	An asset to the Town	2273	52.9581	0.849482	11	0	2021-02-24 19:34:10
7897	Things we need to work on	Pedestrian crossing	Dangerous at the height of summer needs crossing in the road repainted & large hazard lights	2273	52.9546	0.854343	3	0	2021-02-24 19:33:04
7896	Things I don't like	Industrial site	Needs cleaning up a great area for a start up business	2273	52.953	0.856526	7	0	2021-02-24 19:30:19
7895	Things we need to work on	Parking in Wells	Wells Town obviously has parking issues. The largest concern is that a pedestrian will be injured, so what can be done? The police do not want to get involved, even though if the council does not operate Decriminalized Parking Enforcement then it is the responsibility of the local police force to enforce On Street Parking in that area. In Holt if you park on	2273	52.9571	0.853157	8	0	2021-02-24 19:28:00

			double yellow lines you will receive a ticket within minutes but Wells as a whole you probably will get away with 1/2 a days parking illegally.						
7894	Things I don't like	Open fields	Another large development not needed The whole community will agree there is not a shortage of housing in the area, but a shortage of affordable housing, whether this is to purchase or to rent.	2273	52.9567	0.842171	6	0	2021-02-24 19:23:22
7893	Things I don't like	Open fields	Another large development not needed The whole community will agree there is not a shortage of housing in the area, but a shortage of affordable housing, whether this is to purchase or to rent.	2273	52.9477	0.861096	4	1	2021-02-24 19:22:39
7892	Things I don't like	Open fields	Another large development not needed The whole community will agree there is not a shortage of housing in the area, but a shortage of affordable housing, whether this is to purchase or to rent.	2273	52.9516	0.84393	6	0	2021-02-24 19:22:01
7891	Things I like	Open grazing land	This area would be ideal for affordable housing to buy & rent, self build plots for locals & public parking.	2273	52.954	0.845722	3	3	2021-02-24 19:08:20
7889	Things I don't like	8 flats empty, some have been vacant for 2 years, HFW having 4 why hasn't Victory Housing allocated the others	Discusting to have property empty for 2 years	2271	52.9554	0.858886	7	0	2021-02-24 18:49:20
7888	Things we need to work on	Shop Lane	Parking issues, particularly parking half on the pavement .	2270	52.9558	0.853524	7	0	2021-02-24 18:10:55
7887	Things I like	Library	Important town amenity. So much more than just a place to choose a book.	2270	52.9545	0.853642	9	0	2021-02-24 17:57:16
7879	Things we need to work on	housing site?	Could we build modern housing here for local residents, with a clever arrangement they could all have a view of the	2267	52.9569	0.841909	4	4	2021-02-24 16:21:56

			pinewoods over each others roofs. Look at the recently built ones in Norwich - Goldsmith Street, that would work well for the future too.						
7878	Things I like	Allotments	Really good to have these here for local enthusiast at the west-end of the town. Good to have the east end ones too.	2267	52.9545	0.843058	7	1	2021-02-24 16:16:20
7877	Things I don't like	Difficult corner	It is difficult for both pedestrians and cars to get around this corner/cross the road. I can't imagine how it could be solved.	2267	52.9563	0.850255	5	0	2021-02-24 16:11:43
7876	Things we need to work on	Toilets	Because the are a necessity for the town and need updating.	2266	52.9546	0.850883	5	0	2021-02-24 16:11:37
7875	Things we need to work on	Parking restrictions	Getting rid of winter was a stupid unneeded expense and increases the rarely policed illegal parking in the town. What is needed is residents parking which would ease congestion due to the lack of parking bays. It would be monitored by its permit holders and this would deter illegal parking.	2265	52.957	0.855434	8	1	2021-02-24 16:09:41
7874	Things I like	Post Office	Because it is the only bank Wells now has and is an important part of the town. Equally the sorting office is something that Wells has and must keep as it is an integral part of the town.	2266	52.9545	0.854187	5	0	2021-02-24 16:09:40
7873	Things I like	Recycling Centre	This is a great local facility and the staff are friendly and helpful. Looking forward to getting the shop back.	2267	52.9472	0.86696	6	0	2021-02-24 16:07:53
7865	Things I like	Lucky to have	Needs to see some more support for the continued regeneration of the line and site	2260	52.9501	0.86409	1	0	2021-02-24 14:44:34
7864	Things I like	Fabulous Asset to the Town	Family campsite with amazing reviews offering alternative to expensive seaside holidays	2260	52.9497	0.865796	6	0	2021-02-24 14:43:47

7863	Things I like	Great Resource	Promote this more - do people know about the activities / services the hospital provides? Foodbank has little information - what do you need ? Regular updates needed	2260	52.9546	0.836892	7	0	2021-02-24 14:40:47
7862	Things we need to work on	Footpath/road leading from Theatre Road to Gales Court	This is a disgrace. The potholes are almost a foot deep at the end near Theatre Road and almost the whole width of the road/footpath.	2263	52.956	0.848629	6	0	2021-02-24 14:40:12
7861	Things I don't like	The modern cottage on the corner of the East End and Jolly Sailor Yard	This monstrosity is a modern building completely out of character in this supposedly protected area. To make matters worse it is not lived in but is a holiday cottage which is rented out. How did this building ever get planning permission?	2263	52.957	0.856204	4	2	2021-02-24 14:36:07
7860	Things I like	The Horse next to the beacon	This has become a tourist attraction in its own right. I love to see it whether high or low tide or anything in between	2263	52.9578	0.852041	7	0	2021-02-24 14:32:07
7859	Things I like	Heritage House	Provides a number of services for local elderly people, and from the surrounding villages	2263	52.9545	0.838866	6	0	2021-02-24 14:26:55
7858	Things I like	Wells Cottage Hospital	This is an asset to the community. A number of clubs meet here and there is a variety of therapies available as well as a dentist, Also the base for the local food bank	2263	52.9544	0.837622	8	0	2021-02-24 14:25:49
7857	Things I like	Love the beach	Special place	2241	52.977	0.840928	1	0	2021-02-24 09:42:33
7855	Things I like	Wells in Bloom	Amazing work - you really are doing a great job and much appreciated by locals and visitors alike!	2260	52.952	0.856435	8	0	2021-02-24 09:22:12
7854	Things we need to work on	Allotment land/paddock	If we have to have land allocated for additional affordable rented housing, the bottom of this hill would be a good place. It is owned by the Council and could be developed by it for local people.	2245	52.9528	0.846012	4	6	2021-02-24 09:21:26

7853	Things I like	Health centre	Absolute asset to the town	2259	52.9547	0.852851	9	0	2021-02-24 09:19:29
7852	Things we need to work on	Drinking fountain	Consider a drinking fountain for public use to help reduce the purchase of single use bottles of water	2259	52.9536	0.851719	2	5	2021-02-24 09:17:54
7851	Things I don't like	Compulsory Purchase Joke	This is a shameful example of not exuding the powers that NNDC have. The units would be snapped up by local businesses, crafts people etc SORT IT OUT	2260	52.953	0.856376	6	0	2021-02-24 09:17:38
7850	Things I like	Wells Post Office	Ladies you are amazing! Keep up the great work	2260	52.9544	0.853468	13	0	2021-02-24 09:14:41
7849	Things I don't like	Garden Maintenance	Victory Housing Shame! Reported several times, maintain your properties and be grateful for our beautiful part of the world.	2260	52.9554	0.858457	5	0	2021-02-24 09:13:51
7848	Things I don't like	Empty Properties	Come on NNDC / Victory / HfW work together and get these properties filled	2260	52.9556	0.857996	5	0	2021-02-24 09:12:25
7846	Things I like	Recycling centre	A real asset - would be great to have it open every day but far better than none at all	2259	52.9472	0.866868	3	0	2021-02-24 08:55:15
7845	Things we need to work on	Parking near junction	Restrict parking opposite junction as causes obstruction	2259	52.9506	0.858886	7	0	2021-02-24 08:53:13
7844	Things we need to work on	Parking on junction	Double yellow lines needed around junction and restrictions enforced	2259	52.9517	0.851183	6	0	2021-02-24 08:51:25
7843	Things I don't like	Parking close to and on junction	Parking close to junction causes major disruption and dangerous	2259	52.9514	0.851076	6	0	2021-02-24 08:50:33
7842	Things I like	Children's playground	Beautifully maintained - a real asset to the town	2259	52.958	0.849102	11	0	2021-02-24 08:49:08
7841	Things I don't like	Speeding	20 mph limit but far too many people ignore it	2259	52.9518	0.850625	6	0	2021-02-24 08:47:24
7840	Things I don't like	Parking!!	The parking along the quayside particularly in the summer is horrendous - concerned that recent road layout changes will cause more problems	2259	52.9574	0.851655	9	1	2021-02-24 08:45:55

			unless parking is restricted AND enforced						
7839	Things I like	Buttlands	Terrific open space	2259	52.9532	0.851591	6	0	2021-02-24 08:43:54
7838	Things I don't like	Rubbish	So sad that the vast majority of the properties are well maintained and cared for but small minority treat their gardens as a rubbish tip - must be so demoralising for their neighbours	2259	52.9557	0.85865	5	0	2021-02-24 08:43:04
7837	Things we need to work on	Maryland industrial units	Needs a serious refurb or rebuilding - continue with small industrial units, plus arty type workshops, lorry/coach park to replace one lost by coop	2259	52.9532	0.856998	4	0	2021-02-24 08:40:26
7836	Things I don't like	A disgrace to the town	Been an absolute eyesore for at least 20 odd years -	2259	52.953	0.85674	8	0	2021-02-24 08:36:52
7835	Things I don't like	Potential development	Poor access to the road for vehicles from Mill House	2258	52.9548	0.855088	0	2	2021-02-24 06:19:15
7834	Things I like	Staithe street	The hub of the town and needs investment to support small businesses	2256	52.9558	0.852208	8	0	2021-02-23 19:26:04
7833	Things I don't like	Maryland units	This area is a disgrace and need. investment to support local small businesses with small units or demolition	2256	52.9531	0.856531	9	0	2021-02-23 19:23:14
7832	Things I don't like	Quayside land	This piece of land needs to be developed as it lets the whole quayside down	2256	52.957	0.852658	8	1	2021-02-23 19:19:10
7831	Things I don't like	The ark royal site	Needs to be developed to tidy up an eyesore	2256	52.9573	0.849901	14	0	2021-02-23 19:16:27
7830	Things we need to work on	Land west of the dry road	A perfect site for development and allow the Wells to grow, which will hopefully help protect many of the services the community rely on daily	2256	52.9508	0.846205	4	10	2021-02-23 19:14:47
7829	Things I like	The Harbour & Quayside	The jewel in the crown of Wells	2256	52.9576	0.851376	5	0	2021-02-23 19:08:40
7828	Things I like	The Buttlands	A great community space	2256	52.9536	0.851483	9	0	2021-02-23 19:07:43

7826	Things we need to work on	The old Haven	This area should be preserved for the town and landscaped with tree planting. raised walkways with seating and used as public open space.	2256	52.9525	0.855356	5	2	2021-02-23 19:04:04
7825	Things I don't like	Cemetery	For somewhere supposed to be part of the towns heritage. Then they should have kept the place neat and tidy years ago. Rather than let it go to rack and ruin. The cost to bring it back to a nice area is far beyond our town council's budget.	2255	52.9517	0.855389	3	3	2021-02-23 18:55:21
7824	Things I like	Land opposite Hopkins homes site.	Who is going to build homes for Locals. Unfortunately builders only build to make a profit and building homes just for local people is just not profitable.	2255	52.9518	0.845733	5	2	2021-02-23 18:48:29
7823	Things we need to work on	The old cemetery	Should be landscaped as full of the town's heritage	2256	52.9519	0.855936	1	5	2021-02-23 18:45:25
7822	Things I don't like	Tin shed on the ark royal car park	What an eyesore this heap of corrugated tin is. Selling food stuff in unhygienic conditions	2255	52.957	0.850282	12	0	2021-02-23 18:44:17
7821	Things I like	Mini roundabout has worked really well. And prevented long tail backs along the quay road	Great idea to build the mini roundabout. It certainly prevented the long lines of traffic along the quay road	2255	52.9574	0.850582	5	1	2021-02-23 18:38:57
7820	Things I like	Library and post office	both vital to our community	2254	52.9544	0.853136	15	0	2021-02-23 18:34:08
7819	Things I like	Old Schoolhouse(Homes for Wells)	What s great idea, we need more like this, as none of the new builds in general have been affordable for lowly paid locals to purchase.	2254	52.9534	0.854831	8	0	2021-02-23 18:33:01
7818	Things I don't like	beach road"roundabout"	Whose great idea was this? More of a hazard and in general, ignored.	2254	52.9575	0.850775	1	7	2021-02-23 18:30:55
7817	Things I don't like	Quayside	Always interesting with beautiful views	2254	52.9573	0.851977	3	0	2021-02-23 18:28:42
7816	Things I don't like	railway bridge backing onto Northfield estate	A repository for all sorts of household tipping, spoiling what can be a pleasant walk.	2254	52.9555	0.86174	13	0	2021-02-23 18:28:01

7815	Things I don't like	land opposite Hopkins Homes site	I understand negotiations may be ongoing to build on this field. Too many second homes already. What about inadequate sewage systems in town.	2254	52.9514	0.846505	11	2	2021-02-23 18:25:58
7814	Things we need to work on	Industrial unit, Maryland	Terrible eyesore, no benefit to community. Compulsory purchase required in order to build resident's housing	2254	52.9531	0.857191	11	0	2021-02-23 18:23:10
7813	Things we need to work on	Parking on Mill road	Parking near the junction with park road causes a traffic hold up.	2253	52.9545	0.847921	7	0	2021-02-23 17:57:28
7812	Things I like	Wells Health Centre	Having worked extensively around Norfolk I think we are extremely lucky to have our surgery and able to get seen quickly	2252	52.9549	0.852947	8	0	2021-02-23 17:23:43
7811	Things I like	The creeks and marshes	A peaceful place to paddle a kayak, swim and relax.	2249	52.9578	0.870538	7	0	2021-02-23 16:55:29
7810	Things I like	The Sailing Club	A facility to meet up socially and to store and launch kayaks.	2249	52.9569	0.859509	9	0	2021-02-23 16:54:13
7809	Things I like	The Co-op	A well stocked store with friendly staff, adequate parking and a vital community asset	2249	52.9523	0.856376	6	0	2021-02-23 16:52:45
7808	Things I like	The Post Office	A vital community service that must be retained.	2249	52.9548	0.852728	9	0	2021-02-23 16:51:39
7807	Things I don't like	Junction of Polka Road and Warham Road	Parking in the summer time makes this stretch of road very dangerous to cross to and from Grove Road. Cars do not stop at the junction and frequently are not looking down Warham Road as they exit Polka Road at speed.	2249	52.9507	0.858092	11	0	2021-02-23 16:50:37
7806	Things we need to work on	The old derelict workshops in Maryland	Because currently they are an eyesore and with renovation could become workshops for local artisans	2249	52.9533	0.857534	11	0	2021-02-23 16:48:20
7805	Things I like	The Marshes	They are wonderful. They are why I moved here	2245	52.9636	0.860882	4	0	2021-02-23 15:00:39
7804	Things I like	Alderman Peel School	Does good work for local kids	2245	52.9491	0.853543	10	0	2021-02-23 14:49:09

7803	Things we need to work on	Maryland	Orchard caravans is Ok. The small industrial units are some of them in use; but they need developing and making useful	2245	52.9531	0.856848	7	0	2021-02-23 14:48:13
7802	Things I don't like	Maryland Industrial Estate	It's a disgrace that the old railway yard is not turned to some useful industrial purpose and that the buildings are being left to rot.	2245	52.9531	0.856258	10	0	2021-02-23 14:46:20
7801	Things I don't like	Stearmans/Lugger Yard	The old Ark Royal was not lovely but it served a local purpose. It is now an eyesaw and I am afraid that someone will built flats on it when it should be cottages for local people.	2245	52.9573	0.849794	12	0	2021-02-23 14:44:51
7800	Things I like	Platten and Anthony	It's one of two hardware shops and at this one you can get anything from sawn timber to screws and tools.	2245	52.9568	0.854005	11	0	2021-02-23 14:43:25
7799	Things I like	The Northfield Estate	It was built for local people so that they could have decent accommodation in the town. And that's what it should be for.	2245	52.9562	0.858725	9	0	2021-02-23 14:41:45
7798	Things I like	Post Office	The services offered at our Post Office are really important for the whole community of Wells and surrounding villages.	2246	52.9545	0.853372	12	0	2021-02-23 10:03:47
7794	Things I like	Tug Boat Yard	It's a lovely public sitting out space that is good for visitors and locals alike	2245	52.957	0.854622	13	0	2021-02-20 16:58:10
7793	Things I like	Church Marsh	It's a piece of lowlying land that floods and which is a good open space	2245	52.9527	0.855061	9	0	2021-02-20 16:57:12
7785	Things I don't like	Busy car park	Car park can get really busy in the summer.	2241	52.9724	0.848138	1	0	2021-02-13 17:10:53

APPENDIX 5(c): Notes of stakeholder engagement meetings

Anne Egan Elsmith Bowls Club 14/3/21

She moved here with her husband because of the sea, the beach, the welcome from local people and the way they support each other; the local shops, the fact that it is not too big so that it has a community feel.

Improvements have happened recently with the Maltings in particular but she would like fewer visitors. the beach is too busy in summer though they are needed by tradespeople.

Housing for local people not second homes are needed. She is concerned at the number of empty houses on the Northfield Estate

Environment The beach and pinewoods are lovely The views when entering the town are lovely and need to be protected. The Hopkins Estate is quite nice but should be more in keeping with the rest of the town – more brick and flint like Polka Place. It looks quite stark though it is toning down.

More employment related to the town is desirable, perhaps related to fishing or boat building. Training for employment is needed and jobs which allow people to pursue a career. The danger is that the town will become a dormitory for the elderly and holiday makers. Maryland should be developed as an industrial park.

Transport She doesn't need public transport but is aware that someday she might . Traffic on Burnt Street is a nightmare in summer so that she has difficulty in getting her car out – because of the narrowness of her drive she had to reverse into it. Cars are queuing bumper to bumper. When it is clear the speed limit is not observed. Traffic calming would not be suitable given the fire station on the street. Perhaps Park and Ride might be a good idea. Restrictions on entry to the town would help but would be hard to enforce

Alderman Peel High School

Headteacher: Alastair Ogle

APHS feels very well supported by the town particularly by industry, business and charitable organisations within the town.

e.g. Arthur Howell Butcher in partnership with Chris Couborough of The Crown Hotel work with the students in the school's catering dept.

APHS is a popular school, 35% of students coming from out of catchment with the numbers on roll increasing every year for the last 10 years. It follows that a large proportion of students are not from the town but are contributing to the school's financial viability.

The school is now full with 527 students (Capacity is 530) and from Sept 2021 it is anticipated the number will be 570 or more.

Challenges:

The increase in numbers is a financial challenge in that funding lags a year behind increase in numbers.

Second homeowners do not bring children to the school from in catchment. Increasing numbers of second homes threatens the very existence of APHS exacerbated because the houses are not then occupied by local families. There is a real lack in affordable family housing for rent or purchase. High house prices mean no kids so no schools.

Transport remains a challenge for the school and its students. The significant numbers travelling from outside of catchment are often unable to attend the significant range of extra-curricular activities on offer.

AO is aware the primary school is in a similar situation to APHS in relation to all of the above.

Transport to post 16 education challenges those in the 16+ age group. Chosen courses are not started and may not be offered at the locations the students can get to (i.e. Fakenham). Few are able to get to Sheringham at the appropriate times and so have to go to King's Lynn, via Fakenham. It is a typical rural challenge but does mean our local children are less likely to pursue courses post 16, or if they start, winter public transport timetables can make it almost impossible. The costs are also prohibitive with transport to the College of West Anglia costing hundreds of pounds. It follows that some families or students move out of the town in order to achieve educational aims.

Recruitment of staff, particularly low paid staff, is a challenge because of the price of houses and rental costs. Situations have occurred with staff accepting jobs and then rejecting them because of the cost of housing or travel. The problem is particularly acute when there is a challenge with recruitment for a particular subject nationally e.g. this is currently true for English and APHS had to advertise nationally three times to recruit.

Bright, enthusiastic Newly Qualified Teachers (NQTs), which are also less costly to the school, are unlikely to apply because of the rurality of the school. However, house prices and transport costs also impact on the employment location decisions made by NQTs.

Solutions

Key worker scheme – purchase of dwellings (flats and houses) by key workers who are provided with support for mortgages/deposits. Some Education

Trusts have done this but there are issues in that the houses may have periods of time when they are not needed.

In general school staff want to own, rather than rent, a home.

Post 16 courses to be available at APHS. However, to be financially viable a post 16 offer needs to have 200 students available to take it. A vocational centre in the town would be very valuable, perhaps an industrial unit for youngsters and also older people to enable upskilling in e.g. carpentry, boat building, maritime type skills etc. the Coastal Communities Team are aware of this need but it seems to have died a death during the COVID 19 pandemic.

The school, as an adult education centre, could be developed to upskill local people.

Parking

A facility could provide income for the school. It could be in the rear playground via the top gate with a different exit if a proper road could be funded. AO thinks it could provide a facility for about 150 cars. They would need to be separated from the caravanners, but this is a possibility.

Bus Parking

An agreement is being reached with between the Town Council and the local residents. AO is awaiting highways to paint on the roads. It was suggested bus bays could be provided at the front of the school, but this was refused.

Housing for families

The more affordable/rentable the better e.g. the affordables at Staithe Place. This has provided homes for folk from elsewhere as well as local folk and this has worked for the school.

AONB

Staff are being trained to explore the opportunities and work is ongoing with Holkham. It supports potential parents towards a positive view of the school, and this helps recruitment.

Community.

We need to maintain a community ethos and so need to integrate new people into the community. We should avoid zones of deprivation. This can be achieved both structurally and culturally, e.g. avoid low cost housing on outskirts of town, isolated from the rest of the community.

Bellringers, WI, Friendship group

Hi Cheryl, I hope the meeting went well this morning. I have had responses from some of the Clubs on my list as follows. The Friendship club has members who find it difficult to get to the club from some of the villages by public transport and therefore cannot always come, they meet once a fortnight, so better transport would help them. Along with that again are all the on-going concerns in Wells, traffic parking and lack of housing for local people. Most housing allocations from NNDC that becomes available goes to people from away. This is causing great concern in the town.

The contact I spoke to from the church bell ringers, made comments for more facilities for adult exercising on equipment and mentioned trim trail which I had not heard about and more activities for the older members of the town.

I spoke to a member of the W I at length and she sent me a letter, this had lots of concerns about developments in the town second homes and holiday homes and to quote her words as follows these are damaging the local community.

The town itself does seem to be all saying the same thing we do not need these large developments to gain just a few homes for a few local families. Concerns are being expressed that we are creating a very divided town and we must be hopefully through the neighbourhood plan be seen to try and address some of these concerns.

I believe Roger has spoken to my last group The Wells Primary School.

Carol Green Women's Institute 8/3/21

What you like It is the smallness of the town that makes it so friendly. There are many small organisations which overlap with each other. It is not an impersonal place. There are a number of halls of varying sizes in which to meet. The Maltings and the WI hall serve different kinds of events. The school opens its facilities which is good. It is an older community and some of the organisations serve their needs – e.g. the bowls club.

Housing is needed for local working people. It is no good having more second homes. There is nowhere for growing families. Developer some and promise a proportion of affordable houses and then go back on their promise. Housing needs to fit in with the area. The Ark Royal was a classic example of a building that didn't fit in. It was the wrong design in the wrong place. Houses are bound to be expensive; flats may be better, but they need

to be kept to two storeys. The old School [Field Study Centre] was nicely adapted.

Environment We need to protect green areas. The Hopkins estate is well designed from that point of view. The houses are not on top of one another. Climate change is a difficult issue. We must not protect ourselves at the expense of others.

Employment We need services such as doctors, dentists and other service providers.

Transport We need to preserve the bus services particularly for those who give up their cars when they get older. Parking is a problem particularly in summer. It is difficult to make people pay for their parking. It needs to be low cost.

Comments from a fisherman

We spoke briefly on the Quay yesterday about the local town plan. Whilst I cannot speak for the entire fishing fleet's needs, as a business owner there are facilities which I would find extremely useful that are not readily available. Commercial rental units to store our fishing equipment, a bait freezer and lobster tanks would be useful to me and also maybe a few other of the younger fishermen, along with the small businesses looking to establish premises in Wells. Unfortunately, all commercial space that is being is privately owned so comes at a premium.

Also recycling bins! Along with Quay I'm sure you're aware of the rubbish situation in peak summer, sadly we run the risk of waste entering the sea. Also, maybe, compostible waste bins for the paper wrappers if these even exist?

Give me a call to discuss further if you wish,
kind regards,

Ashley (Mullenger), Fairlass Shellfish Ltd

Mob: 07920709732

Email: fairlassshellfish@outlook.com

PR comments: I have sent Ashley a business survey by email and asked her to encourage other fishermen to complete it. Ashley lives in Beeston and is, I believe, a Parish Councillor there.

David Saunders Churches Together 10/3/21

What I like Wells provides a sense of community. It is a caring community; it has its faults; there are petty arguments but people rise above that . the

response to Covid has been typical. There are support groups such as the hospital; local caterers who have filled in when needed [Dorrington House when the staff went sick]. There is a grapevine.

What would make it better? The malting needs to engage more, support local talents. It was an investment which as yet has not released the talents of local people. There is a danger that it will become a temple to the upper middle classes. Its potential has not been realised but can be. Screen next the sea is an example of how a project can gather people of different talents together to make something happen. The work of the community hospital is another example. Good things happen not because of the presence of big names but people living in the town.

Housing Sales are increasing. There is a concern that the town will be taken over by the affluent. Builders will do well out of conversion of houses, but the concern is that people will come for the beauty but will not contribute to the active community. There is at present a wide social range, but it is important that what Northfield Lane represents will be taken seriously. It is important that the Neighbourhood Plan group talk to local people. We need additional housing for local people who work in Wells. The design of housing is important: we cannot simply produce vernacular architecture without reference to modernity. Perhaps we need architectural competitions to produce good modern designs. The house on the East End behind the Shipwrights is an example of what we don't want. There is a problem of lack of control,.

Natural Environment Stearmans 'yard would be an ideal place for an open green space. Holkham are doing a good job with Holkham Park and with the new scrapes for birds.

Business The dereliction at Maryland is monstrous. We need small businesses Holkham have some place, but they are probably upmarket. Premises are needed which are not upmarket.

Transport He is surprised that Park and Ride has not been proposed. Also the school playing field could be used for parking during the summer. There is also scope for the enlargement of the Holkham park behind Freeman Street. It could be doubled in size.

Wells is a can-do place.

David Whittaker Men's Discussion Group 8/3/21

What I like He loves the people of the town; there are so many different sorts of people: army, managing directors, labourers. Since he has been here he has got to know a lot of people.

What would make it better To make it better it needs more reasonably priced houses so that young people wouldn't have to move away.

It has good services: the post office, a surgery, a dentist - we could do with a bank again. There are good local shops that provide a good delivery service for groceries 'there are schools, and pubs.

Housing. The monstrosities on the Hopkins estate which are the antithesis of what we need; they need to be old fashioned rather than modern. Staithe Place is an example of poor design – houses with pillars are out of character with fishermen's cottages. We need to retain the old industrial buildings some of which were maltings. But we need more affordable housing for young people. There are a few at Staithe Place We need more. People whom he had taught at school have had to move away. Houses sold are modernised and turned into unaffordable properties.

The Natural Environment. Well maintained by Holkham. One good result of the virus is that it has reduced the footfall on the marshes and beach etc. which has been good for the natural order.

Employment Work opportunities are seasonal though less so than it was. Hospitality is now much more year round Agriculture employs fewer people; shipping has declined and being a seaboard town means that half of the area around the town is sea. the number of harbour employees has increased. Plans: there have been many of them but the solutions they propose have never materialised.

Traffic We need our own traffic warden. there is no point in having yellow lines unless they are policed. Fining people makes them think. Mot parking is not policed. A one way system for the town would be a good idea. The cost of car parking is too high. People don't like walking so that even the Freeman Streetcar park is not fully utilised.

Davie Hissey Sustrans 11/3/21

Wells is a beautiful natural place – seashore, marshes, birds wildlife, flowers beaches.

It needs less development and more protections for the natural order; any development should be sensitive; not making too many changes. The visitor footprint needs to be reduced. There are too many 4 x 4s.

Housing development should be in keeping with the landscape; colours and textures of existing buildings. The Maltings is well done. Houses should be built to last. There is a danger of overloading the infrastructure. It needs to be improved to take any extra buildings – water, sewage, internet, roads and transport. There is a limit to how far Wells can be developed without doing damage; better roads mean that there will berm or traffic travelling faster. Houses must be affordable for people who work in Wells.

There are many views that need to be preserved. You can see rolling hills from many places in the town. There is the view of the marshes on Standard Road and of the town from the lifeboat station. Hopkins homes fits in well. Natural environment We have many assets; there are rights of way of which we make insufficient use, in particular the bridleway from Market Lane to Wighton and the track from Market Lane to Ashburton they are overgrown and rutted, not suitable for cycles; both are used as dog toilets. The beach bank footpath is too narrow and is not easily useable by cyclists. Access to the Icen camp at Warham is likewise poor. Getting into the countryside is good for people's health, children especially.

Employment: the internet enables people to work remotely; but local people should be enabled to live locally; infrastructure is important here to enable people to travel (see below): People need full-time all year round jobs not just seasonal work . Tourism is becoming more of a year round phenomenon but it should not be the only business that generates employment.

Transport There is a need for more cycle routes – see Market Lane above. The old railway tracks could become cycle routes. We have no usable public transport at present. Whether the current bus companies will survive Covid is unknown; but connections are appalling. No one can go to work in Norwich - not early bus. There is no connection with the railhead at Kings Lynn. The loss of Norfolk Green was considerable. Parking regulations are of no use unless they are enforced.

Do Powell Wells Town Bowls Club 14/3/21

She was born and bred here but moved away when she began teaching. She and her husband, who was from Yorkshire had always intended to come back and returned in 2000.

An **Improvement** would be the sorting out of Maryland which is disgusting. Otherwise everything is here; there are organisations to belong to and it is a caring community.

Housing People can't afford even shared equity housing . What is needed is affordable housing for rent. The national population is increasing so more houses are needed. Two places where there could be building would be the top of market and Lane and Two Furlong Hill. In style it needs to be brick and flint though this is expensive. The awful wood panelling on East quay should not be repeated. The facing of existing housing as on Northfield Lane shouldn't be allowed.

Natural Environment Her favourite place is the last beach hut where she goes to sit on the steps and look out to sea. The beach bank is lovely too. People with dogs on long leads are a nuisance. It would be an improvement if the Quay were not a car park.

Employment it is a problem that many jobs are seasonal.

Transport Local people go to most places on foot so it is not a problem but for incomers park and Ride might be a good idea.

Robert Smith - Harbour Master 12/3/21

Wells is an amazing community. There is a strong sense of community; it is still unspoilt, like stepping back in time . There are no Costas or McDonalds.

It could be improved by dealing with the problem of car parking. Visitor numbers need to be managed so that the town doesn't grind to a halt.

Housing He is in favour of more housing. Good places for development would be opposite Hopkins homes on the dry road and Warham Road behind the old Temple's Farm, There is good access. The danger of flooding means that new housing has to be built high up. The shortage of housing is not a massive problem, but people need a career not just a job, so that they can buy a house. Local people can't afford to buy local housing. We need housing restricted to people who live in a radius of (say) ten miles of the town. The Hopkins estate provides a good mix. People have the right to buy second homes. Many of them keep local shops going and bring money into the town and make for a mix of housing. The town has been smartened up over the last ten to fifteen years as people have put money into renovating houses. We need people with money to do such things. The town looks much smarter than it used to. Other towns like Holt now look to Wells.

Environment. The harbour is the hub of the town. It needs protection but also access. the marshes are a jewel; we need to find a way to let people enjoy the wilderness which should be open to the public to enjoy. Flooding is a growing concern which we need to address now for the sake of those who come after. We need both hard and soft defences –marshes, planting of marram and trees.

Business and employment There is a lot of seasonal work. We need to weave in more industry with careers for locals. We need full-time jobs with pensions. There is a business park at Holkham; we need a thriving industrial estate. The seaweed farm would employ lots of people (300?)

Transport and Access There is a need to manage and to plan how to move traffic around. Parking: Holkham has done a good job, but we need more places. People won't walk Some form of Park and Ride using a minibus might work to avoid too many cars. Coast hopper is a good idea, but it needs a good connection with Kings Lynn.

Simon Walsingham Fire Station/hardware store 16.3.21

Wells has shown itself to be a community during the current pandemic. It has the beach, the water, Holkham Park but it is still the community spirit that matters. He hopes it will continue as the town grows.

Improvements Housing is needed for the younger generation. Homes for Wells are good, but they are able to outbid local people wanting to buy houses.

Housing semi-detached with smaller gardens; both social and market housing but for Wells people; bungalows are needed for the elderly; perhaps something like the mix which Northfield Crescent has though it should not look like a council housing estate. Developments should not be seen from seaward or from the coast path. The Hopkins development looks good. Any developments should be to the south of the town, the right houses for the right people in the right places. Warham Road would be suitable, but we need more affordable houses – the Triangle would be good.

Natural environment The view from the coast should not be impacted by development. Better to have development on the south side of the town. The harbour and the beach are our best assets; we are lucky to have tennis and bowls clubs for the older people; the children's playing field is really good. The Buttlands needs protection. Flood protection seems adequate.

Employment We need more industry though not sure how to attract it. Trade in Staithe Street is very seasonal; most shops make a loss in January and Christmas trade is variable; just about break even in November, December and February. A lot of people who live in Wells work elsewhere because the jobs are better paid. The Fire station has experience of taking on youngsters as crew who have had to move out of town and have thus joined other stations. In recent years four people who have been recruited have done that.

Transport There are serious problems with visitors parking in residential streets – being told by those letting houses out that they can park in such streets. Eg. Gales Road. Holkham car park is a good thing. The quay looks good, but it may lead to traffic backing up because of the difficulty of passing. Parking on the Quay needs to be stopped.

Stakeholder Consultation

Individual responses from 5 trustees of a local charity: all retired, long term residents.

1. The charity wants to support the local community and hence the trustees do have a responsibility to advise how they each perceive the direction they would like the town to develop.

2a) Wells currently retains a community feel – and hence publicity achieves local support. i.e. There is an urgent need to support and retain our local community, while accepting that the town is reliant upon tourism.

2b) Concerns about the poor appearance of Maryland and the abuse of the Market Lane strip of land next to Staithe Place, which is becoming something of a rubbish tip/hang out for youngsters. This is Holkham's responsibility, and it is currently shocking.

2c) Business – expand use of current workshops (Maryland) with the arts/pottery and IT/small business start-ups. The area is not well suited to other forms of industry because of transport costs from the coast. There are sufficient catering facilities particularly cafes.

2d) Transport – public transport could be better. While the Coast hopper is well used in the Summer the timing of buses is poor with long waits in Fakenham for links to Kings Lynn or Norwich. There is a similar lack of coordination between the train service from Kings Lynn and buses into Wells. Hence the car is used because it is the only feasible alternative. Walking routes and Cycle routes – it is unclear which routes can now be used by cycles, signage is ambiguous and needs to be obvious and clear. Parking over the last two years has become horrendous, particularly along Mill Road where there are no yellow lines and where traditionally, locals have always parked. It is now extending into Mill Court. Parking near the 'jitty' creates a chicane bus cannot manoeuvre. Double yellow lines need to be down one side of Mill RD. The ones added to Southgate Close have simply pushed cars into Mill Court. Northfield has similar problems. Parking permits for local people could help to resolve the problem, plus additional car parks forming part of a park and ride network. The problem has consistently worsened over the last decade, and this is likely to continue with the resurgence in staycations. The problem also creates a Health and Safety issue for buggies/prams/mobility scooters and affects local people's mental health creating an unhealthy anti – visitor ambience amongst residents, particularly in the light of the risks posed by visitors during the pandemic. These needs managing to the benefit of all concerned – visitors and residents alike.

3a) Positives: The community punches above its weight, with fantastic beach, sailing, dog walks, good restaurants for those who can afford them and good variety of shops, with holiday lets providing a good income. The community seems to have strengthened in the last 10-15 years.

Services like post office, health centre, coast hopper bus, library are valuable. Walks on the Holkham Estate are fantastic.

3b) Concerns about local people unable to stay in Wells; Wells becoming predominantly a holiday home/retirement town with phenomenal house price rises. Wells' prices now exceed Burnham market, particularly after the recent flooding from the Goosebec. However, we should embrace the future and control it given that livelihoods depend upon tourism. E.g. we should avoid allowing chains like Costa to enter the town and retain local traders to avoid becoming a replica of everywhere else.

E.g. prevent parking along quay in order to support traffic flow or pedestrianise this area in the Summer with tables and chairs.

Concerns were expressed that increasingly holiday homes are owned by people with no link to the town who do not live in Wells.

E.g. expand and upgrade what we have i.e. Maryland and the building behind the vets.

E.g. A new housing estate, like Staithe Place, is not needed. Staithe Place is a desert except at weekends and during holiday periods. Building for second homes is pointless. This is based on living in a North Norfolk village which, even 30 years ago, was dead from October to Easter. A community which lives in a place, cares about a place.

E.g. Any expansion of the town should be supported with funding for additional infrastructure. This is particularly true of drainage where the old pipework is no longer fit for purpose. Flood run down Burnt St every time it rains and crossing the street is like crossing a river.

Paving – pavements were improved when Staithe Place was built but paving remains inadequate and ill-considered for older people with mobility issues, who are, after all the larger number of occupants within the town and so should be considered.

Improvements to access and exit from properties on Burnt ST requires double yellow lines, introduction of park and ride.

3c) Natural Environment – we are lucky to have what we have but it encourages tourists with little knowledge or little respect for it e.g. dog poo, litter, lack of control over dogs. This means that local people avoid certain high density tourist spots in the Summer. Twitchers on the marsh in high numbers (50-200) very early in the morning, who are notorious for putting nothing back i.e. no expenditure within the town while presenting a risk to the marsh.

The new cycle path (circular route Holkham – Wells) is also a footpath but now presents a risk to dog walkers from the faster cyclists. Cycle tracks need to be separate from walkers.

Concerns East Hills is at risk as more tourists are able to reach this area.

3d) Employment – mainly tourism and very inter dependent with Holkham. This is a delicate balance because Holkham are keen to make money and controls over this are needed. It is as if they lead, and we have to follow and yet everything they do affects Wells.

Second homes may become occupied as their owners start to work from home.

While the changes to the benefit system has made some improvements there is still a trap for those in social housing. If they work for more than 16hours per week they lose the rental support paid by the local authority. Could some of this be solved by managing social housing at a local level? Opportunities for employment would be created if the area was made more attractive to artists. Traditionally this area did attract artists but more recently their numbers have declined. Cornwall however has encouraged this community with the development of art galleries etc and similar opportunities could be considered in Wells.

3e) Flood Risk – not really concerned, we just have to live with it. It does not seem to put people off living on East quay. The more the Quay silts up the better protected we will be, the high tide mark on the beach now seems to be lower and the fishermen could move to the Outer Harbour. Climate change – approves of the windfarms but the continual increase in numbers may need to be questioned in order to support our fishermen. There is also a question about the true carbon costs of the turbines in terms of the build and maintenance costs, their lifespan and efficiency. There is also an ecological cost with sea birds unable to identify the danger. This could be overcome by painting one blade in a bright colour. However, the crustacean population has increased at the base of the turbines.

3f) Design – Staithe Place is disassociated from Wells. Individual building plots (following a French model) would work better in Wells than a housing estate and would enable modern to work well with older properties.

3g) Transport etc – Burnt St needs a zebra crossing for the APhS children. Local lads speed along this street at up to 60mph; 20mph is rarely adhered to. It is questionable whether 30mph should be re-introduced as getting down to this speed is more likely to be managed. Congestion on Burnt St is a problem, Open Studios was discontinued because of parking congestion causing access problems.

3f) Heritage – we have lovely old houses in Wells, but more money is needed to support St Nicholas church, the Congregational Church Hall etc. It would be wise to find a route through to visitors helping to pay for the upkeep of such buildings.

4a) Wells Quay and the harbour are definitely assets, plus the walk to the beach. This person has had to shelter during COVID so now only utilises facilities like the pharmacy before 9am or after 5pm when the street is quiet.

4b) Services – it is important to maintain all the toilet facilities in working order, ensure they are kept open and are clean.

We have a lot of services: Skateboard park, Buttlands, the Green area on Northfield, the swimming pool. Green areas are fewer at the West End of Town and adequate at the East End.

The Health Centre is well used by tourists in the Summer. It is well respected locally with a 99.9% satisfaction rate. There are currently no problems over numbers – it is now swamped. Due to its small size consistency with treatments is possible – patients can see just one doctor. Receptionists are able to act and make appointments quickly. The PPG (Patients Participation Group) have not met for 18months due to COVID, but this is not a problem because people appear to be satisfied with their surgery.

4c) House design – nothing is of particular concern. The Round House (Croft Yard) is unusual but is well set back.

4d) Heritage Assets – we should retain the Memorial to the Eliza Adams crew and obviously the memorial at the Institute commemorating the war dead. It is assumed that houses like Belmont House and Monteagle are listed.

4e) Views – the sea views should be protected.

4f) Flood risk/Climate change – it is assumed the sea defences will consistently be improved. In 2013 the water did reach nearly to the top of the barrier and so this will need raising.

4g) Business – Maryland contains a number of unoccupied buildings, particularly after the loss of the print works, and these could be used for light industry. Holiday makers support a lot of local business.

4f) Public transport – this has been poorly used since COVID and it is assumed the timetable is now shambolic. However, the Coast Hopper bus and the bus to Fakenham had been adequate.

4g) Travel and Parking – Some people are now using posts to prevent tourist parking where local parking needs to be preserved. There is now no bus park after the loss of the bus park on Polka Rd although a bus park is needed. The health centre suffers illegal parking. It is used by people who have no rights and needs marshalling. The green area of the Buttlands should certainly not be used.

5. Flood Protection

Since the 1953 flood when Burnt St was flooded as far West as the garage (now the funeral directors) the authorities have identified the area covered

by the flood as part of the flood plain, and therefore at risk. There has therefore been limited development in the area (one house in John Terrington's garden which was built on stilts). This precaution is maintained despite the fact the East bank has been repaired and strengthened and has withstood the subsequent two floods (1978 and 2013 – the latter being higher than 1953). The land is effectively 'blighted'.

If this 'at risk' designation were to be removed a significant area close to the centre of the town would become viable both for housing and renewed light industry.

There are two solutions:

1. Persuade the authorities (The Environment Agency?) that the designation is not necessary. The suspicion is that they will resist by saying that they expect even higher surges in the future – and they will be correct but maybe over-cautious.
2. Create an inner bank which is at least as high as the East one, but one that protects just the town, not farmland and the coastal path. The means to do this still exists because the bank, on which the old railway to the quay was built, still exists. It could easily be cleared of brushwood and then have further material dumped on it to give it more height. Then, even if the East bank was broken, there would be no risk to the town in that area.

Because the area between the broken bank and this new bank would effectively be a small lake which the waves from the open sea did not reach, the new bank could be both less sturdy and higher but more effective. There would be two minor engineering requirements.

- a) The bump in the railway cutting through to the quay would have to be raised.
- b) There would have to be an effective sluice where the small stream that runs East from Burnt St crosses the line of the new bank.

This suggestion was finished with:

I have reason to believe the landowners affected by such a barrier would be supportive.

Sport APeel - Kris Hart (Manager)

WELLS

Is a tight knit and close community. Everyone using the gym, swimming pool and other sports facilities at APHS knows each other. The atmosphere is good, and people look out for each other. It is easy to see why people want to stay in Wells.

IMPROVEMENTS?

This is more an observation, rather than a criticism. The pace in Wells is not 100mph so part of its charm is that it appears to be 'catching up'. This is particularly true with use of technology and people still using cash and cheques rather than cards.

SERVICES

Insufficient space on the sea front (quay) where the pavements are very crowded and there is insufficient room to eat, drink and park. Too many people are squeezed into one tight spot or queued.

DESIGN

Wells is charming as it is with its unique look and its variety which maintains interest.

HOUSING

Plans for more housing will mean Sport APeel's facilities will be insufficient. The swimming pool is very popular, and the gym is a great facility but is in a mobile which will need replacement at some point. The capacity for expansion to accommodate more people is limited: the pool is full, and the gym is 'maxed out' with the current COVID restrictions. Both, of course, also provide lesson opportunities for the students. Space within the school grounds is limited so an extension of this would be valuable. There needs to be a plan for the future for which funding will be needed so grant awarding bodies like Sports England will need to be approached. Wells will tick a lot of boxes for a funding application given that the current projects are successful and well used.

NATURAL ENVIRONMENT

The Wensum Trust is looking closely at all the energy sources on the APHS site. There is a lot of pressure on schools to be 'greener' with their heating systems etc.

EMPLOYMENT

Sport APeel employs 9 people. Two are, in effect, full time because of the quantity of hours worked. Some are very part time with only 4 – 6 hours per week working as lifeguards.

There are unique opportunities for students studying PE and Sport APeel offers work experience placements.

Stakeholder Meeting with Wells Sailing Club

All the committee were briefed and asked if they wanted to contribute.

Sally Wynne (Honorary Secretary) and Robert Wynne (Rear Commodore) collectively made the below comments. Their contribution is not meant to represent the entire membership.

WELLS

Wells is great because it has a settled friendly community, is big enough to support a school, shops, pubs, restaurants - and it is beside the sea. It is relatively unspoiled, especially the beaches, harbour, marshes and coastline.

IMPROVEMENTS

Would love to see lower property prices, fewer holiday/second homes.

Believes that there should be more costs associated with owning a second home or a holiday home.

Some cheaper outlets such as 'Wetherspoons', 'Lidl, etc. would be appreciated.

There should be increased parking at a reasonable cost (which would also generate a couple of extra jobs for attendants and shuttle bus drivers). There should be a multi-story carpark underground (like in Norwich) or dedicated parking on the outskirts of town with a free shuttle bus to the town and the beach.

.

DESIGN

Would like to see terraced housing in Wells, and some two storey flats where the bottom flat is suitable for an older person/couple, and the top flat for a younger person/couple/family.

Would not like to see any high rise buildings.

Preference for flint style but think that any town should have a mixture of architecture, as we don't want the town to become too 'twee' – we need to serve the needs of a wide demographic.

NATURAL ENVIRONMENT

The clean air, clean beaches, clean sea, clean marshes, uninterrupted views, lack of light pollution at night & minimal noise pollution are all important.

The Buttlands, the football pitch, the marshes and the Children's Play Park and all allotments are all important.

The view of the marshes and out to sea should be protected.

FLOOD RISK AND CLIMATE CHANGE

We will have to make unpopular sea defences to protect the town from inevitable rise in sea level. We need to make these functional! And aim to make it as pretty as possible!!

We will need to work very hard at every possibility to slow/reverse climate change.

BUSINESS / EMPLOYMENT

With more mobile working, we should be able to encourage a wider variety of businesses. Presumably the extortionate land/building prices is a barrier? In the same way as we have 'Homes for Wells' could we have 'Businesses for Wells' with protected/reduced costs. In turn, those businesses should measure success by the number of jobs created, and good value products, NOT vast profits.

TRANSPORT

- Have not noticed crowded walk/cycle routes but perhaps the top of the beach bank could be widened to make it a two way cycle path, with pedestrians on the lower path.
There should be increased parking at a reasonable cost (which would also generate a couple of extra jobs for attendants and shuttle bus drivers).
Would like to see a multi-story carpark underground (like in Norwich) or dedicated parking on the outskirts of town with a free shuttle bus to the town and the beach.
Also would like to see a local scheme encouraging home-owners (including second home owners) to relieve parking pressure in the town by offering 'park in my drive'?

RNLI Wells Lifeboat – operations team

I held a Q&A session with the Ops Team on Tuesday, 16th March. This group is comprised of 9 people, including myself, who have leading operational roles at the station.

All 9 are resident in town, it is a requirement for operational volunteers that they can get to the boathouse in 5 minutes. Demographics: 7 male, 2 female, ages 30 to 69. 1 fisherman, 1 fulltime lifeboat coxswain, 1 builder, 1 tree surgeon, 1 regional manager of international shipping company, 1 windfarm vessel skipper, 2 retired and 1 semi-retired and B&B proprietor.

The session took the form of an introduction about NP and what things it could do, followed with a round robin format "what is good, what is not so good and what needs changing."

Responses In summary:

Need housing for youngsters, need to sort out parking, traffic grid lock makes it impossible to quickly get to lifeboat for emergency launching and difficult in normal life to get about town and in and out of driveways, need more employment opportunities, Wells is being turned into a theme park with locals as the exhibits, property developers need to be stopped from buying properties and exploiting them into high price irrelevant second homes turning vast profits in days, housing list brings "problem people" into housing in town, visitor numbers increasing year on year and problems are getting worse not being solved, there needs to be traffic monitoring so council will realise how bad it is, inconsiderate parking by visitors, architectural monstrosities being built, holiday-let visitors don't seem to care about the town or its residents, young people's employment only seasonal (tourism) and low paid - needs addressing.

PR Comments: it does sound like a rant, but it did become a successful engagement and there was certainly consistency! I would like to get back to them and run through the suggested questions, particularly to focus on infrastructure. I think it will go better now that they have got stuff off their chests!

From a RNLI operational perspective:

We need a pool of potential volunteers, 18 to 50 plus, who live and/or work in town, preferably both. This means we need suitable affordable housing and suitable employment for them. Housing has been a local RNLI theme for more than 25 years because lifeboatmen are not on central govt list of key workers and lobbying for this has led, in part, to the formation of Homes for Wells and the high priority it gives to lifeboat volunteers in its tenant criteria.

We all want and deserve the opportunity to live in our town in a "good" residential environment and this means better management of the challenges posed by large numbers of visitors.

We need to solve the traffic gridlocks, and this also means solving the parking problems. *(my view is that we need a bypass to take visitor traffic off the residential streets, residents-only parking on residential streets and purpose built car parks for day visitors with easy access from the bypass. The bypass could be used to set a new development boundary with no access on or off except at the end points, perhaps the landowner could be persuaded to see benefits)*

Steve Finch 8/3/21 Wells Town Football Club

Wells is a lovely place. What it needs is more housing for local people. There are houses empty on Northfield Way that have been empty for two years. Affordable housing is what is needed. All present housing is more than £300,000 which is beyond local people's ability to raise. Rented housing is what is needed. Private rented housing is not possible – it goes for holiday lets. Two bedroom houses for young families are what are wanted. The Hopkins development is not for local people. The houses are too big. For the elderly something like Gales Court is needed. Infilling houses are no use. He has a son who moved to Fakenham for a house. Victory are not good landlords. Many of the houses on the estate are not well kept and the gardens are overgrown. It should be possible to build more houses there because no one wants big gardens anymore. There is a need for one bedroom houses. But "I don't think anyone in the town can do anything about it."

There are fewer young people in the town. of the team's two squads of 30 not more than 6 or 7 are locals. The players come from Holt, Fakenham and similar places.

A good village hall is needed The Maltings is too expensive for locals – it is out of their price range. There are social events at the football club's premises, but it is not large enough for big events. Binham hall is an example of the kind of thing we needed.

There are not enough employment opportunities. Most of them relate to leisure = pubs, restaurants. Other than that there is only the fishing.

Parking is a problem. We cannot accommodate the number of cars. People won't walk even from the Holkham car part.

The marshes should be left as they are.

Terry Caine – Mens Shed 11/03/21

What makes the town good The town is compact in its location and has so many facets. You can walk to get whatever you require. You don't have to drive. It is a port; it is a dynamic place; the windfarm is a positive; the climate is favourable.

What would improve it There needs to be an overall speed limit, particularly on the High Street.

Community and services We have enough supermarkets and garages. A dentist in town would be good. As would a Sue Ryder shop for clothes.

Housing there needs to be more affordable housing . Developers undertaken to build low cost housing and then try to wriggle out of it and build second homes for those who live in a city. We need low cost energy efficient housing – with south facing roofs so that solar panels can be fitted. Flint faced houses and houses with timber panelling are what we need.

Environment We need to educate the public to appreciate natural beauty. Single use packaging needs to be discouraged. Recycling and composting need to be encouraged so as to avoid putting waste into landfill. Beach bank could be much more attractive with tree planting and indigenous wildflowers. East Quay and North Point bank are worth preserving. We need to change our lifestyle so as to avoid plastics and live a greener lifestyle.

Employment I would like to see more locally produced products 0 recycling and upcycling – making planters - war on waste. Things can't carry on getting bigger.

Transport We need a Park and Ride. The Stearmans Yard car park is too expensive. A minibus could be used to take people there and back. We need cycle routes.

Wells Twinning Committee

A range of people representing **some** of this committees were interviewed separately.

The group comprised:

*Retired primary teacher from Wells School who lived in neighbouring coastal village all of life, was chair of parish council there, and is now in Fakenham because of house prices.

*Retired teacher from APHS, resident for 25 years.

*Retired restaurateur/artist, resident for probably 50 years, who established a successful restaurant here

*Retiree who bought a house here 7 years ago. The move was for family reasons.

*Retired nurse who used to work at the community hospital in the days it had beds – lived in local village and now in Wells.

*Retiree who established a successful business here.

Positive aspects of Wells:

Love living here...a more personal place to live.

Living in Wells is enjoyable.

A mixed community, sea based, land based, retired, settled travellers etc.

The community side has been so good. A great community feel.

The ambience is good. People rally round when there is a need, and this includes support from the shops.
The carnival is an extraordinary event which started off as a 1.5 day event and is now 11 days long.

Very beautiful location once composed of 5 separate manors so originally not under the 'domination' of one particular estate. Its location is good.

A unique landscape and coastline.

The harbour and beach bank. The quayside and fish and chips on the wall.

The sea makes Wells.

Memories of the 70's watching ships arrive in Wells which traded up and down the coast and all over Europe. Still enjoys the leisure aspect, the little train to the beach etc (with grandchildren). It is nicer when it is just the locals although it is accepted we need the tourist economy.

The beach.

The whelk sheds are a place of charm and beauty.

The Buttlands is a great amenity for the town.

Wells was chosen for running a restaurant many years ago because of the variety here and the facilities here.

Facilities are good for a small town. It avoids having to travel to Cromer Norwich or King's Lynn

We have everything here, gym, tennis, two bowls clubs, Badminton, Football etc etc and all used by local people. This is 'not bad' for a small town. All the things individually wanted are catered for.

Good selection of B&Bs and pubs.

The old fashioned Staithe ST shopping experience and pretty buildings.

There are a good selection of shops. The range is extensive although some are becoming more expensive, out of the reach of locals, and 'touristy', but this does go with tourism.

The range provided by Arthur Howell is very good.

Deliveries (from Leftleys Howells and Country Garden) are very good.

Two small supermarkets.

Opportunities for exercise are good.

The library is good.

The post office is good.

The Maltings is an asset – but needs to be out in the community more, not just for the elite.

The Community Hospital provides a lot of services. Felt to be good to have, including dentist.

Very pleased with Wells Health Centre and access to appointments with good opening hours 8am-6pm and good support from the nurses. Plus easy access in terms of distance to walk. Felt to be good to have by most.

The town is not bad as it is and while it is too busy in the Summer we need to be realistic.

There is more here than should be expected for its size.

Transport is more accessible than from the surrounding villages e.g. Langham, it is so much better in Wells. It is possible to avoid use of the car which is enjoyed.

Areas for Improvements

Housing/Development

While second homes are needed to help support the economy 2nd homes should be taxed – they are not paying a fair share. They should pay council tax and not be given small business relief.

There should be a balance between newcomers and old timers. This balance is being altered. House prices are now too high, and we have reached the tipping point.

It is really sad there are now so many second/holiday homes but insufficient housing being built for people who really need them.

Houses should be sold as principal residences.

Holiday Homes should require planning to be holiday homes.

Holiday homes and second homes are of little value. In Burnham Norton on a Friday night (where there are a lot of both) all the supermarket delivery vans arrive. They do not generate any income for the locality. The second homeowners do not connect with where they live.

The Althorpe Estate in Creake and Holkham in Burnham Norton have both turned tenants out of their homes in order to convert to holiday homes. Soon there will be nowhere for ordinary people to rent or buy. High house prices are a real issue...examples were given of very highly priced ex-local authority housing in local villages.

We do not need new housing development which will be sold as second homes. This needs legislation via NNDC. E.g development of one new house for sale on open market should be matched by a house destined for social housing. Greater powers are needed e.g. a levy on builders.

Guernsey has two housing markets i) one for residents ii) one for incomers.

The prices between i) and ii) are markedly different. It would be valuable to research this and see how it operates.

More housing is desperately needed. Basically this needs to be Council house type housing.

The size and price of housing should be accessible to local people. It is very unfair they currently do not get a 'look in'.

Houses are needed to rent for locals. People need to be near their families. Within targets for house building the social housing component should be as high as possible and developers should be made to stick to it i.e. not allowed to extricate themselves from agreements because of financial pressures etc.

New houses should be built as infill.

Housing should not be built out of town like on Warham Road.

Houses and sites not occupied should be purchased by the Council e.g. Maryland, Old Coal Yard. Maryland is shabby and run down. It is possible more units are now being utilised, but the rest should be converted to housing.

The North Norfolk District Council has a level of inertia when it comes to Wells e.g. not eliminating the horrible Maryland site.

A wide strip at the back of Northfield Way, where the flats have very long gardens, should be used for building. The housing was designed in the 1930's when gardens were used as vegetable plots. This now no longer happens. It would be possible to access beside 1 and 1A. It might also be possible to negotiate access via the flood escape route, the entrance at least, being owned by Mary and Nigel Baker. Sections are also owned by the other houses on East Quay in front of it. At one time it would have been possible to have built behind the entire row of flats/houses on Northfield Way but now some are privately owned. However 1 – 7 are HfW or Flagship. Given that private owners have infilled their gardens this should also be agreed for social housing. It is shocking that Flagship have owned empty houses for so long on the Northfield Estate and have not rented them or sold them. These could once have been affordable for locals. It is a shameful situation. Flagship should not be allowed to move problem families from one locality to another without first offering local houses to local people in need.

It might be possible to rebuild the Wells Health Centre elsewhere and use this land to build houses centrally.

NOTE – this is planned in Burnham Market.

Current schemes for affordables are not working. Developers use the promise of affordables to gain planning and then drop as many as possible in favour of more expensive open market housing. In any case most affordables built are not really affordable.

Design

Houses need to have sufficiently large bedrooms i.e. liveable and with room for storage. There is no value in building a 3 bedroom house which should be a 2 bedroom house, in order to ask more money/fit it onto an insufficiently large site.

Bigger versions of old style cottages would fit, unlike those on Staithe Place which are 'samey'. It is difficult to find one's way around Staithe Place, especially if entering from Market Lane. A 6 bedroom house on Staithe Place is currently not selling easily and is too big for the needs of most folk in Wells.

The overall design of Staithe Place is poor. It does not fit well with Wells. Hopkins use the same site plan regardless of location. While some individual houses are quite nice the size of many is inappropriate (this is from someone with two sets of close relatives living there).

Tasteful design is needed taking into account the existing size of Wells' lanes. Simple squares, up and down, are inappropriate. Space should be properly utilised with the service of a quality architect and the planning authorities should expect this and ensure it is in place.

Design should be sympathetic to the location with use of chalk and flint and not too much red brick.

We need to get away from the executive style of house towards a more family orientated type of house.

Heritage

No clear thoughts but it might be wise to knock down Paul Banham's old house on High St and use this extensive site to build flats.

Natural Environment

Street lighting needs to be ecological to maintain the beauty of darker skies.

Lots of small efforts are needed to make an impact e.g. litter picks, management of single use plastic.

Holkham's contribution is approved.

Building does impact and spoil the Natural Environment.

People need gardens.

Birdlife is important to many people.

AoONB we need to preserve the marsh and the seawards side of Wells.

One of the bridges has collapsed on the marsh so it is less easy to get to East Hills on foot. This is probably a good thing.

Business

It is important to encourage learning and the arts.

The windfarm is a very good thing.
It is wise to promote anything to do with sailing/boating.
Financial input to support young people would be a good thing.
Would like to see more opportunities for youngsters.
Business is essential for jobs. However, Maryland is a concern.

All food shops in Wells are important. Ele and I is also an asset for children's things.

North is good for adult's clothing.

Would not like to see boutique style shops or branches of chains e.g.

Trespass!

We are lucky to have retained an electrical shop.

Necessities are easily obtainable from This and That or Walsingham's.

Organisation of District Councils does not support business or other services well.

Wells shares a lot with West Norfolk and would be better served if the North Norfolk area included Hunstanton to Cromer, with Fakenham and Holt but excluded areas as far away as

Stalham. Experience of selling a magazine year ago clearly showed the financial support for business was concentrated in Cromer and not in Wells or Holt.

The centre of Wells needs to be occupied, there are rumours a dental surgery will move into the old Barclays Bank. This is perceived positively. It would be valuable to have a dental service in the centre of town.

Loss of Barclays Bank is a loss of service.

Businesses are heavily reliant upon tourism.

The range of opportunity needs to be extended to include industry to keep young people in the town. Maryland needs tarring up. The derelict units need to be made operational and the area behind the vets needs to be utilised.

Facilities

A local U3A would be appreciated. The nearest is Holt.

Traffic/Parking

The quayside would be much improved if there was no traffic, and the Quay carpark was replaced with tables and chairs. Cars parked on the quay are ugly.

There should be 'no parking' on the Quay.

This is a nightmare in the Summer.

Traffic need action particularly by the Quay. Make it pedestrian only for at least part of the time, by diverting the traffic.

At present this is a nightmare. Another car park down Beach Road next to the football ground would be useful. People like Wells and the only really functional route in is by car but the two do not tie in well.

A park and ride at the edge of town is needed. Parking is a nightmare for local people.

Resident's permits may be a good idea, with insensitive parking fined heavily.

Parking spaces in Wells are like gold dust.

Public Transport

Access to other places was good – or it was adequate; there are now fewer buses running, in part due to lock down.

Fakenham to Wells services are good for leisure purposes. The Hunstanton to Cromer route is well used. Public transport in Fakenham is so much better than in Wells and it would be possible in Fakenham to get by without the use of a car.

The bus service in Wells is reasonable.

This should be re-organised, and a small bus system employed. It needs to be integrated such that it is coordinated to meet with trains and other buses. It now takes a long while to get to King's Lynn or Hunstanton, mainly because of the waiting time at changes (In Fakenham etc). The diminution of services is largely due to inadequate planning.

It remains easy to get to Norwich by bus, but this does involve a change and it is not easy in the evening.

Working people find it impossible to get along the coast because the coast hopper is seasonal.

An automated system would be ideal so that passengers can see when a bus is due to arrive.

It would be possible to build further from the centre of Wells but only if a suitable public transport system supported it.

Buses are needed to the Hospital, Recycle Centre.

6 months of the year (Tourist Season) the bus system is very well used, particularly to the bird sanctuaries. There are memories of when the bus went to Fakenham once per week only, with another one once per week to Norwich.

The more buses the better to encourage people away from use of cars.

One person rarely used public transport but did use it for linear walks.

Cycle Ways / Footpaths

There are plenty of walks.

It would be a good idea to liaise with Holkham to negotiate more circular walks.

Some of the walks do not allow for social distancing (e.g. Market Lane beyond the cemetery towards Cuckoo lodge)

The range of opportunity is enjoyed.

Holkham is an asset.

It would be useful for the area if approx 10 walks were advertised with a range from 2 miles to 12 miles using Wells as a starting point.

There is a good cycle route from Wells to Holkham via the Pinewoods, we need a Wells to Blakeney cycle route.

Climate Change

Freeman Street is at risk and so the rebuilding of a house there was questioned.

Our flood defences are good at the moment.

It will need consideration.

New builds should be designed to protect against flood.

We cannot hold back the sea and it will win in the end. However, we should retain flood defences to protect homes. We do have deposition (as salt marsh) which reduces the chances of flooding, but consideration of flooding should influence the location of new builds.

Specifics with respect to Wells Twinning.

The strong community has spin offs in terms of positive publicity for the twinning.

Twinning visitors are made very welcome in Wells, by hosts, local shops and within the area generally.

It is the sea which holds the attraction for French visitors who live in the centre of France far from the sea. The complete contrast is enjoyed.

Twinning will only survive with sufficient local people. It is value for money at only £200 all in but still only tends to attract those with a sense of curiosity, a

more adventurous spirit. Any reduction in local numbers will negatively impact. The demographic is getting older, and the twinning finds it difficult to attract 40 and 50 year olds in order to sustain the viability of the group into the future, although some young families do enjoy the experience. It would be a real shame if this stopped. It is certainly true that if there are fewer people there would be fewer electing to go to France because of a smaller pool from which to encourage people to join us.

Other notes:

Wells people do not come out when the holiday folk are about.

Theatre Group – hope this evolves again.

Increase width of quay wall and place a back rest along the centre. This would increase the opportunity for visitors to sit and eat Fish and Chips, a very popular visitor activity.

Some areas could do with an upgrade e.g. jazz up the toilets – all of them especially the ones at the top of Beach Road. They are a basic need.

Dogs should be controlled on the beach, particularly in the ‘no dogs allowed’ areas and in the areas roped off to protect seals.

Wells twinning in context:

Most of the group are retired, with one youngster in our midst.

Most of this group live and own a home in Wells having moved here a long while ago.

It is not solely the case – renting does take place and there has been movement away from expensive coastal housing in some cases.

Some members of the group own/manage houses rented to local people.

Three members of the group own or have owned businesses – all have been reliant to differing extents on the tourist industry.

Across the group it is likely that nearly the full range of facilities are accessed in some way or another.

Wells Community Hospital response to the consultation for the development of Wells Neighbourhood Plan

Introduction

This paper provides a response to the consultation on the development of Wells Neighbourhood Plan (WNP) on behalf of Wells Community Hospital (WCHT). In preparing our response, consideration was given to the vision, objectives and issues developed by the WNP working party, with reference to the data profile produced in March 2021.

At our April Board meeting, the Trustees of WCHT discussed what they felt would be the strategic issues being considered by the neighbourhood plan, which would directly or indirectly affect services offered at WCHT.

The invitation to contribute to the consultation is timely, WCHT has been reviewing its strategy and business plan following a period of engagement with our communities; statutory health and social care partners; charities; businesses, and churches establishing locally what are the health and well-being needs currently, and into the future.

In fulfilling its charitable objects, WCHT seeks to increase the provision of a range of health and wellbeing services on the site in partnership with other healthcare providers as well as provide services that fill the gap in statutory services.

WCHT recognises the strong evidence base which demonstrates the importance of community, in keeping all of us well; an evidence base that has been increasingly evidenced during the current global pandemic. In response WCHT seeks to widen the provision of services offered to support local communities in accessing a range of services and activities that address these wider determinants of health (<https://www.health.org.uk/publications/what-makes-us-healthy>).

It is within this context that WCHT responds to the objectives and issues of the neighbourhood plan set out below.

Section 1 - Key objectives for the neighbourhood plan & WCHT response:

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.

WCHT response: the increase of 80 dwellings would be welcome addition to the current community, deepening opportunities for affordable housing in the local area. Depending on the demographics of the homeowners WCHT would be looking to work with local GPs and community healthcare teams to establish any particular health needs required such as child health and those of an ageing population. We would also be looking to run a range of services, as examples, supporting young parents activities for babies and children, support for people living with dementia, active mental health

initiatives and social activities for retired couples moving into the area. It is envisaged in the short term this would be provided within the existing building capacity.

WCHT is also working closely with Heritage House to explore opportunities for how our complementary services can be aligned to enhance services for our older population.

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.

WCHT response: WCHT is working in partnership with the local secondary school to establish placements for work experience as well as supporting volunteering opportunities to strengthen Curriculum Vitaes in the process of applying for job opportunities. As we expand services we will: continue to seek to secure grant funds to meet the ongoing and diverse range of health needs in Wells and the surrounding villages; recruit local people to support these initiatives, and work in partnership with the town council, existing businesses, and local charities to expand training and development opportunities.

WCHT is keen to fully utilise the expertise not only of permanent residents but also of second homeowners and regular holiday visitors, many of whom have expressed interest in investing time and expertise to support younger generations looking to build CVs through a range of mentoring and coaching support in person and on line.

Any increase in student numbers would increase demand for these opportunities and WCHT would work with partners to look at securing grant funding to respond to increased demands.

WCHT has a track record of supporting local businesses in offering training in areas such as first aid and health and safety. This could be expanded to meet any new developments to be the designated location for Wells and surrounding villages.

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.

WCHT response: WCHT would work with the Town Council in understanding the changing demographics and population size as a consequence of the Neighbourhood Plan. Key areas will be about the increased use of the outside space of WCHT as a resource for local people addressing mental and physical health and sharing resources for community benefit.

With the support of the Town Council, WCHT could provide a range of health, education and leisure activities that offer additional services which reduce the pressure in the centre of town during the peak seasons, maintaining attractions to come to Wells whilst addressing concerns about overcrowding and pressure on parking.

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.

WCHT response: The Neighbourhood Plan, welcomes the benefits tourism brings to the area. WCHT (in conjunction with acute hospitals in Norfolk) could be in a position to support tourism and supplement hard pressed medical and hospital facilities, whose resources are often stretched to a limit by offering triaging and minor injuries advice and first line responses or sign posting relevant facilities. Thereby providing comfort and support in many circumstances to distressed or injured tourists. This would complement the existing renal holiday unit. Alongside this there may be opportunities to use space on the hospital site to create adapted and comfortable accommodation with parking for patients and their families in and around Wells who are coming to the area for treatment such as rehabilitation. This again would be in conjunction with statutory partners.

WCHT has recently expanded its team to include a student social worker who is drawing on the evidence about healing environments and the role of nature on our mental and physical health. With support from the Town Council and partners WCHT could play an important educational role in protection of the natural environment as part of taking care of ourselves, our health and well-being and that of our families neighbours and guests. This would include running guided walks and cycle rides for visitors through designated bridle and cycle paths and walkways that emanate from WCHT site.

5. To ensure that all planning decisions are taken in the light of rising sea levels and other effects of climate change.

WCHT response: WCHT is in a position to ensure any proposals and or decisions it takes are informed by understanding of the projected impact of

rising sea levels on this part of the coast and of the effects of climate change. WCHT will ensure it is represented at relevant information and discussion forums, to make sure we have up to date background against which to formulate our policy and planning. We will work with flood wardens exploring how the hospital site (out of the flood plain) can assist as emergency accommodation in the event of an incident of flooding.

Section 2 - WCHT response to 'Specific Issues' that are relevant to Wells Community Hospital

A) Location and density design of new houses.

WCHT response: Houses built on the outer location of the town would mean increased footfall to the Community Hospital which WCHT would welcome. This would strengthen the case for better transport access due to increased passenger numbers as well as more opportunity for local volunteers to support activity at the hospital. Depending on the occupants demographics WCHT would adapt its service offer to ensure we were responsive.

We would be keen to see how the location and density design of new houses meets the needs of young families and of the elderly, and the poor transport links in the area, all of which have impact on health and happiness.

We would welcome sensitive consideration to the balance of provision of housing for permanent residents/2nd homeowners/holiday lets to ensure there is an increase in permanent residents which will sustain services during the non-holiday seasons.

B) Range and balance of housing provision for local residents key workers the LD and those that wish to move into the area.

WCHT response: We would welcome a balance which enabled an increase of permanent residents who would contribute to the community.

The range and balance of housing provision, including building homes for local residents, would ensure they are able to afford to stay local, or return from education or training, or to job opportunities in the area and attract and retain key workers. We would also welcome those that wish to move into the area, as a desirable place to live, create a business, or to retire to. Another key element in creating sustainable healthy communities.

- C) Balance of permanent residents, second homeowners, and holiday let's.

WCHT response: WCHT sees the advantages and challenges of a balance of these different types of dwellings but seeks to respond in a way that reflect our values of collaboration and inclusion. Thus, ensuring our services will be flexible to meet seasonal fluctuations in population. Increasing activity for tourists at the WCHT site would help relieve some of the tension in high season of overcrowding in the town whilst also offer opportunities for income generation which would be redirected into services for local residents.

In doing so, it is crucial to pay attention to the balance of the needs of permanent residents, second homeowners, holiday let's and of other guests and visitors for accommodation, such as hotels and B and B's. Creating a heterogeneous community cannot be guaranteed but can be hindered and or fostered by sensitive planning, which in turn impacts positively on the health and well-being of the wider community.

- D) Job opportunities for local people

WCHT response: We recognise the importance of offering a range of different types of job opportunities both in terms of type and flexibility. WCHT are looking to increase both paid and volunteer opportunities which will support local people financially as well as provide work experience/ career opportunities to the younger population. WCHT wishes to continue to contribute to the potential for partnerships which increase the training and development opportunities for local residents and the creation of an enterprise culture.

- E) Long term sustainability of primary and secondary schools.

WCHT response: WCHT sees the sustainability of the primary and secondary school as vital to the ability to attract young families to the area which in turn contributes to the long term sustainability of services across Wells and surrounding villages.

- F) Health and welfare provision for ageing demographic. Provision of services across generations that affect health and well-being including open space impact of fluctuations in population due to tourism.

WCHT response: WCHT recognises the need for clearer patient pathways and has continued to seek to do our part to enable these to be provided locally by engaging with statutory health partners to offer a physical space and digital links to provide 'outreach' clinical services. During the pandemic, the hospital offered its services as a designated vaccination site to the North Norfolk Primary Care Network. The accommodation was reconfigured to enable local people to attend the site to receive their vaccinations. Unfortunately, health partners decided not to use the site,. WCHT continues to engage with health partners, making the case for the need for local NHS services and will continue to do so as this was cited as important through our community engagement events. WCHT would welcome the support of members of the WNP working party in pursuing these ambitions.

WCHT could, in partnership with the NHS if they were interested, offer a range of services including home care support; community physio or occupational therapist; palliative care homecare team; community midwife/ health visitor/ community psychiatric nurse . Either by hosting clinics on site or through our recently developed digital hub. Progress in these areas would need the support of the Town Council and local people in requesting these services on the WCHT site through the commissioning structures of NHS services.

WCHT has a track record in service provision in health and welfare provision for our ageing demographic. We plan to continue to contribute to the provision of services across generations that affect health and well-being, including open spaces, cognisant of the impact of fluctuations in population due to tourism by expanding our well-being activity that addresses the wider determinants of health. These activities are more within the direct control of WCHT which is not part of the NHS, although seeks to work in partnership with it.

- G) Transport infrastructure both public and private including cycle lanes impact of conservation activities and response to climate changes.

WCHT response: WCHT welcomes the expansion of cycle lanes as an intervention to reduce carbon emission and provide opportunities for greater health and wellbeing. We would seek to have cycle routes that pass the hospital site and offer a resting space for refreshments at our community café providing work opportunities for local people. We would also welcome review of bus routes to incorporate the hospital and Heritage House site to make access easier for those who find walking or driving more difficult.

In addition

WCHT would also like to see consideration of how services based in Wells next the Sea provide support to surrounding villages where issues of isolation and associated complications manifest. We see Wells next the Sea as having the potential to play a wider part on developing and sustaining the coastal and rural communities along the North and West Norfolk coastline. The pandemic has amplified the interdependency that exists for all of us in society and, if taken, provides an exciting opportunity for this interdependency to be maximised for the benefit of all. Over the last year WCHT has working with people across the coastline through a health and wellbeing group to create a forum to discuss shared concerns and develop joint plans to address issues that affect us all.

Summary

In summary WCHT welcome the development of the Neighbourhood plan which seeks to increase local residents whilst preserving the strengths of the coastal town. With the impact of the global pandemic on the UK's economy, health and wellbeing; a plan that seeks to build on what is strong across the coastal communities proving a sustainability and thriving community which is supported by robust infrastructure is welcomed. WCHT sees its role in the development and implementation of the plan as an important one. Working in partnership with local people and organisations to provide a range of health and well-being services that maintain and enhance peoples physical and mental health.

APPENDIX 6: Stage 3 – Development of policy ideas

APPENDIX 6(a): Publicity for public drop-in consultation event – flyer/poster and banner

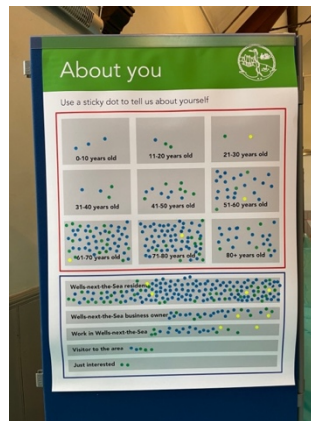
 <p>Wells-next-the-Sea Neighbourhood Plan</p> <p>Comment on ideas for the emerging Wells-next-the-Sea Neighbourhood Plan: planning policies, a design guide and sites for development</p>  <p>DROP IN AND HAVE YOUR SAY</p> <p>5pm-8pm, Friday 1st October 10am-3pm, Saturday 2nd October Congregational Church Centre, Clubbs Lane</p> <p>Or comment online https://wellstc.norfolkparishes.gov.uk/np/</p> 	 <p>The Wells-next-the-Sea Neighbourhood Plan is a planning policy document written by the community to guide future development in the area over the next 20 years.</p> <p>The working party are consulting on emerging ideas for the Plan:</p> <ul style="list-style-type: none"> • Draft planning policy to guide future development • Design guidance • Possible sites for future housing development  <p>HAVE YOUR SAY</p> <p>Drop in with all the family to one of the events (overleaf) and give us your views over a cup of tea.</p> <p>Or comment online: https://wellstc.norfolkparishes.gov.uk/np/</p>  <p>Next steps: the working party will be drafting the Neighbourhood Plan. Together our views matter. If successful at local referendum, the Plan will become part of the statutory development plan for the area.</p> <p>Wells-next-the-Sea Neighbourhood Plan</p>
--	--



Wells-next-the-Sea Neighbourhood Plan
HAVE YOUR SAY

APPENDIX 6(b): Results of public drop-in consultation event, 1st and 2nd October 2021

Age	Attendees
0-10 years old	3
11-20 years old	3
21-30 years old	2
31-40 years old	4
41-50 years old	12
51-60 years old	24
61-70 years old	54
71-80 years old	64
80+ years old	24
Total	190



Age	Attendees
Wells-next-the-Sea resident	160
Wells-next-the-Sea business owner	26
Work in Wells-next-the-Sea	21
Visitor to the area	5
Just interested	2

The Wells-next-the-Sea Draft Vision 2022- 2037

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.

Comments

- Improvements needed with houses already owned by Council/Victory/Flagship.
- *Work on the space we have already created.
- There are empty houses just sitting there!
- *Green sites should not be used for development because of destroying green spaces/natural habitats etc. Cars will be used more as further from town centre amenities.
- The above wording says it all desirable place to live. Not affordable for local families/young people unable to stay local. You need locals.
- If we have affordable homes we hope that they are maintained properly.
- Wells has lost its balance/to manage 2nd homes and being let which damages Wells.
- Need more smaller properties not large ones. Building on brownfield sites not Green land may cost more but would improve some areas of the town. Enough?
- Infrastructure, schools, hospitals, GPs etc?
- * Sad to see the age group numbers by 11:40 am
- Brown sites should be developed first at present usually neglected/semi derelict buildings. More expensive but in very good situations for town amenities.
- Wells needs to look after its indigenous population and stop development for second homes which are not a benefit to the town.
- Restrict second home ownership.

- Rights to buy shouldn't exist on council or flagship or Homes for Wells housing.
- ***Trust Holkham they like money too much.
- We need some affordable and rentable home for the younger elements of Wells. No larger expensive homes and no more second homes.
- Vision is just right - to achieve it must have more affordable houses.
- Have such things as schools, doctors, dentists, been taken into consideration when building houses, also the roads especially in summer are too full creating huge parking issues?
- I left Wells in my 20s because there was nowhere to live. Back to Wells in my 60s (retired) to find one third of houses empty as holiday lets. Limit them please.
- Building on brownfield sites only at present. Encourage more inclusive shopping rather than upmarket shops. Keep properties residential. Protect buildings from becoming holiday lets.
- North Norfolk has one of the oldest populations in the country. Our vision means we need to adapt and cater and accommodate our growing older age population.
- We do not need any more second homes.
- There aren't enough well-paid jobs here so the younger generation can't afford to live here with second homeowners.
- Focus on brownfield sites i.e. housing which is needed not wanted.
- We need to keep social housing for local young people and not sell off for second homes. We don't need the infrastructure for more houses.
- Ensure more affordable housing build - no more executive style homes and new housing that immediately becomes second homes.
- *Like many others too many second holiday homes to the detriment of the community.
- We need homes for locals not second homeowners.
- **Holkham are largely unaware of the needs of locals and where there is awareness they don't care.
- Manage housing to ensure community is protected.
- *Draft version sounds about right but overdevelopment should be avoided at all costs and no more housing/2nd homes.
- Agree.
- ****Brownfield sites to be redeveloped before green.
- Too many second homes. Not enough thought for local residents.
- It is essential to keep a core community in Wells to keep it a living, breathing town. Holiday cottages and to a lesser degree second homes serve a purpose. However a balance must be maintained.
- More housing accommodation needed, better gardens for families stuck in flats.
- Wells cannot cope with the development of any of Holkham's proposed sites. No point in having homes empty in winter and deluging Wells in summer.
- As far as this goes it's fine but it lacks specificity. The vision should be something that drives action. Can this really do that?
- It's not a balanced community now, too many second homes and holiday homes.
- ****I'm concerned that building on green fields, one of the town's beauties is the way the countryside merges with populated areas. Also all sites will bring more cars into an already too busy small town.
- We do not need more houses. The services cannot cope at the moment. We should be planning trees not destroying what few green spaces we have. Stop holiday homes. I was born in Wells.
- There will only be employment opportunities if local people can afford to live here.

- Close incentives for second homes. I.e. business tax earnings declared.
- ****Again too many second homes. We need more rental and affordable homes for local people and key workers.
- *Smaller houses are needed. Restrict second homes, it's getting ridiculous. Look after the houses that are homes for Wells people and stop selling them off. Stop holiday lets there are enough now!!
- Stop allowing second homeowners and buy to let holiday lets.
- This is a total load of rubbish. I do not think that any of the above has been kept in the last 25 years.
- Council house allocation. Needs revising to support locals and overcrowding.

HOUSING ideas

Objective 1: To provide housing for local people that meets 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.

	Agree	Disagree	Comments
<p>WNS1: New Housing Provision</p> <p>Further land allocated for housing (in addition to that in Local Plan), subject to technical and community feedback on their suitability.</p> <p><i>Where should new housing go?</i></p>	36	51	<ul style="list-style-type: none"> • **Totally against building on allotments and W07/1. If affordable housing is built there must be a restriction that is not later sold as second or holiday homes. • * There should be a moratorium in building houses in Wells until second homes are being sold while young people in Wells have nowhere to live. • Wells is busy enough without more houses being introduced, so busy during school time sometimes it is impossible to access by car. Land adjacent to Bases Lane where would any access be. • *No more houses, you are destroying the town. • Until there is an ironclad arrangement for any new builds to be exclusively for permanent residence we oppose the building on any site. • Extra housing will need further infrastructure, e.g. sewage and electricity supplies. Yes! • Whatever housing is built, avoid the 'anywhere houses' which forms the Furlong Hill/Market Lane development. Surely all of the key aims is to keep local character. 'Anywhere Homes' don't do this. • *Any new housing wherever it must be for local needs and not allowed to be sold to

			<p>2nd homes (see stance taken by councils in Cornwall).</p> <ul style="list-style-type: none"> • Definitely not number two. Readjust house numbers. • Only fuel efficient housing, not 1960s designs. • **Who will live in these houses? More second home is not appropriate. • Where is the social housing? • Before any plans to build, consideration needs to be given to sewage, which at present is not fit for purpose! • This requires a strategic approach re-services, parking, key facilities, etc. • Why call for sites unless you want more houses. • Four years ago I was told W07/1 was to be used by Holkham to build homes for Holkham workers. • **The allotments are so special for Wells people, friendship, vegetables, green space, ecologically sound. People have invested in these allotments for lifetimes. Leave them be. • I build on someone's home and business? We support the Community and provide trade for wells all year round! Mill farm Road is not a hobby you build there and we will be homeless! For holiday makers! • ***We need affordable housing not huge homes!! Save the allotments do not build more second homes!!! They only get let out anyway!!! • Sites one and three apply restrictions, no cars, 50% affordable, cannot let or sell on as second homes etc. • Affordable? • Area number two is best for Wells. • **Homes only for local workers, employed in Wells and surrounding (5 mile range) area. No point in expanding Wells if local workers cannot live here, not sustainable. • I would not support more housing on allotments/2 Furlong Hill/Mill Road. This open area is a key part of the town envelope (area 3). The carrot wash would be a shame to build on (area 3). My preference for area 1 and 4. • There is inadequate care provision both in peoples homes and care homes, to support
--	--	--	--

			<p>our population. I would support more care provision, both homes for local carers and care homes, potentially on community hospital site.</p> <ul style="list-style-type: none"> • Live and work in the town or locally. • That's like the new development which is now all second homes? • Details needed on the number of properties that there are! Owner occupied, holiday lets, non-let second homes etc. Without this data it will be impossible to set a strategy and the rants against incomers/2nd home owners will continue. • Affordable housing is essential with covenants on new builds prohibiting purchase as second home or holiday let for a certain number of years. 10? • Affordable housing only. No to any more second homes. • Very uncomfortable with option two. What happens to the business using the land? And the edge of the town would be enclosed by houses. Road would clog with extra traffic. • *Should be a much higher percentage of affordable homes. • Say no to building on the allotments - an allotment cannot just be moved. • Plans need to be allocated for affordable homes for local people. • Site 2 is unsuitable. Allotments should remain. Where would staff come from for the assisted-living. • It is close to the sea. • ** compulsory purchase areas (Maryland?) And build homes for Wells there. • WO7/1. If additional new homes are to be built there would need to be vehicle access. Direct from the main road and not through the current Staithe Place development.
--	--	--	--

Submitted sites for comment

1: Land north of Mill Road. Submitted by Holkham Estates				
Site area	Proposed use	Number of dwellings and type	Comments	Potential constraints to development
0.7 hectares for the western area (3.6 hectares for whole)	Housing and open space	60 dwellings	All but 0.7 hectares (western part) is proposed for allocation	Landscape sensitivity; access from Mill Road

site including Public Open Space)		A mix of open market and affordable	in the emerging NNDC Local Plan.	
<p>Comments</p> <ul style="list-style-type: none"> • Both the site should not be considered for building. 1. someone's home and businesses. 2. allotments. There should be a covenant to protect both sites! • ***No more second homes for holiday lets. The town has more than enough already. • Flagship homes shouldn't be sold to private owners. • Pedestrian access, footbridge to town. • Flagship homes should not be sold off into the private market. Agree! • Strongly object to buildings on Mill farm and allotments. • Development only affordable houses. No selling on open market if they are not taken. • By all means build here but not mix of housing is wrong. It should be 80% affordable and 20% private housing. The opposite of what Holkham would like! • Houses owned by Victory should be allowed to have extensions built, or modernise to suit families. Needs of 2020, modernise and improve what we have. • *Start looking after the locals please. No further development should be allowed for second homes!! • *Holkham keep out. Build at Holkham. • *No build on blue area. • Probably not. • This is a home and business not a plot of land for second homes. • *For affordable housing not 2nd/holiday homes. This is killing our community. • *Surely Holkham can allocate some land! • Most definitely not. • Support area one, but needs to be focused on families who work and provide essential services to support the population e.g. fisherman, shopkeepers, carers. • The town needs homes for locals, not for anyone else to have a holiday home. • You need to keep locals here. • Will these houses be owned and used by locals or sold as holiday homes? • I think this is a good site for housing but it depends on whether suitable controls/constraints can be implemented to ensure that any housing ends up in the hands of those who need it. Should not end up at second homes/holiday rental. That would leave Wells back in its current predicament. • Against the development as a significant intrusion with resultant damage to the AONB. • Only people who have lived in the town for at least five years should be allowed. • Only affordable homes for Wells people. No holiday houses. • This seems partly condoned re-impact on Wells. • How to limit houses being bought as second homes? • 20% below market rates is not affordable. We need actual affordable housing. • These will be top end and retirement homes in an AONB site with a few houses for locals. There will be road congestion traffic problems on Mill Road. • *Site 1, local only, no second homes. • This will have a terrible impact on the view from Mill Road. Take business away from Mill Farm. Increased traffic will cause problems. • Housing should be for local needs only and for the number identified for local needs. The infrastructure as current is not suitable for all this additional housing i.e. doctors surgery, drainage etc. • Traffic problems, light pollution affecting AONB and bird migration. I bet Holkham are looking at the profit. 				

- No more housing full stop!
- Only if a constraint is imposed to be permanent homes for local residents.
- This site is quite high. Any development will be very visible. Need to care for the environment.

2: Land south of Mill Road. Submitted by Wells Town Council

Site area	Proposed use	Number of dwellings and type	Comments	Potential constraints to development
5.17 hectares	Housing	60 dwellings (45 affordable houses and 15 open market houses)	Excludes the allotments.	Landscape sensitivity; restrictive covenant; area is identified as 'Open Land Area' in emerging Local Plan; access from Mill Road

Comments

- Site 2: will only make traffic/sewage and access much worse
- Stop selling existing social housing in Wells to build new social housing.
- Must stay as homes for locals
- No to building on allotments/paddock. This is essential to the character and openness of the town. However, consider community hospital for local care accommodation.
- Severe drainage issues on this site. Unsuitable for building.
- This should be for affordable homes only and with a covenant covering future sales.
- This is really not necessary. Why use green sites?? Site behind the old station and Maryland is much more a need of development.
- This land should NOT be built on! It is an area of outstanding beauty!
- I think that number two is a good area.
- No to homes built on allotments especially for second homes.
- Affordable should = rentable.
- Very bad idea.
- All new housing should be restricted to permanent residence, not sold on as holiday or second homes.
- I agree.
- Housing on the Western paddocks would be good.
- **Shame about the horses and the view but if the land is to be given by the Town Council more homes for rent can be built for local people. Somewhere must be found for them.
- *Strongly object to development on prominent greenfield site.
- What will happen to the horses that have been there 23 years. Totally object. Okay so long as it is affordable housing (rental and purchase) for locals only and are sympathetic to the surrounding landscape.
- You cannot have infill along the road now with all the parking so no more housing.
- Affordable houses for rent should be available for those on low salaries. Also what about small units for elderly?
- The health facilities cannot support 60 more dwellings.
- Set a dangerous precedent.
- Mill Road is not a suitable access point. It is already extremely busy causing regular traffic jams.

- *It's allowed to build how are the out-of-date drainage/sewers going to cope? As drains in Burnt Street, Church plane are overused now.
- It is not appropriate to build on the paddocks or allotments. This is Wells owned land.
- Provide affordable. Correct Wells strongly support this.
- If you build here you will lose this lovely gateway to Wells. Building here will open up pressure to build on land to the south of this area. Leave it as open land.
- **Not holiday homes, all of which claim business rates relief and pay no council tax. All nil rated.
- If only we could guarantee the new homes would be affordable, social housing, rentable.
- 1.agree. 2.disagree. 3.agree. 4.agree.
- I don't see why horses should have to be put to sleep for sake of more houses as there is no grazing land in Wells.
- When and if these two areas get built on, how long before the rest is up for planning. In 20 years it would be developed. We don't have the infrastructure to cope.
- This will provide housing for our community which our community has control over.
- Wherever houses are built there will be objections. Need to be where least disruptive, to other houses (not horses) objective to create affordable rented homes not 50/50 or cheap to buy (none are cheap enough to buy).
- Only affordable homes and permanent residence.
- Building at the bottom of the hill would be good. An access could provide a link up a bit further up.
- If really necessary: 1. build a lower southern part and leave to the north as open recreational space/park. 2. keep the allotments!!
- I would happily give my allotment if the housing was genuinely for local families to rent. None to be sold and to remain in the social housing sector. Agree.
- How will the infrastructure be improved? This seems a poor site re access and environmental impact.

3: Land at Warham Road. Submitted by Holkham Estates

Site area	Proposed use	Number of dwellings and type	Comments	Potential constraints to development
13 hectares	Housing and landscaping	70-90 dwellings	Site not included in the emerging Local Plan	Landscape sensitivity, scale of development; access from Warham Road only.

Comments

- *This expansion of town boundary should not be allowed.
- No more homes for second homes which are let out please.
- I feel there is no need for a further large development in Wells. Services and needs cannot cope. Destroying areas around Wells outstanding natural beauty for second homes is travesty!
- Site 3 – road is less busy than Furlong Hill. Slightly outside of the already busy town.
- Too big we don't have the capacity for this size of development. Doctors? School? Traffic? Impact on environment?
- In visual terms, this is a good site. Will not detract visually in terms of centre of Wells. Might have lesser appeal to 2nd homeowners/buy to let, but in any case, covenants/constraints should be introduced to prevent ownership by the groups.

- Unsuitable site, affecting the skyline behind Wells, unsuitable access onto the road and into town, potentially dangerous for local residents parking on opposite side of the road.
- Too much impact on environment, lack of infrastructure.
- Only viable with significant investment in infrastructure.
- The increase in traffic 70 to 90 houses will be immense. Warham Road is already congested during summer months.
- Unsuitable for listed constraints.
- 1. On approach to the town it will provide a very different undesirable residential impression. 2. Residents will be tempted to access town by vehicle thus creating further problems. Parking and pedestrian hazards. i.e. too far out of town.
- No more second homes. Agree if to be used by locals needing housing.
- Warham Road site would generate lots of extra vehicle movements as it is inaccessible to pedestrians.
- No to any development in Wells until second home problem is dealt with.
- AONB should not be built on. Very large number of dwellings planned long-term. Wells does not need more holiday or second homes. Damage to range of wildlife not recoverable.
- Drainage issues there will be flooding. Access issues not safe will be off minor road and require inappropriate modification to be safe.
- Agree.
- Don't agree. Area of natural beauty, lack of access to road.
- Okay if affordable, but not for holiday homes.
- Steps need to be taken to ensure that Wells retains its character and doesn't turn into an empty town serving only second homeowners.
- Warham Road is gridlocked with traffic in high season and cannot take any more vehicles.
- Far too big for Wells.
- During the summer birds of prey use the fields for feeding. Barn owls, bats, moths, curlews, butterflies, oystercatchers, partridges, pheasants are all resident.
- These green spaces on the edge of the town should not be built on. They buffer the town and too many houses proposed. So much more traffic.
- Do not support area three. The roads do not support this number of people. Too far out of town causing more driving. The open character of this land for farming is essential.
- Expansion beyond current boundary, onto Greenland should not be allowed. Why do it? To create more second homes? No.
- *Out of all proportion to the town. Not required to this scale.
- Traffic in summer is had enough here already. What a crap idea.

4: Land rear of Market Lane. Submitted by Holkham Estates

Site area	Proposed use	Number of dwellings and type	Comments	Potential constraints to development
0.7 hectares	Housing	20 dwellings	Site is proposed for allocation in the emerging Local Plan	Access to be provided from existing development to the north
Comments				
<ul style="list-style-type: none"> • *Affordable. For key workers and locals. • Affordable homes for the local next generation and help and support for them. They work local and need to live local. 				

- Truly affordable only.
- Years ago the plumber Mr Rayor said the drainage and sewage system under Wells wouldn't cope with more houses.
- Local housing only which cannot be sold on later? Homes for Wells.
- Land rentable for affordable housing. No requirements for second homes.
- Access should not be via existing development but directly onto main road.
- Only affordable housing at Market Lane. Too many new properties are empty most of the year.
- Seems reasonable to complete buildings in this area but affordable housing only.
- Good site in terms of minimising impact but delivering new homes.
- Local people only, how many of these will be affordable?
- 20 affordable houses for local people (properly affordable!).
- *Top of Staithe Place is least damaging option.
- Must be for affordable for locals.
- Much better site. No one loses out on homes, hobbies or business.
- Holkham estate profit, what prop are A/homes for Wells residents.
- **Definitely use this site, doesn't affect anybody.
- Originally designated for homes by Holkham for Holkham estate workers.
- *Affordable housing only here.
- Affordable housing for Wells people only.
- Should it be affordable homes only.
- Affordable only.
- The logical place to build, and yes, they should be affordable houses (buy or rent) for local families.
- Support area four. Road access better. However, must be dedicated to families working in the town e.g. shops, fishermen, teachers, carers. Without this Wells cannot support a growing population.
- All the sites are too large for Wells to cope.
- I agree to site 4.
- *Best option of site to put forward.
- Okay if affordable but not for more second homes.

	Agree	Disagree	Comments
<p>WNS2: Housing mix</p> <p>Housing for:</p> <ul style="list-style-type: none"> • Older people • First time buyers • People with special needs • Family housing <p><i>What type of new housing do you think is needed?</i></p>	90	2	<ul style="list-style-type: none"> • No to 2nd homes. • Housing needed for town workers who are not necessarily local, to include single people. • ** more bungalows please. • North Norfolk has one of the oldest populations in the country but inadequate care provision, both home care and care homes. The balance of new housing needs to support 1. our older demographic, and 2. people to care for older people. • *No privately or public rented accommodation should be allowed to be sold, but be protected for people who can never afford to be homeowners. • *All of these could end up as second homes or holiday lets unless covenanted or otherwise.

			<ul style="list-style-type: none"> • **Need some ladder housing e.g. from first-time buyers to allow more room for children?
<p>WNS3: Principal residence dwellings</p> <p>Homes for local people only (not second homes).</p>	125	3	<ul style="list-style-type: none"> • *All people moving to Wells permanently. • **Must include people moving in to live and to work. • Do we want Wells to thrive economically? If so we need a mix of housing.
<p>WNS4: Infill development inside the Settlement Boundary</p> <p>New infill development (individual dwellings or small groups) to be within the existing built-up area (settlement boundary).</p>	54	11	<ul style="list-style-type: none"> • New second home ownership should be restricted. • We need more bungalows, the existing ones are sold off or have young families, they were built for the elderly! • *Okay but not loss of gardens/green space and over density. • Homes for local people. • Infill is leading to profiteering by developers and too high density or population (too small gardens). Therefore infill should be restricted.
<p>WNS5: Affordable Housing development outside the Settlement Boundary</p> <p>Affordable Housing only as an 'exception' outside of the settlement boundary.</p>	60	15	<ul style="list-style-type: none"> • No point in building a lot more second homes and few affordable homes if all the local workers have to travel in from Fakenham Lynn, etc, not sustainable. • * most affordable housing in Wells is not affordable to local Wells people on lower wages. • So much affordable housing is sold on to anyone with money after five years. Very wrong.
<p>WNS6: Design</p> <p>High quality design in all new development, including extensions and conversions,</p>	78	0	<ul style="list-style-type: none"> • *All buildings must be of high quality! • No more designs like the one on east Quay. • Quality not quantity both private and rented. Rented a poor quality on the interior. Social housing. • * not just pastiche and preserved in aspic. • * if only the planners had imagination and recognised good design and didn't work to the lowest common denominator.

<p>ensuring they complement the character of the area. See draft Design Guidance and Codes document. <i>What do you think?</i></p>			<ul style="list-style-type: none"> • Green low energy not necessarily flint! Modern designs. • Any new build, must be low carbon. Developers must be kept to this!! Unlike Hopkins Homes at Staithe Place. • Must be high spec, low energy, passive house carbon neutral. • *** High quality only if it's affordable. For the local community. • *This does not happen now. • It seems that all sites will create problems with losing green sites, is there a way to convert existing buildings? Above shops etc. • **** housing should be for local needs only and only for the number identified.
---	--	--	---

Draft Design Guidance and Codes
<p>Comments</p> <ul style="list-style-type: none"> • More new house. • On the bicycle shelter, use strong plastic and not glass. • Modern environmentally friendly design. • *Is design guidance appropriate for neighbourhood plans? Is it not covered by District Council? • ****They should be designed with reasonably sized plots, not small and crowded. • Whatever the town decides NNDC Planning will do whatever brings in the most cash!!! • Three story townhouses are not appropriate for Wells nor large 5+ bedroomed houses, three bedroomed cottage style will suit most local families. • ***Wells needs to limit numbers of second homes. They succeeded in Cornwall! • No design of affordable housing. Enough jobs for locals to afford local housing. • More houses to be in new exciting style. Like the one on East Quay. • No more houses, use the ones we have. • *** Wells must retain its character e.g. no houses like the new one on the East Quay. • **I work in Wells but I live 30 miles away. I'll never be able to afford to live here so eventually I'll get a job somewhere else. • So did I. Took 40 years to get back to my birthplace and family. • Housing is becoming random, need some design structure.

EMPLOYMENT ideas

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.

	Agree	Disagree	Comments
<p>WNS7: Employment sites</p>	<p>99</p>	<p>4</p>	<ul style="list-style-type: none"> • ***Why not develop the station/Maryland area for residential property? • *Maryland could be used for something! Anything! Car park, housing, industrial etc.

<p>Protect existing employment sites from change of use that would result in the loss of employment land available. <i>Where?</i></p>			<ul style="list-style-type: none"> • ***** land and building should not be allowed to stand empty and in ruins. Maryland. • ** we also need to accommodate public servants e.g. carers, teachers, lifeboat crew. They can easily get priced out of affordable houses. • Old jam factory Maryland. • * Land should not be allowed to sit empty and unused, just because it is on industrial area. If unused for a long period it should be put to new use. • In principle more employment opportunities good for young people but where will they live. So mix development, residential side-by-side with employment sites would seem most sensible.
<p>WNS8: Redevelopment Opportunities</p> <p>Possible redevelopment opportunities:</p> <ol style="list-style-type: none"> 1. Former Maryland – for industrial, business, office, and commercial uses 2. Former Ark Royal Pub on Freeman Street – for commercial, retail and business uses <p><i>Are there any others?</i></p>	<p>103</p>	<p>12</p>	<ul style="list-style-type: none"> • *No more lifestyle shops, only useful shops. • *Possible development of the old warehouse building behind the vets as flats? • Maryland is designated as a flood risk area. It is possible to put this area to both domestic and commercial/industrial use, but only if this risk of flooding is removed by a secondary sea wall to the east. • Flood restricted areas could be designed with houses raised, as in Baker’s yard, Freeman Street. • What stops Maryland from being developed for housing? If it’s in the flood zone then not suitable for housing but otherwise seems a good area. • Maryland is a disgrace, can’t work out why it hasn’t been developed. • Ark Royal site would be ideal for proper social housing e.g. homes for Wells? • *Why keep it as it is not used? • Before being the Ark Royal that area was residential. Why not again? Social housing? • Maryland is an obvious area for both residential and small commercial accommodation. • *Can we keep old lifeboat station as wet weather centre and education and cafe/viewing? • Fish and chop shop • **Ark Royal site should be affordable housing for local people.

<p>WNS9: Retail and the Town Centre</p> <p>Support for a diverse town centre – support for independent retailers e.g. Staithe Street/The Quay/Freeman Street.</p> <p>Retain retail uses at ground floor where possible, promotion of residential at first floor level and above.</p>	129	1	<ul style="list-style-type: none"> • Maryland Wells poor relation! • **Keep chains out of the street. • Ark Royal site would be help as car park. • Local shopping gone. Hobby shops!! • Hospitality is a must. Promote our fishing industry. • Need shops for local people. • There are quite a few areas of employment sites that could encourage employers to the town and create opportunities other than just seasonal work. • No chains and no more coffee shops. • Must be affordable holiday/souvenir shops/hospitality brings jobs. • I am in Alderman Peel high school and when I'm older I want to be a carp farmer. • Certainly not Ark Royal site. Wells needs more parking not less. • Maryland should be cleaned up or used for homeless. • The old jam factory should be developed, it's an eyesore and been empty for 30 years. • Ark Royal area could be for housing (with parking facilities). Stop parking on Quay (WTC revenue from car park charge elsewhere). Quay, seating, market stalls. • * Maryland could be used for housing and additional parking area. Continue to support the independent nature of our retailers, encourage more diversity/range.
---	-----	---	--

INFRASTRUCTURE & SERVICES ideas

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.

	Agree	Disagree	Comments
<p>WNS10: Community infrastructure and growth</p> <p>Infrastructure to keep pace with growth e.g. health, education, leisure and transport.</p>	79		<ul style="list-style-type: none"> • Sewage needs to be able to cope. Parking is a must sort! Residential parking only? More space for car parks. • Cyclists can be very nice people!! • **Parking in town, even residents need to be looked at. Especially Northfield, Church Plain and Burnt Street. How are emergency services meant to get through? • Better provision for disability scooter dropped curbs, places to stop safely.

<p><i>What new infrastructure is needed in particular?</i></p>			<ul style="list-style-type: none"> • Residents' privacy respected by allowing permits and adding no parking signs. Parking in allocated sites only. • Fed up with the cyclists. Locals rarely cycle as they get their exercise from working hard. So sad that the railway has gone. • The drains in Church Street collapsed 10 years ago! That's one reason church place floods frequently. • Holkham to open overflow car park more in the summer. • Have large car parks out of town with shuttles regularly. Or parking to be paid, money from this injected straight back into community. • Parking in residential areas should be reserved for local residents only, residential parking permits! Parking for day visitors it is to be restricted to car parks with overflow car parks provided if necessary. There must be no repeats of recent indiscriminate parking causing severe disruption. • All growth in Wells population must have commensurate accommodation for staff for health education local shops. E.g. for every two new homes one should be for essential workers. • Can the sewage works cope with the increased development? • We can only sustain so many visitors, restrict parking to reasonable levels and allow the town to trade and breathe, we are losing our community to visitors. • A hospital ambulance station, sixth form college so students don't have to travel. • Parking so cars do not park so badly especially on coast road. • Talking about infrastructure without first defining a philosophy of how Wells is used is pointless. • Better bus connections to Norwich and all. Fast buses? • Forget the sewage system also supply of electricity. • Telecommunications. Better Wi-Fi and adjustment to changes to telephone from analogue in a couple of years. • Need for agreed long-term transport links. More car parks, sensitively sited. • Train station • * sewage system needs to be updated.
--	--	--	--

			<ul style="list-style-type: none"> • Stop people parking on the coast road. • Use this Hall (Gordon Barrett) as a community centre. Go into partnership church plus town. Improved it would be ideal for weddings et cetera with the garden too. • *Better transport to Norwich.
<p>WNS11: Community facilities</p> <p>Existing community facilities (library, Post Office, school, health centre, community hospital, sports facilities etc.) to be protected from loss or change of use. <i>Anywhere else?</i></p>	110	0	<ul style="list-style-type: none"> • Bank? • Local community hall. • The nature of the health services are changing. The old need for a community hospital isn't there but Land should be used to support health and care e.g. respite or hospice or accommodation for carers. • *** the Maltings! • Parking on the pavements needs to be policed. • Visitor parking required for long day visitors e.g. dry road and bus i.e. park and ride. • Do the yellow lines on entire coast road to allow emergency services access. • Parking in Maryland. • Schools plural! Add Wells Maltings. • Old jam factory in Maryland, it would make a central car park for school and shops. Time it was a compulsory purchase. • Well the location could be moved but Wells needs the facilities.
<p>WNS12: Access and parking</p> <p>Encourage safe walking and cycling, including cycle parking provision. New development should not cause safety issues or congestion. Off-street parking encouraged and on street parking discouraged.</p>	92	0	<ul style="list-style-type: none"> • *Any new development will cause congestion, naïve to think otherwise. • Park-and-ride from the railway on Stiffkey Road. This idea could be developed. • In summer operate 3 to 4 small buses circulating from Freeman Street car park, via the quay to Walsingham station and back by Burnt Street. • *Have a one-way system for cars between Chandlers/Standard Road and Beach Road roundabout. • More enforcement by traffic warden. We have enough car parks if used correctly. • More designated residential parking, a lot of cottages with no access to parking. • Routes into town must be accessible and safe. • Near the railway/shared with a bus to park and ride. • Pavement around town improved. • Two Furlong Hill and Burnt Street becoming dangerous places to walk.

			<ul style="list-style-type: none"> • Developing access and parking plans would benefit from first identifying what routes are critical. • ***Park and ride must be an option. • Freeman Street parking could this be extended? • *I think that there should be a car park for local people who live in Wells. • *Parked cars slow my attendance to calls with Wells fire service. This is a serious problem to those in emergency services.
<p>WNS13: Parking for visitors to the town</p> <p>New parking for visitors to the town <i>Where could this be?</i></p>	49	1	<ul style="list-style-type: none"> • If they stayed at home we would not have this problem. • Create more parking spaces near Walsingham train station and a new footpath/cycle route from it to Maryland into town. Create a walk from the East Quay to the station also along the old railway line. • Parking out of the town with park-and-ride e.g. Egmere or Holkham land off Dry Road. • **Park and ride. • * Need an out of town car park, electric buggy for visitors, opposite Arch House. • Enforced park-and-ride. • Car park and ride where Holkham proposing housing off Warham Road. • Fakenham. • Light railway when out of season. • ***Park-and-ride must be an option. • Park and ride from Egmere. Shuttle bus to beach. • Parking to be on outskirts of town to stop the gridlock and allow locals to be able to get in and out of town. • Enlarge the new Freeman Street and little railway or a little bus to get to Holkham. • ***Double yellow lines needed everywhere in Wells. • Mandatory as part of the community infrastructure levy. • Maryland (ideal, can't have housing there). • Additional parking for houses which don't have spaces. • Park and ride. • Possibly extend the car park on the north side of Freeman Street. More use of double yellow lines to prevent (hopefully) our narrow roads being blocked by parking for both sides, and provision of resi permits.

			<ul style="list-style-type: none"> • Residential parking permits to keep visitors away from homes on the estates. • If res permits allow generous allowance for res friends/family! • Large area of Maryland useless at present. • Extend seaward side of Freeman Street car park. • Park and ride at Egmere – shuttlebus and make it attractive and affordable when the car parks are full. • Perhaps schools could be used for parking instead of caravan club. This congests the town. • Day visitor parking to be kept off residential streets. Can be done. • Schools need to be looked after and parking rejuvenated. The schools have been fantastic to our boys so they need to be looked after, numbers! Staff! • Ensure the hospital is retained and progressively offers more services. Less need to travel to Lynn and Norwich for medical treatment, not sustainable. • Possibility of park-and-ride into town. • Better public transport all year.
--	--	--	---

ENVIRONMENT & TOURISM ideas

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.

	Agree	Disagree	Comments
WNS14: Heritage protection Protection of the existing heritage of the town e.g. Listed Buildings, Conservation Area.	113	0	<ul style="list-style-type: none"> • We have enough visitors already the place struggles to cope as it is. • Keep the charm but keep it safe, attractive and tidy! • Cast concrete lamp post, end of Clubbs Lane (is it one of the only two remaining?) • Infill is going too far, mainly for profit but leading to too high density and changing the feel of the town e.g. size of gardens. • The conservation area needs Active management and enforcement. E.g. pizza vans next to listed buildings is of detriment to the town.
WSN15: Non-Designated Heritage Assets	169 Support	4	<ul style="list-style-type: none"> • All of these to be protected. • Agree with protection of these things in principle, but not if it excludes all progress

<p>Recognise important unlisted buildings</p> <p>a. Water Tower (off Warham Road)</p> <p>b. California Terrace</p> <p>c. WI sign for the town at primary school turning circle</p> <p>d. Town Sign near Arch House</p> <p>e. Mill Farm buildings</p> <p>f. Former Wells Cottage Hospital</p> <p>g. Wall running down east side of unmade road to Temple Court</p> <p>h. Whelk sheds</p> <p>i. Maryland Mill buildings (vets and antique centre)</p> <p>j. Old boatbuilding yard, opposite main slipway (now shipyard studios and shipyard cottage)</p> <p>k. Old Railway Station</p> <p><i>Any others?</i></p>	<p>for all areas</p>		<p>in a fast-moving world and is a complete eyesore (e.g. Maryland).</p> <ul style="list-style-type: none"> • Love these! • *** Maryland needs sorting out. • Maryland needs cleaning up! • Maryland needs attention. • *Maltings eye sore. • The church. • All of these. • The whole of the East Quay area. • The old school. • Yes to c, d, e, h and the front but of i. No to a, b, f, j (spoilt by insensitive building). • Why the hell are the Whelk Sheds on here as they have been here longer than you out of towns and emits. • E. Mill Farm buildings and fields.
--	----------------------	--	--

	Agree	Disagree	Comments
--	-------	----------	----------

<p>WNS16: Local Green Spaces</p> <p>Green areas that are not already protected Local Plan</p> <p>a. Pitch and putt field</p> <p>b. Northfield Crescent strip</p> <p>c. Tug Boat Yard (a formally designated village green)</p> <p>d. Turning circle at Bluebell Gardens (primary school)</p> <p>e. Former railway cutting at Warham Road</p> <p>f. Mill Road allotments</p> <p><i>Any others?</i></p>	<p>163</p> <p>Support for all areas</p>		<ul style="list-style-type: none"> • Mill Road allotments and east end allotments. • Protect Northfield allotments. • East end allotments. • Infill is too dense it reduces green and open feel of the town. • *The allotment should be retained at all costs. • East allotments and land to North. • The allotment should be protected. • *Wells town Bowls club green corner of Mill Road and Clubbs Lane. • Pitch and putt summer 6/8-week overflow car park from Freeman Street. • * Allotments are a social space and should be protected for future Wells families. And the paddocks.
<p>WNS17: Nature conservation and biodiversity</p> <p>Protecting natural features (e.g. trees, hedgerows, ponds, verges, woodland etc).</p> <p>Create new areas for wildlife, enhance existing wildlife corridors, repair fragmented</p>	<p>113</p>	<p>1</p>	<ul style="list-style-type: none"> • The allotments at Mill Road should be retained for future generations. • Very important to ensure green spaces for future generations. • Land at Two Furlong Hill, wildlife haven, Marsh Harriers, muntjac, cuckoo. • Form ecology groups to restore/manage historical ways to the town e.g. Market Lane to encourage green corridors promoting indigenous local flora and fauna. • Allotments essential. • The new plans are about destroying green spaces! • **My hopes for the future is for there to be more wildlife stuff. • * New areas with very limited access.

habitats, create new green corridors, through new development, incorporate wildlife friendly features, e.g. bat boxes, swift boxes etc. <i>What else?</i>			<ul style="list-style-type: none"> The earlier AONB have already been destroyed by too many people year-round allowing no time for recovery from too many feet (and dogs) on the ground.
--	--	--	---

	Agree	Disagree	Comments
<p>WNS18: Important views</p> <p>Identification important public local views within the parish.</p> <p>Examples:</p> <p>a) Long distance views from the town towards the waterfront</p> <p>b) Views from the lane leading up from Warham Road,</p> <p>c) Views along Warham Road towards the avenue of trees</p> <p>d) Views of the town looking back from the beach</p> <p>e) Views from the Water Tower to Blakeney Point</p> <p>f) View over marshland</p>	220 Support for all areas	1	<ul style="list-style-type: none"> All of these are important. *All of these. It's extremely important to keep all of these. Not all of the areas listed need to retain their view. Some of these views are worth preserving others not. It is impossible to build necessary houses and retain every view there are bound to be losses, sad but inevitable. Views of thousands of badly parked cars? Something should be done about the parking all over the town. ***All of these. *All of these. **View of terrible parking all over Wells especially summer. Views of the church from various points in the town must be retained. Visitors come for the views and we enjoy them too. All of these should retain their views.

<p>and Meals to the west</p> <p>g) View from Beach Road Bank over salt marshes to the east</p> <p>h) Views from the west of the town towards Holkham Park and monument</p> <p>i) Views from Mill Road over farmland to the south</p> <p>j) Views from Mill Road over the marshes to the north</p> <p>k) Views across the paddocks from Two Furlong Hill</p> <p>l) Views from Warham Road/Stiffkey Road over saltmarsh and farmland</p> <p>m) View down treelined Polka Road</p> <p>n) Views of the meadows and marshes to the east of Maryland and Ramms Marsh and the church to the west.</p> <p><i>Any others?</i> <i>[Note this can't be a blanket protection policy and the choice of</i></p>			
--	--	--	--

views will need to be justified]			
----------------------------------	--	--	--

	Agree	Disagree	Comments
<p>WNS19: Landscape and dark skies</p> <p>Recognising the national importance of the Area of Outstanding Natural Beauty. Control new lighting to protect dark skies (and prevent light pollution).</p>	96	0	<ul style="list-style-type: none"> • ***Too late, it's gone. • Including the intrusive lighting at the Pinewoods touring caravan site. • Housing proposal to (horse paddock) is an area of outstanding beauty! • Resist the prohibition of people from nature which is seen as the victims and humans as a virus. • Trees and shrubs along beach road bank. • Please look at educating people about dark skies and light pollution from security lights. These are a blight through the night. • But even powered and spaced lighting (responsibility of WTC) across the town. • Put timers on the streetlights!! Not having all night. More focused beam.
<p>WNS20: Access to the countryside and rights of way</p> <p>Support for new routes and for joining up of existing routes to enable and comprehensive network. <i>Where could new routes be?</i></p>	59	5	<ul style="list-style-type: none"> • Stop Holkham from restricting access to land and park. • Old railway track to be made into path/cycle way. Sections from Market Lane to Dry Road to Mill Road and Lady Anne's Drive. • More footpath to the west of the dry Road and Holkham secondary wall.? extension of the truck going east from Gallows Hill through to Warham and back to the coast path. Currently permitted paths involve a lot road walking. • * Access to Holkham Park at Golden Gates could make a circular walk via market Lane to Mill Road via the park. • Footpath along Mill Road to Holkham, to be wider and safer. • Reinstate old routes. • Footway/cycle path going along old railway line to the west of town (Wells to Holkham). • **Golden Gates drive used to be open to public, beautiful azaleas and rhododendrons. Then you could cross over the Dry road to Gallows Hill. Agree. Agree x2.

			<ul style="list-style-type: none"> • Would be lovely to open old railway line as walk/cycle track. • Many of the old pubs have been closed by Holkham due to irresponsible behaviour by visitors. • The original one should have been protected ones from when I was a kid have gone. • *Should be more public footpaths on Holkham land.
<p>WNS21: Tourism provision</p> <p>New tourism provision needs to address issues of environmental impact, location, amenity, access, parking and provision of facilities on site.</p>	77	2	<ul style="list-style-type: none"> • Wells does not need any more visitors. There are too many now. • First define what we want Wells to be. If the answer is primarily a tourist destination, this requires an open approach. • Tourism facilities seem good apart from parking and traffic flow, these need to be addressed. • Better public conveniences near quay. More out of town parking limited to ways of transporting visitors to centre of Wells and beach e.g. link with circulating minibuses/road train. • Need infrastructure to ensure residents and tourists can go about their daily lives side-by-side. • The pinewoods is an area to mass congregate tourists without congesting town. If we need to expand tourism (good for income into the town) expand pinewoods rather than in the town.
<p>WNS22: Town gateways</p> <p>Support for visual enhancements to the entrances to the town e.g. through landscaping. <i>Where?</i></p>	44	12	<ul style="list-style-type: none"> • *Don't build on the horse paddocks on Furlong Hill. This is a lovely gateway to Wells, rural on one side contrasting with the built environment. • Don't want the area sanitised, it's a working town. • *Need to look at one-way roads e.g. High Street. • Don't need enhancements. Please ensure the maintenance of the natural ones. • Place great emphasis on sufficient parking for some of visitors. • *Control existing lighting e.g. search lights and exterior lighting. • Could include traffic coming upon entry, 20 mph, throughout town, plus name Wells as a walking/cycling town, new car park on edge at/near Walsingham town station.

			<ul style="list-style-type: none"> • *Spend the money on cutting hedgerows etc and not on enhancing entrances to our town, it is a rural town and not a twee city!!! • *Wells should be enjoyed as an area of outstanding natural beauty, focus on protecting this. • Protect the environment, enjoy nature as it is go for a walk enjoy the fresh air no more building! • Who is going to clear up the extra litter, human waste? • Main road into Wells, Dry Road flowers. • What landscaping real or artificial tendency to urbanisation must be resisted.
--	--	--	---

SUSTAINABILITY & CLIMATE CHANGE ideas

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.

	Agree	Disagree	Comments
<p>WNS23: Flood risk</p> <p>New development should be away from areas prone to localised flooding and not exacerbate existing problems. <i>Where are these?</i></p>	85	0	<ul style="list-style-type: none"> • Educate others on environmental issues. Reasons why climate change is how it is. • Depends on who builds them! • Maryland could be used if flood defences improved on Quay at East end. • Difficulty not Raymonds Meadow, which was a lake last week. • Too great a density (particularly infill) creates run-off that worsens flooding. • **Need to ensure developers use the correct diameter drains. • Maryland was originally Church Marsh, it will always be prone to flooding. • We don't need any more development. • Move bank to West and allow high tides to flush out?. Reclaim the land? For users of town. • Sea flooding and river flooding are different and some of the lower areas in danger from Rivers (i.e. Maryland) can be built on, as they do in Holland! Or on Freemans Street.
<p>WNS24: Climate Change and sea level rise</p>	62	0	<ul style="list-style-type: none"> • Allow flooding of the Holkham marshes! • Maryland can be used if development is on stilts! Area is an embarrassment for Wells. • Preserve and enhance salt marsh.

<p>Promotion of measures for climate adaptation and mitigation <i>What is needed?</i></p>			<ul style="list-style-type: none"> • *Critical re-evaluation of man-made climate guilt narrative,(take virtual sigh!) • What does long-term sea level rise predict in terms of vulnerable areas? Which can we afford to protect and which are best left to inundate, thinking of areas not yet built on. Obviously need to protect current housing and other buildings. • Be realistic, can you stop the sea? • Not enough on future flood risk to properties on Quay and land behind West Bank. • Ask an expert (UEA?) • We do need to protect homes from future flooding. • **If you dredge the Quay out more regularly you won't have floods!!! Common sense! • Agree in principle, but not black-and-white as modern building practices can mitigate flood risk and it is an excuse for not improving eye sore areas. • Ban tarmacking of driveways and ensure all car parks use drainage friendly methods. • The railway line should be reinstated. This will greatly ease traffic congestion, either as the whole journey will be by rail, or as a park and ride from the A148 at Fakenham. Green transport. • Continual housing development is not sustainable. • Overall people involved in making decisions and supporting all of this need to have a mixture of ages. But also personal circumstances working/not working, or parts of the community.
---	--	--	--

SITE SPECIFIC ideas

	Agree	Disagree	Comments
<p>WNS25: The Beach</p> <p>Beach:</p> <ul style="list-style-type: none"> • Public access to the beach to be maintained • Encourage access to the 	97		<ul style="list-style-type: none"> • *Dogs not being cleared up after, everywhere in Wells, localised visitors. Fines and more bins? • If the train to Pinewood has stopped can the council provide an electric train as in other holiday resorts to provide a green transport around town and to the beach. • No changes to alter Pinewoods or the number of beach huts.

<p>beach via non car modes e.g. walking and cycling routes</p> <p>Pinewoods and car park area: <i>What should happen in this area?</i></p> <p>Beach Huts: is there a need for more or should future numbers be limited?</p>			<ul style="list-style-type: none"> • *Pinewood should be closed to visitors for three or four months a year to allow it to recover from overuse. • No need for more beach huts. Keep train running along beach road. More toilets near beach. All dogs should be on leads on beach. • * Have some disabled beach access like NNDC have facilitated along the coast (Cromer etc). • * Free parking for full-time locals (like Blakeney). • * Beach huts limited to present number or we begin to change the nature of the town, one of our main attractions. • Dog is very important part of Wells culture. Never a problem until summer and usually from Pinewoods. • Park and ride to beach, cheap and transport to beach other than train, electric. • Electric minibus to run shuttle service up and down Beach Road. • Use the Holkham tractor. Idea for practical free parking ride to Beach, family friendly. • Cycle track where the beach train runs. • Just don't mix cyclists and pedestrians on narrow paths!! • *Keep the train! And park-and-ride to Beach. • ** Beach car park needs a cheaper one-hour option. • Keep train running as it is major attraction to youngsters. • Areas of pinewood should be fenced off in rotation to allow trampled areas (include sight of very rare orchid further down woodland path) to recover. • 'Boris bike' hire scheme between Butlins/Quay to beach with designated cycle tracks? • Look after the dogs and dog walkers, many of them are locals! • No more new beach huts needed as most hardly ever used. • Surely there are enough beach huts. • * repair/maintain Beach Road and cycling paths to encourage cyclists. • ***** we have enough beach huts. • **Why not cycleway on top of Beach bank. Here there would be road/footpath/cycle is each to their own space
---	--	--	---

			<ul style="list-style-type: none"> • ** all locals should be given free car park badges to be able to take their children to their beach. • More beach toilets and water. • More protection for the seals. • A limited number of beach huts. • 205 beach huts is plenty. What we need is far fewer dogs!! • *****We have enough beach huts. • The beach and pinewoods belongs to Holkham estate. • The train.
<p>WNS26: The harbour</p> <p>Recognition of the benefits of the harbour for employment and tourism Support improvements to facilities that benefit both visiting boats and resident boats. <i>What could these be?</i></p>	70		<ul style="list-style-type: none"> • Control number of dogs and where they can go. • The Albatros very important to the Quay's attractions. Gives a scale and shows above cars in car park. • Bring back bus from Quay to Beach every half hour. • More communication between parts of Wells harbour communities and the town. • Is Wells set to become a yuppie marina? And town. I expect so. • More opportunities for local people to go on/enjoy the water. • Open up public access across fields, along existing track, by bike and on foot, get Holkham to agree. • No more beach huts. • * No more beach hut please. Let locals walk their dogs here forever. Best place! • No more beach huts, replace existing old ones. • Holkham needs wardens on beach. Dogs aren't the problem, the owners need supervising. • Dogs are good for Wells and health. Good dog owners welcome. • Local people should be able to go to the beach and not have to pay the fee for parking. You would have to have some form to say you are local. • * Stop cycling on beach bank. • Not to lose our lovely train! • No more beach huts or permanent caravans at Pinewoods. • Bring back The Albatros please! • No more dog free areas.

			<ul style="list-style-type: none"> • No more beach huts existing ones under used. Retain train to Beach. Cycle track would be good. • *** no to cycle route to beach, bring back the railway to the beach, very very short-sighted indeed! Not everyone can walk or cycle. • *Maintain railway to Beach • Ensure railway access to pinewoods and Beach continues.
--	--	--	---

Any other comments

- And dogs are an issue, especially walking down Staithe Street and some shops/café's, no dogs!!
- * no mention of dogs, which are becoming a problem, many more of them, long leads (trip hazard) and more dog fouling.
- Educate about environmental issues in our schools and clubs. Celebrate where we live! More sports clubs.
- Vehicle traffic minimised in town. Pedestrianised? Car parking away from town. Shuttle service.
- **Ban and discourage local estate agents from requiring purchases to be cash buyers, an unnecessary condition which prevents local buyers.
- *****Church Plain parking on one side only.
- **What about young people and where can they work, more employment for Wells young.
- *****One way traffic would help on the Buttlands, I agree with this too.
- *****Wells council employed traffic wardens.
- *****Copy Cornwall idea. Only allow residents to buy properties.
- ***Please listen and take note of all these comments instead of just saying, oh we had a good turnout, and then doing what you want anyway!!!
- **We need to enforce the lower 20 mile limit otherwise what's the point?
- ****Traffic is destroying Wells.
- * Traffic management needs to be looked at, at peak times as emergency services stand no chance when town is gridlocked. Especially R.N.L.I. trying to get to a shout.
- Persuade the Holkham Estates that locals need/wishes may differ to theirs and that they shouldn't expect priority or to always have their wishes/plans agreed to.

- This is an important move for future generations. Don't spoil homes and businesses for potential second homes! Please don't take Millfarm and ruin them.
- Agree!
- Homes for local people not just holidaymakers.
- More local litter pickers.
- *Have an eco-council. Stop littering and look after the animals.
- **Maximum number of holiday makers.
- *Bring back the bandstand!
- Listen to locals more! They are the ones who live day to day! Get the balance.
- **The Buttlands some on street parking for permanent residence only.
- We need balance: need tourism but the balance has been allowed to swing too much to tourism away from local people to serve the town (especially older population). The balance needs proactively swing back.
- Need more employment. Maryland to be compulsory purchased and redeveloped for employment.
- **We need young people to live and work here, affordable housing. Suitable jobs with prospects. They also need social provision for the Maltings or a new provision? But where? And what?
- *****No parking on Quay except emergency and fishing vehicles.
- *****The skate park was a great addition, ask the youngsters what else they might like. Children's play area great asset.
- *Perhaps make Quay seating/eating area funded and cleaned by Plattens and Frenches. Parking for fishermen emergency vehicles only.
- ***Dogs. People in summer two or three dogs on leads in busy areas is dangerous. What can we do?
- *There is a difference between people who own second homes and those who have a properly commercial interest and multiple properties.
- *****Ban dogs from Staithe Street.
- *Park and Ride.
- Homes need to be built to encourage locals to stay, seek employment and importantly, enable them to consider serving the town on the Fire service, lifeboat, first aid responding. If the average age continues to rise there is an impact on emergency services.
- *****We need to ensure that we protect local facilities used by local people. Protect the proper drinking establishments. Well second homeowners opinions are valid, they are not considering the needs of local working people.
- *Park-and-ride!!!

- *****Out of town car park e.g. Dry Road and bus to beach.
- *****Road train from Blue skies, down the Polka Road , along the Quay (then on the ex-railway line) to the beach and back.
- * Protect what we have.
- * Buttlands traffic one way please. No parking next to Catholic Church, impossible to get through, dangerous.
- *****Bonfire night should be allowed here.
- Yes but problems have arisen from outside our control.
- *****Train to the beach.
- Should not more priority be given to flooding from stormwater as well as seawater. This should be top priority.
- Stop selling the current social housing in Wells off!
- Our town is being lost/destroyed by the volume of 2nd/holiday homes. The need/greed of local businesses are out of proportion to the needs of local residents.
- No second home category. We care about Wells and I contribute monthly to Homes for Wells!
- *The Quay, close to all but emergency and public transport in summer from Beach Road junction to East Quay turn off.
- Keep Wells dog friendly!
- ***The Buttlands, make it one way, reduced parking there.
- *Close the Quay Road to through traffic 10 am to 4 pm, during summer holidays.
- **Suggest a financial levy to be imposed on all property development within the town boundary. A fraction of 1% which would be allocated to homes for wells for provision of affordable housing for the local workforce.
- *Need more youth provision.
- Can we please have restricted access to dogs on long extended leads in Staithe Street?
- *Do not forget that many of the homes sold in Wells are by Wells people, they are also cashing in.
- *Enforce the current housing covenant legislation.
- **Many Wells residents should consider renting two homes for wells and not seeking to gain all they can from private rental.
- ****Staithe Street should be dog free from 10 am to 5 pm early morning for people who have to take dog for a walk; far too many dogs in Wells this year.

Comments in notebooks

- Well done team, the display is very informative.

- Excellent display but a lot to digest and comment on when there are people queuing around the information boards. The acoustics are also not good for those who are hard of hearing. If there are further opportunities for consultation, perhaps a series of short presentations (in an adjoining room) might be helpful to enable people to understand and engage with the process. We all assimilate information in different ways.
- Everything is top down in today's world. The health of any living organisation/system is to be responsible to the actual situation on the 'ground'. Token freedoms of response are nudged and framed by top-down narrative dictates driven by PR hyped investment. I felt to write this much with tea and biscuit! Thanks. Real relationships are the key to spiritual and therefore moral and physical/material health.
- Beach area owned by Holkham, the huts sell for £80K and found rent, so £500p.a. – NOT AFFORDABLE!
- What an excellent display your team has set up. Congratulations.

Emails received

- **Email 1:** Sorry I missed the discussion today, just wanted to put a point across about building on the west end allotments. I must say I'm all for building in Wells but not on the allotments, as I'm sure it will be a majority of second home owners who will buy these. I've expressed my views at the council meeting before so I'm not going to go on. The piece of land that must be considered is that right next to Ashburton house. There's fields that are agricultural land and won't impact anyone. Although Holkham would benefit I'm sure. Let's keep Wells how people and locals love it. Thanks for the opportunity to put this point across.
- **Email 2:** Firstly I'd like to start by clarifying that no I do not live in Wells but that is why I feel so strongly about this. We are not able to live somewhere so beautiful due to work commitments in London but that is why we love coming to Wells. Whilst visiting Mill Farm year after year we have seen how much the family have invested and the improvements they have made. We always support the local businesses with breakfast, lunch and dinner. My daughters (and husband) have put a small fortune in the arcade machines. We always go home with several jars of chutney and rhubarb liquor from Fenspirits along with other quirky items from the many unique, independent small businesses. Oh and another crabbing bucket! We ride our horses on Holkham beach and support the Natural Trust. This might seem trivial but there are thousands of people like us who

mount up. I urge you to consider the other proposed sites that do not directly impact someone's livelihood, home or hobby.

There was a suggestion that Holkham Estate was considering a master plan for the land overlooking the Alderman Peel school accessed off the Warham Road. In terms of housing development this area would be practical in terms of access and accessibility to the town and should be seriously considered.

- **Email 3:** The suggestion of development of the allotments adjoining Mill Road is logical but not viable and should be resisted. There is a real need for new build low cost housing both for rent, shared ownership and starter homes and the principle of acquiring poor quality housing by Homes for Wells carries no merit - the available funding should be directed to new, highly insulated homes. The increase in second homes should be restricted similar in principle to that adopted by a number of towns in southern England.

- **Email 4:** I have been going to Mill Farm for many years with my horse, it allows all the family to join in with holiday not just horsey members. My local family from Norfolk also join in. Des and Tiffany always welcoming the route to ride to the beach is fantastic for off road. The facility at farm has everything you need. We always spend loads in Wells town and nearby areas such as railway and pubs. It would be a massive loss if the farm lost any of its land that allows these wonderful holidays that I have not managed to find anywhere else. Please build houses elsewhere as I do understand the need for houses but not at the extend of loss of a great business that benefits so much more in area.

- **Email 5:** *Thanks to the Working Party for hosting this opportunity. We have read the documents in detail, and now want to add some views as invited before the deadline. There are many important areas addressed, but we shall restrict ourselves to the following which we see as most important.*
 - 1) *We would strongly support the town prioritising housing for those highlighted in the Needs Survey, including affordable housing particularly for people who live and work in the area.*
 - 2) *In terms of the sites, we think that the Market Lane area, although small, is suitable as visually and physically it extends a current housing site and does not alter sightline or access. The land north of Mill Road is important visually looking south towards the town, and should not be over congested or very*

high. Any housing put there should be in keeping with style and outline of current buildings, and there should be some limit on the number as access to Mill Road will congest traffic. The proposal for the horse paddocks in our view is problematic – it extends the town boundary, will have visible impact from the southern approach that will alter the green space and town entrance, and will add a huge amount of traffic onto already congested access roads. Also we are not sure how suitable the East Paddock may be for building as it is on a slope and soil depth may be a problem? The Warham Road development might be more suitable as this is a less heavily used road, while it is close to main access roads and bus routes, and has less visual impact on the town.

- 3) We also would support the NP emphasising support for the Planning Department to continue to restrict change of use and subdivision of property to increase holiday letting; and that any such permitted changes are required to have suitable off-street parking provision. The increased use of residential properties for subletting adds to the congestion and costs of housing in the town.
- 4) We also thought that all planning applications for change of use from residential to holiday letting should have a suitable surcharge payable to the Town Council to cover additional costs of parking arrangements – for residents and visitors.
- 5) We are concerned that the current NP display boards do not mention the need to resolve resident parking and access. Many of the older houses do not have offroad parking, and the fight for places in the busy periods is problematic in many ways – as you know! The NP should in our view include edge of town parking for all visitors unless they have offroad options, with the on street parking restricted to resident permits in most areas.
- 6) A specific issue about intown access seems increasingly problematic on High St, as unlike Standard Road and Two Furlong Hill it is a very narrow old road. With the increased use of online shopping and motorhomes, we are seeing numerous 'standoffs' and hazardous situations with large vehicles meeting each other and unable to pass; then others queueing up behind them and unable to back out safely. Pedestrians have no pavement area anyway, and sooner or later the increased traffic and size of vehicles is likely to cause an accident. We have already seen damage to bollards and kerbs, and if nothing else it is distressing for motorists whether doing business deliveries

or private users. We suggest that serious evaluation is given to making High Street one way, with a 20mph restriction and more signage to advise larger vehicles not to use unless for access.

- *7) This also relates (we think) to the transit time issues for the lifeboat crew, which might be facilitated by this change – though do not have the technical detail to evaluate this, but do hope it can be resolved.*
- *8) Finally, we think we are blessed with the open spaces and physical opportunities of the town. Any new and future designated open spaces should have a specific use e.g. play areas, civic meeting spaces or other, and these should not be able to then be used for further housing. The problems of irresponsible dog owners also need to be addressed in all such spaces, with suitable requirements to keep dogs on leads and to dispose of any 'leavings'!*

Thank you very much for undertaking this huge piece of work and hope these views are helpful.

- **Email 6:** We are Wells residents in our 70s. Please find below some comments, based on the display material for the consultation.
 - WNS1: Concerning the starred site no. 2, any development should leave the Mill Road allotments intact. Is the Maryland site not considered suitable for any residential development?
 - WNS2: Yes, of course we need a mix.
 - WNS3: Must find ways of supporting this aim.
 - WNS4: There is some scope for infill development, but it has a tendency to exacerbate some other problems, such as parking.
 - WNS5: Unclear -- we think what this is saying is that the affordable housing should all be provided within the settlement boundary. We would agree with this principle, but only if enough can be provided this way.
 - WNS6: Yes, of course we need good design -- environmentally as well as aesthetically. The brief description headed Draft Design Guidance and Codes is fine as far as it goes, but does not seem to mention any environmental considerations.
 - WNS7-8-9: Generally agree.
 - WNS10-11-12: Agree
 - WNS13: Agree strongly that more is needed.

- A comment on this section, not covered in the specific headings given: Pavements in Wells are often not friendly to wheelchairs. In particular, the dropped sections at driveways are awkward. It would be easy to design these dropped sections in a way that made it easier for wheelchairs.
- WNS14: Agree
- WNS15: Shall have to go and look at some of these!
- WNS16: Agree. Are the east end allotments already protected? Has the Pitch & Putt field not gone already??
- WNS17: Agree.
- WNS18: All good.
- WNS19: Agree strongly. It would be good to improve some of the existing lighting (for example, the light in Tugboat Yard is an attractive traditional shape, but its light is dazzling from some angles). Some improvements to private lights in gardens etc. would also be good, though not sure how possible that is.
- WNS20: Yes! One specific comment: It is great to be able to walk/cycle/push a wheelchair from Wells into Holkham Park through the east entrance, but the section of Mill Road that is the main road is unpleasant, because of the traffic and also the dropped sections of pavement mentioned above, and the approach to and crossing of the road where it turns sharply north is a nightmare -- pavement gets progressively narrower and then it's impossible to see traffic from the north without stepping out into the road.
- Also various paths going east, away from the coast path, could be extended and improved. It would be good to have another path going west across the marsh, as far as Lady Anne's Drive -- maybe along the old sea wall? And maybe improvements to the paths going south as well!
- WNS21: Agree
- WNS22: Not sure what's being suggested here.
- WNS23: Agree strongly. Is it mainly a matter of elevation?
- WNS24: Agree.
- WNS25: Beach: Agree strongly. Pinewoods: no more expansion. Beach huts: do we really need more?
- WNS26: Agree.
- A comment on the Design Guidance and Codes Draft Document, DC.03.2: the figures at the bottom of this page decry developments with many cul-de-sacs, and promote

connected streets. My strong feeling is that we need to distinguish between streets suitable for cars and alleys that are suitable for pedestrians, cycles and wheelchairs but not cars. Cul-de-sacs interconnected with alleys are good. There are a couple of good examples in Wells already -- for example from the new development by the Dry Road through to Market Lane, and from the area east of Market Lane through to Church Street (as well as many alleys in the older parts of town). But there could be more linking alleys.

- **Email 7:** We attended the consultation on Saturday. Thank you for organising it and doing so much work on behalf of the residents of the town. Having given it further thought it seems to us that one particular proposal stands head and shoulders above the others: The 5.17h of Land South of Mill Road.

The advantages of that site are the following .

- 1. Close to and within easy walking distance to the town centre, both schools, other amenities and public transport.
 - 2. The slope of the land means new buildings would not overshadow houses in Mill Road or block their current views.
 - 3. It offers the maximum number of affordable homes for key workers in the town.
 - 4. The land is already owned by the Town Council and therefore the Town Council has a much greater influence on how it is used than on the other sites and is there to reflect the views and wishes of the local people.
 - 5. Holkham could surely be able offer a new location for the horses.
- **Email 8:** "I'm very impressed with the high quality of the information displayed and think that the Working Party has done a marvellous job, thank you.
 - The question of new housing is very complex, there being so many conflicting wishes in the town.
 - Accommodation locally for caring staff is vital so that they can build rapport with their clients and provide proper continuity of support.
 - With regard to the sites offered, the most important thing is to provide really affordable homes to Wells residents (80% of current Wells market value is in no way affordable!)

- That shouldn't compromise quality. We don't need any more houses to be sold at ridiculously high prices as second homes.
- 1. Access to the estate difficult from either Mill Rd. or Holkham Rd. with summer traffic levels.
- 2. Welcome protection for the allotments. I would want to see plans of proposed development before giving an opinion. It would be dangerous to build right up to the town sign corner as it would remove sight lines for traffic and somewhere around there are the old gas works. Not good to build up to the Two-furlong Hill roadside as it would spoil the town entrance.
- 3. This area would be far too large a development. We just don't have the water or traffic infrastructure.
- 4. This is the completion of the new estate at the "affordable homes" end and another 20 local family homes would be welcome but why isn't that specified on the housing type? Are they also intended as second homes to increase the developer's profit?
- I am in agreement with your other 4 objectives and can see what a lot of thought has gone into these policy ideas.
- We were very sorry to see our last bank close 3 years ago. Must keep the Post Office as the only place local businesses can do direct banking.
- We've been looking forward to having the dentist move into the bank premises from WCH but it looks like that's in doubt due to planning red tape. What's the point of proposing any development if it can't be achieved within a reasonable time frame for the benefit of the townsfolk? Can't WTC help to get this done?
- WSN16 Can the Northfield allotments be protected too?
- WNS18 Waterfront is an odd word to use for the much larger area of the quay and marshes. It implies a river frontage with consistent level of water. Please rethink. "Quay and marshes" would be better!
- The biggest hurdle to more development is providing infrastructure which is fit for purpose. The town cannot cope with current levels of use in the season already. It makes a miserable experience for residents and visitors alike. Water

supply and sewerage systems are at breaking point and in danger of polluting the harbour and beach we value so highly. There should be proper enforcement of parking restrictions to manage visitor traffic and allow greater use of public transport."

- **Email 9:**

- *Draft Vision: That Wells will continue to be a small thriving town with a balanced community is questionable given the number of second homes, holiday letting properties and retired residents.*
- *The type and nature of employment the town can offer will restrict the ability of many to reside in Wells and the adjacent area.*
- *WNS1 New Housing Provision: NNDC proposed development sites suggest 80 dwellings could be built (population increase 224). It is not clear if the Neighbourhood Plan sites are in addition or instead of. The landowner exerts control. Unless detailed layout plans are produced it seems odd that Holkham suggest a much larger area is required for 60 dwellings to the north of Mill Road. The area south of Mill Road suggested by the Town Council for 60 dwellings would appear unnecessary if development to the north was to go ahead. However, it should be noted that in the 1990s a proposal was put forward by the Town Council for a very small number of dwellings to be built at the western end but this was blocked by Holkham although an alternative site opposite Burnt Street was suggested. Detailed site layout plans for both these sites are in the Town Council's archives. The paddocks have been created by many years of husbandry and provide a very pleasant feel-good gateway to the urbanised area. The land at Warham Road is for an initial 90 dwellings but the entire site possibility is another Northfield, adding 300 dwellings. The site off Market Lane was highlighted in the Hopkins Homes development as a potential for affordable homes. A view over a cemetery is very desirable! Just the site for those less well off. Do they deserve better? The total number of dwellings in the four star sites is 230, a population increase of 644 (848 if the Local Plan sites are included) and will have a significant effect on the sewage treatment facilities. What consideration has been given to the enlargement of the existing treatment works and land that will be required for enlargement? Again, will enough potable water*

be available and will pipe capacity require relaying much of the distribution system? Other utilities' demands will require enhancement.

- *WNS2: The four types of housing mix listed are all required but the percentage of each can only be determined by actual survey and/or application.*
- *WNS3: Principal residence dwellings should be the aim but "local people only" should and must be defined. If it is based on District Council areas it is a nonsense. Someone from Catfield would be eligible but a person from North Creake would not be.*
- *WNS4: Infill development within the Settlement Boundary would amount to over-development in what the Draft Vision is proposed to be a small pleasant town and should not be encouraged. Three sites within the established residential gardens can be cited: The planning approval lapsed and the area is still a garden attached to an older attractive dwelling, maintaining its desirability. The large, easily separable part of the garden did not gain Planning approval and, with some minor garden redesign, now forms part of a very attractive rural garden. A Planning application was successful and a dwelling was erected, resulting in a cramped site with little outside space and a poorer street scene.*
- *WNS5: It would appear all the proposed sites are outside the Development Area. Affordable Housing is a misused phrase. An employee of the local tourist industry will find difficulty in renting or purchasing even a cheap property. Prospective residents from the Home Counties or the affluent Midlands will have no difficulties.*
- *WNS6: Unfortunately good design is in the eye of the beholder. Larch cladding, glass and sheet copper feature in the "woke" minds of planners and city dwellers whereas more traditional folk prefer red brick, flint or chalk with roses round the door. The latter is preferred for Wells.*
- *WNS7: In the past area such as Maryland have been earmarked for employment use but Wells, being as it is and was, did not attract long term use – viz. glove factory and jam factory. The industrial area at Egmore has not helped Wells. However, those areas designated as such should be retained.*
- *WNS8: The landowners will determine future use with advice and guidance from the Planners.*

- *WNS9: Economics will determine the future of business premises. Do not try and enhance the retail areas as artificial intrusion will be self-defeating. Look no further than Fakenham where thousands of pounds were spent to no avail.*
- *WNS10: All is governed by outside forces, but we could try to get connected to the proposed Orbital Railway!*
- *WNS11: Do we have any sway? Barclay's bank comes to mind and the preservation of the Cottage Hospital, according to Dr Hoddy and others, was going to provide wonderful services. Again, the dairy in Burnt Street was essential for our survival. Facilities will be driven by viability.*
- *WNS12: A previous County Councillor who lived in Wells did not oppose on-street parking, although he was concerned about Church Plain and High Street as emergency vehicles could be put in difficult situations. An overall town speed limit of 20 mph would be helpful.*
- *WNS13: New parking areas within the town would probably destroy what the visitors wish to see. In the 1990s I often said it should be "park and ride" from Langham Airfield. The parking problem has been ongoing for years but it is now getting worse. Any more parking restrictions will have an impact on the elderly permanent residents and, of course, those who travel in from the nearby villages.*
- *WNS14: The heritage of the town must be protected.*
- *WNS15: The original council house development in Northfield for certain but later council house developments have their merits. The old Nursery walls in Theatre Road/ Park Road.*
- *WNS16: Ramms land, Marsh Lane. Westfield play area. Croquet Club, Gales Court. Bowls Club, Clubbs Lane.*
- *WNS17: Creating new areas for wildlife is very commendable. Who will maintain them? Initially it will be enthusiasts but not in the long term.*
- *WNS18: The views around The Buttlands.*
- *WNS19: Can amenity and so-called security lighting of domestic premises be controlled?*
- *WNS20: New routes for access may well involve land in private ownership.*
- *WNS21: Tourism needs to be curtailed as its very nature destroys what is the attraction. Tourism now seems to be just a system for extracting money from visitors in every possible way.*
- *WNS22: The Town Gateways are adequate. Enhancement will only offer falsehood and is not necessary.*

- WNS23: New development should be guided by the Planning Dept. following consultation with the Environment Agency.
 - WNS24: Climate change control will be by National guidance but simple things such as “take your litter home” will require less attendance by motorised Council employees or deterring the defacing of signs, which would require energy for replacement.
 - WNS25: Nature may step in but owners of beach huts would seek compensation for value if numbers were reduced. No more are required but ground rents are a money-making opportunity. Quite briefly, leave numbers as they are.
 - WNS26: The wellbeing of the Harbour is best left to the Harbour Commissioners. However, quayside business owners will have differing views.
- **Email 10:** Two things that have concerned me for sometime in the town , these are speed and parking? Might I suggest that a 20 mph speed be introduced throughout the town ,we have one in burnt street extend it to all high density roads within the town! Kill speed before speed Kills! The other issue is parking particularly along the church wall near the main car park ,it only allows 4 spaces and must cause huge problems for people exiting from the large car park! I will leave these ideas with you to peruse and possibly include with future plans for Wells

Other response received on email

I am very impressed with all the hard work, dedication and enthusiasm which has gone into producing the Draft Wells Neighbourhood Plan. It must have been very rewarding for the team to witness the large attendance at the consultation presentation. I'm afraid I did not have time to fill in any post-It's at the presentation but I do have views on site allocations for housing and open space in particular. I did submit my views to the NNDC, as part of the consultation for the Emerging Local Plan, but the comments (attached) equally apply to the Neighbourhood Plan. It is my understanding that the final version of the Draft Local Plan has been delayed until the new year and I intend to make further comments when it is published. In the meantime you might find my comments to NNDC useful as obviously the Neighbourhood Plan and the Local Plan will have to be compatible. I also have views on the environment and infrastructure within the parish boundary of Wells and will hopefully find time to send you comments on those issues.

Question to be put to the Planning Policy & Built Heritage Working Party, at its meeting, of 12th October 2020: Will the Working Party please reconsider its recommendations for the allocation of housing development sites, and open spaces, in Wells-next-the-Sea, in light of new and more detailed evidence, not included in Booklet 13?

Opening Statement

I request that the PP&BHWP consider its recommendations in light of new, or more detailed, evidence that is not included in Booklet 13. The new evidence is consistent with the requirements of the NPPF and the existing policies of the Local Plan.

In the case of the allocation of housing development sites the evidence is consistent with the identified need to provide affordable housing for local people, a need which can only increase as a result of the C19 pandemic. Restrictions on non-essential travel, and increase in home working require people being more confined within their local communities. There are gains for the vitality of the community in this but it does increase the need for adequate affordable housing being available for key workers and local people. The proposed allocation of housing development and housing types, in Wells, does not meet the needs of the local community. This need cannot be fulfilled from the Affordable Housing quota on Open Market developments alone, and the Local Plan must include a commitment to bring forward an Exceptions Site.

In the case of Open Space, it has been documented that Wells has an inadequate provision of Open Space. Again Covid19 has highlighted the need to provide many more open spaces where people can get outdoors and improve their wellbeing by having the opportunity to congregate and take part in open air activities in a safe, socially distanced way. The benefits of open space also apply to improving biodiversity and promoting sustainable economic growth in these rapidly changing times whilst helping to combat the impacts of climate change. There are a number of open spaces in Wells which are eligible for designation under Planning Policy Guidance 17, PPG 100, and Local Plan Policy CT1 which have been overlooked or downgraded in the proposed Open Spaces table and map for Wells.

Housing Site Development

I am particularly concerned about the proposals for Market Lane site (W01/1). The site carries the recommendation, in the Site Allocations document of the Current Local Plan, that it should be brought forward as an Exceptions Site (Policy HO 3). A counter-proposal was made to include the site in the adjoining Open Market development, but this

was rejected by the inspector, following a hearing at the District Council Offices, in 2009. The Site Allocations document also contained a requirement that the layout of the adjoining Open Market development should be carefully considered so as to integrate with the recommended Exceptions Site. This second requirement was adhered to and all the infrastructure is in place to go forward with an Exceptions Site development.

It is difficult to understand why the inspectors decision has not been upheld and why the recommendations, of the current Local Plan, have been ignored. In the site allocation for Wells. Site W01/1 is now recommended to go forward as a preferred Open Market site of 20 houses, only 7 of which being affordable, with no guarantee that they would be allocated to local people. If this site is retained as an Exceptions Site all 20 houses will be available to local people.

PPG Guidance: "Housing needs of different groups", recommends that "Local planning authorities can support opportunities to bring forward rural exception sites by working proactively with landowners and potential delivery partners such as parish councils and community land trusts." This must be the way forward!

No other site is likely to come forward as an Exceptions Site, because of the nature of land tenure system surrounding Wells and high value of potential development land. The opportunity to develop W01/1, as an Exceptions Site, must not be lost. The housing needs of local people can never be met from the 35% Affordable Housing quota, applied to new developments, as the size total allocation is for a maximum of 80 new homes. An Exceptions site is a necessity in order accommodate key workers and local people in Wells and maintain the vitality of the community.

I would like to propose that the recommendation, to bring forward W01/1 as an Exceptions Site is retained in the Emerging Local Plan, and it remains as Open Countryside, for agricultural use, until such time as the site as this can be brought forward by the landowner, as part of the total housing development package for Wells.

Several other open market development sites were proposed in the Reg 18 Consultation, for Wells, and there would be little difficulty in finding an alternative site for the 20 Open Market dwellings proposed.

Open spaces

Current Local Plan. Policy CT1 Open Space Designations

Open Land Areas (lxv); (lxv) Areas of open space which make an important contribution to the appearance of an area or opportunities for informal recreation.

PPG 17 identifies a number of sites which are eligible for designation as an Open Space.

Three sites in particular have been completely overlooked for consideration for designation as open spaces:

1. The Main Quay: This is an open space, in the ownership of a statutory body, accessible to the public and qualifies for designation on the basis that it is heavily used and is an important amenity function. It also preserves the openness of the quayside, allows panoramic views over the designated conservation area of the salt marsh and Heritage Coastline. It does not qualify as an LGS but is worthy of designation as an open space through its function as a town square or plaza. It has been traditionally used for travelling fares, lifeboat services, triathlons and various fetes and markets. It is used for car parking but this use is probably not sustainable in the longer term as we turn towards more sustainable transport and C19 restrictions on travel. There are many eating establishments on two sides and a floating bar and restaurant on the north side, all with limited indoor capacity. C19 offers the opportunity to further develop the outdoor recreational use of this space and create a better and safer environment for the surrounding eating establishments to serve food. The site needs protection from unsustainable development.
2. The Public Drying Grounds, East Quay: This open space is situated between the shipwrights and Hampden House Jetty. It is partially owned by NNDC, part unregistered land and part land acquired by adverse possession. The NNDC has title to the quayside and there is a charge in the title granting public access to the quayside. It preserves the openness of the quayside, allows panoramic views over the designated conservation area of the salt marsh and Heritage Coastline. It meets all the requirements of an LGS. The site requires protection from future development.
3. Land adjacent to East Quay: This is a large tract of green open space with a historic quay heading. NNDC has sole title to this space, and it is leased to Wells Sailing Club, which uses it as a temporary dinghy park during the sailing season. It reverts to a green open space in the winter. The lease describes the site as a boat park and open space. There are clauses in the lease which grant public access to two benches. There are no restrictions, in the way of fencing or signage which restricts public access and the public use the space for fishing, gillying, picnicking and exercising dogs. It preserves the openness of the quayside, allows panoramic views over the designated conservation area of the salt marsh and Heritage Coastline. It meets all the requirements to be designated a LGS. Again the open space was

utilised, during C19 lockdown, for local people to exercise in a safe socially distanced way. The site requires protection from future development.

I would also like to comment on an areas proposed for de-designation and two area with no designation. I feel they should also be designated as Open Spaces.:

1. Former Railway Embankment, west of B1105: I think this may be a typo; I believe the embankment is to the east of the B1105. All green spaces, within an urban area, have a public and environmental benefit. In this case the green space contributes to the tranquillity of the area, improves wellbeing and encourages biodiversity. It also provides a corridor for wildlife to migrate.
2. Land at Northfield Lane: Again the public do not need access to benefit from the presence of a green open space in the heart of an urban area. It is well documented that open spaces provide a "Green Lung" for towns, increasing the "Feel Good Factor", thus improving wellbeing and creating a haven for wildlife, thus improving biodiversity.
3. Old Railway Cutting (1), Northfield Lane: This is a classic "green corridor" as identified in PPG 17. Some protection from development is afforded by the right of way, but this does not apply to the surrounding green space which provides a haven for wildlife, a migration corridor and improves the whole appearance of the former railway cutting, making it an enjoyable place to walk, thus improving wellbeing.

Other response received on email

The decisions we take today will have a profound impact on the ability of future generations to live and work in Wells. If the right decisions are taken now, in twenty years' time Wells can continue to be a thriving community of all age groups and skill levels, and a delightful place to live.

Homes for Wells' submissions to the Neighbourhood Plan cover the following topics -

- 1) The number, type and sizes of new affordable homes needed
- 2) Potential sites for affordable homes:
 - i) dwellings let through Homes for Wells
 - ii) conversion of larger, redundant buildings

- iii) acquisition of ex-Housing Association stock
 - iv) development of small infill plots
 - v) brownfield sites
 - vi) greenfield sites
 - vii) sites outside the Wells Neighbourhood Plan area
- 3) Housing, employment, natural beauty and the environment
 - 4) Prevention of conversion of homes to holiday lets

1) The number, type and sizes of affordable homes needed

Fifteen years ago, in 2006, in Homes for Wells' first year, we had one two-bed flat and one tenant.

In 2021 we have 30 affordable homes, of which we own 22, and manage 8 on behalf of other owners. We have a waiting list of 45 approved applicants for tenancies, split roughly 50% for 2 bed homes, 25% for one beds and 25% for three beds or larger. The total number of local adults and children hoping to be housed is over 110.

In another 15 years, if trends continue as they are, Homes for Wells portfolio might have grown on average by a further two homes a year, but the applicants waiting list will have grown on average by a further three a year. In other words, even if Homes for Wells adds another thirty homes, the shortage will have grown to 90. Thus, there will be a need for 120 additional affordable homes in Wells by 2036.

Some of the known essential future considerations include -

Family sizes: seemingly stable, but one bed homes only suit adults with no children. Single parents without custody of their children also seek extra bedrooms, to enable proper access visits.

Working from home is growing strongly. Every new dwelling in future will need a suitable work space.

The switch to electric cars means every dwelling will need a charging point. Even if the tenant prefers to walk or cycle to work, family visitors will need to be able to charge their car.

Gardens, like allotments, had been falling out of fashion until the start of the pandemic. Original council houses benefited from good sized gardens, which are a tremendous help for wellbeing.

2) Potential sites for affordable homes:

- i) Dwellings let at affordable rents through Homes for Wells, on behalf of their owner, could form up to half of the future portfolio. Currently, two are

owned by private philanthropists, two by Wells United Charities and four by the Society of Friends (Quakers).

In the Neighbourhood Plan, three sites for development have been submitted by the Holkham Estate. A significant proportion of any development would be devoted to affordable homes, as a Planning condition. Homes for Wells would welcome the opportunity to allocate approved applicants to these new homes, subject to agreement on a suitable fixed term.

ii) Conversion of larger buildings, similar in scope to the 'Old School', could allow the creation of new affordable homes, in the heart of Wells. If retailing continues to switch to on-line, there is the possibility that some retail outlets in Wells could be converted into affordable homes.

iii) Acquisition of ex-Housing Association stock has been a godsend to Homes for Wells, in the absence of available land. In the past four years, we have saved ten homes from conversion to holiday lets, and refurbished these robustly built dwellings to a high standard, with the help of grants. Due to 'net zero' climate policy, it has just been announced that grants towards the acquisition of ex Housing Association homes will no longer be available. It would seem obvious that it would be economically and environmentally preferable to give extra grants to Homes for Wells for additional insulation, rather than demolish them and send them to landfill sites, only to be replaced by flimsier new builds.

iv) Developments of small infill plots might allow a few opportunities. Examples include - adding to or extending at the Old School; adding one or two new builds in some very long and totally overgrown gardens in Northfield Way; developing the disused Croquet plot at Elsmith Bowls Club, subject to rejection on access grounds by Highways.

v) Brownfield sites are very popular locations for building, according to several recent surveys carried out, with the eyesore at Maryland, between the station and Orchard Caravans, singled out. The problem has always been that the Flood Agency bars this area from being developed for homes. There are such developments along the Thames estuary, for example at Conyer, where the ground floors are designed only as car ports, with living space in the two storeys above. The objection to this is that owners might reconvert the ground floor space to a living area, in spite of the Planning restriction.

Naturally, if Homes for Wells developed this area and owned the homes in perpetuity, as a publicly accountable body we would absolutely ensure that no changes were ever made to the ground floor sole use as a car port. If that option was still ruled out, the general area south of Northfield Crescent currently provides paddocks for horses to graze on. In the event of a change from the current use of the Town Council's land as paddocks, the owner could be offered grazing rights here, in compensation.

vi) Greenfield sites in Wells, that are potentially available for non-commercial development, can only be found on the area beside the allotments south of Mill Road. This area is owned by Wells Town Council but subject to a non-development covenant in favour of Holkham Estate. Homes for Wells has expressed interest, to Wells Town Council, in acquiring the whole site, so that affordable homes for local families and key workers in perpetuity, can be built on parts of it that are not reserved for allotments. Homes for Wells would seek to have the covenant lifted at nominal cost, in view of the non-commercial nature of the development. None of the new homes built here could be converted to holiday lets as Homes for Wells would keep them affordable in perpetuity.

vii) Sites outside Wells Neighbourhood Plan area include, potentially, any plot that might become available in Stiffkey, Warham, Wighton or Holkham. These adjoining parishes are within Homes for Wells' catchment area and any affordable homes built there could reasonably be offered, as just a bicycle ride away, to a Wells family whose 'breadwinner' works in Wells.

3) Further considerations on housing, employment, natural beauty and the environment.

a) Commuting by bicycle is cost effective and environmentally friendly. To make it possible, sheltered bicycle racks for safe storage should be installed at various locations around the town centre.

b) Care for the elderly and supported living services necessitate the provision of affordable homes for additional care workers in the town. Also, there is scope for some of the new homes to be bungalows, allowing downsizing to take place. Currently, there are three bed affordable homes in the Housing Association's portfolio, which could be freed up for growing families, if bungalows were available to the older occupants who no longer want three bedrooms.

c) The unique charm of Wells lies in its historic streets and buildings, within the setting of the sea port and the countryside around, which is an Area of Outstanding Natural Beauty. North Norfolk is blessed with dark skies, which allow massively more stars and galaxies to be seen on a clear night from Autumn to Spring, than in conurbations. This incredible heritage needs to be protected for the benefit of future generations. Along with the excellent work done in Holkham's Reserve for wildlife and birds, we look to Holkham to exercise the lightest possible touch in any future developments in Wells.

d) Local employers in Wells are as crucial as affordable homes and we look for businesses to offer career-long opportunities, so that Wells has more than just low wage jobs, for the next generations.

4) Prevention of the conversion of homes into holiday lets is on the government's agenda.

Thankfully, there's a growing awareness of the need to change Planning Law, so that, before a home can be changed to a holiday let, the owner should need Planning Consent for change of use. This could be invoked wherever holiday lets form 20% or more of the housing stock in a town. Wells is now around 40%, and rising.

Changes in the law may take years, but while we wait, many more working families are being evicted.

To deal with this in the meantime, new developments should be limited to only those homes identified as affordable homes, for Homes for Wells to allocate to approved applicants.

Wells Community Hospital Trust representation

The Wells Community Hospital Trust request that the Neighbourhood Plan policies reflect its need to retain the capacity to develop and/or redevelop across the entire health and wellbeing site on Mill Road particularly, but not exclusively, for health, social care and well-being purposes.

APPENDIX 7: Stage 4 – Pre-submission consultation on the draft Neighbourhood Plan

APPENDIX 7(a): Publicity for the exhibition – flyer/poster



APPENDIX 7(b): Consultation Response form

Note, this was also available online as a google form.

WELLS-NEXT-THE-SEA Neighbourhood Plan

DRAFT Neighbourhood Plan CONSULTATION RESPONSE FORM

Consultation period: Friday, 15th July to Friday, 9th September 2022.

The Wells-next-the-Sea Neighbourhood Plan is a planning policy document written by the community to guide future development in the area over the next 20 years. It is the first of its kind for the area and a part of the Government's current approach to planning.

Please use this form to comment on the draft Neighbourhood Plan, or comment online wellstc.norfolkparishes.gov.uk/np, so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to North Norfolk Council. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your name, organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Wells-next-the-Sea Town Council is required to share personal details of those that have commented on the document to North Norfolk District Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations.

By submitting a consultation response at this stage, you authorise Wells-next-the-Sea Town Council to legally collect and share your data in this manner. You can view the Town Council's Privacy Policy on the website.



PLEASE SEND YOUR COMPLETED RESPONSE FORM TO
WELL-NEXT-THE-SEA TOWN COUNCIL, WELLS
COMMUNITY HOSPITAL, MILL ROAD, NR23 1RF, OR EMAIL
wellsnexttheseaplan@gmail.com BY 9TH SEPTEMBER 2022.

Name	
Email address (or postal address)	
Organisation name (if appropriate)	

Housing and Design POLICIES				
WHNS1: Community Led Housing	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
WNS2: The scale and location of new housing (Allocation WELLS1)	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
WNS3: Housing Mix	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
WNS4: Principal Residence	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
WNS5: Infill development and extensions	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
WNS6: High Quality Design	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Employment and Retail POLICIES				
WNS7: Redevelopment opportunities	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
WNS8: Retail and Town Centre	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Infrastructure and Access POLICIES	
WNS9: Visitor parking	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
WNS10: Opportunities for sustainable transport	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

Environment POLICIES	
WNS11: Protecting the Historic Environment	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
WNS12: Non-designated Heritage Assets	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
WNS13: Local Green Spaces	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
WNS14: Important views	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

Sustainability and Climate Change POLICIES	
WNS15: Sea level rise and flood risk	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
WNS16: Pollution	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

Site specific POLICIES				
WNS17: Wells Beach	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
WNS18: Wells Harbour	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

Design Guidance and Code	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

OVERALL, do you

Agree with the draft Neighbourhood Plan

Disagree with the draft Neighbourhood Plan

Any further comments about the draft Neighbourhood Plan

Please note, if you have any further comments, you are welcome to add another page of comments, or email wellsnexttheseaplan@gmail.com

THANK YOU.



APPENDIX: 7(c) Letter to Local Green Space owners

Dear Landowner,

Local Green Spaces

This letter is to advise you that the draft Wells-next-the-Sea Neighbourhood Plan will be published for public consultation on **15th July 2022** with public consultation period lasting until **9th September 2022**. We will also be holding two drop in exhibitions on **15th July 2022 from 2pm until 8pm** and on **16th July 2022 10am till 6pm** both at the **Gordon Barrett Memorial Hall**.

The Neighbourhood Plan is being prepared on behalf of Wells-next-the-Sea Town Council. It is a planning policy document which will guide future development in the area. More information can be found here: <https://wellstc.norfolkparishes.gov.uk/np/>

A piece of land that you own/have an interest has been suggested for inclusion in the Neighbourhood Plan as a Local Green Space.

Local Green Space designation allows local communities to protect green spaces of local importance. We are keen to include Local Green Spaces in the Neighbourhood Plan, to ensure that some of the important characteristics of Wells-next-the-Sea are recognised and protected. If the spaces meet the following criteria, they will receive protection equivalent to green belt land, once the Neighbourhood Plan is approved.

The Local Green Space designation should only be used where the green space is:

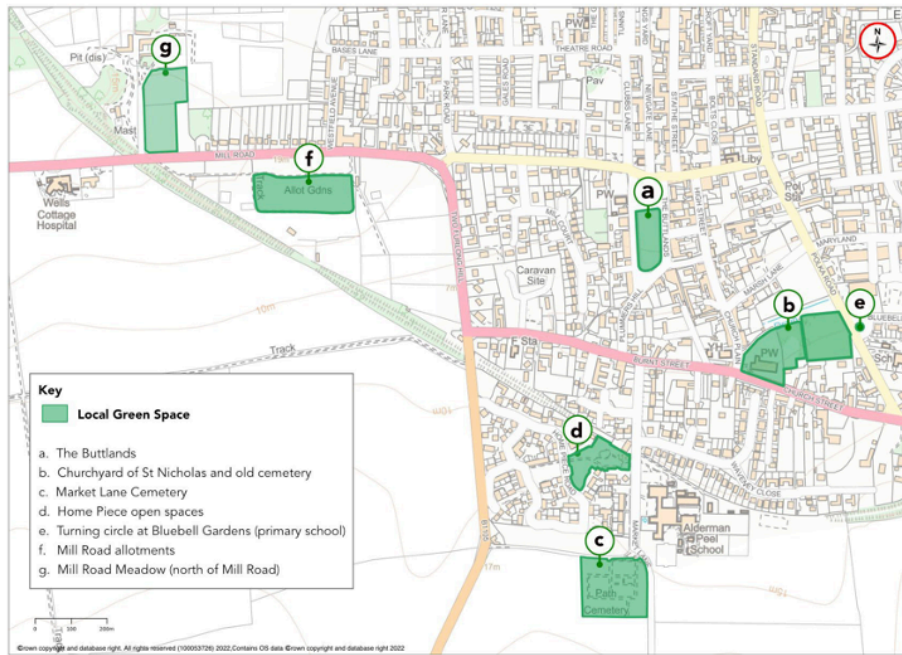
- a. in reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c. local in character and is not an extensive tract of land.

(National Planning Policy Framework, paragraph 102)

[Promoting healthy and safe communities - National Planning Policy Framework - Guidance - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/542212/2019-07-26_NPPF_Guidance.pdf)
(www.gov.uk)

The list of Local Green Spaces is in draft at present.

- a. The Buttlands.
- b. Churchyard of St Nicholas and old cemetery.
- c. Market Lane Cemetery.
- d. Home Piece open spaces.
- e. Turning circle at Bluebell Gardens (primary school).
- f. Mill Road allotments.
- g. Mill Road Meadow (north of Mill Road).



We are seeking your views as to whether you think your land should be included in the final version of the Neighbourhood Plan. We would be grateful therefore if you could email: wellsnexttheseaplan@gmail.com by the closing date of the consultation which is **9th September 2022** with your views. If you have any questions, please email before this date.

Thank you.

Yours sincerely,

Greg Hewitt
Wells-next-the Sea Town Clerk

APPENDIX: 7(d) Letter to Non-designated Heritage Asset owners

Dear Property Owner,

Non-designated Heritage Assets

Wells-next-the-Sea Town Council is consulting on its draft Neighbourhood Plan, a planning policy document written by the community to guide future development in the area. Consultation begins on 15th July 2022 and ends on 9th September 2022. We will also be holding two drop in exhibitions on 15th July from 2pm-8pm and on 16th July from 10am-6pm both at the **Gordon Barrett Memorial Hall**. More information can be found here: <https://wellstc.norfolkparishes.gov.uk/np/>

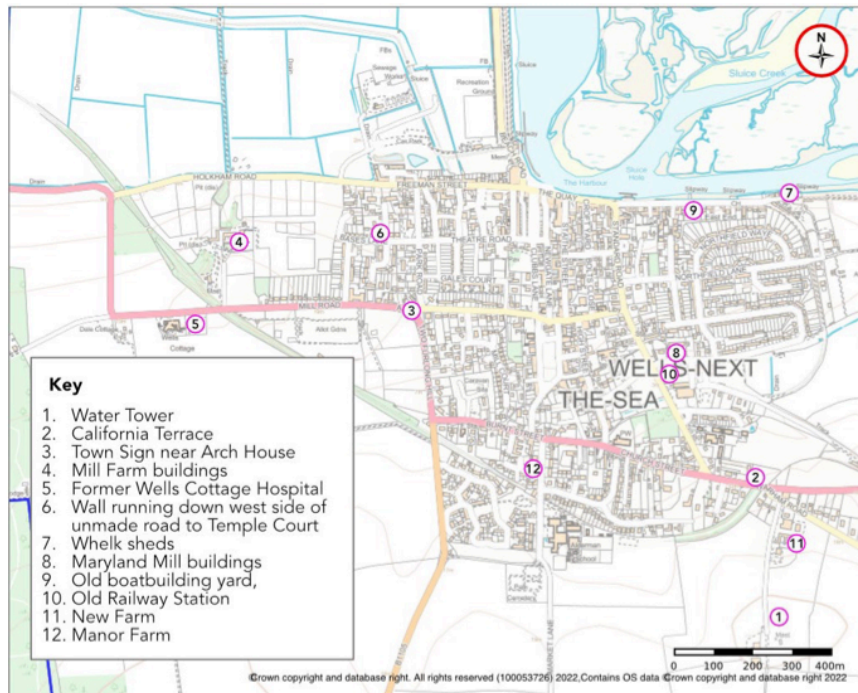
We are writing to you because a building you own/have an interest in has been suggested for inclusion in the Neighbourhood Plan as a Non-designated Heritage Asset.

A Non-designated Heritage Asset is a building or structure that is locally important to the community because of its age, rarity, aesthetic interest, group value, archaeological interest, archival interest, historic association, landscape interest, landmark status or social/communal value. These do not have the same protection or restrictions as those on the national list of Listing Buildings. |

If a building is identified as a Non-designated Heritage Asset it does not mean that it cannot be altered or amended in anyway. It simply means that any proposals that require the benefit of planning permission that may affect your property should take your building's architectural, archaeological or historic merit into account. We are keen to include Non-designated Heritage Assets in the Neighbourhood Plan, to ensure that that some of the important characteristics of Wells-next-the-Sea are recognised.

A draft list a of possible Non-designated Heritage Assets for Wells-next-the-Sea is as follows:

1. Water Tower (off Warham Road)
2. California Terrace
3. Town Sign near Arch House
4. Mill Farm buildings
5. Wells Cottage Hospital
6. Wall running down west side of unmade road to Temple Court (no 10 Bases Lane)
7. Whelk sheds
8. Maryland Mill buildings (now vets and antique centre)
9. Old boatbuilding yard, opposite main slipway (now Shipyard studios and Shipyard cottage)
10. Former Railway Station
11. New Farm
12. Manor Farm



The list of Non-designated Heritage Assets is in draft at present. We are seeking your views as to whether you think your building should be included in the draft Neighbourhood Plan. We would be grateful if you could email wellsnexttheseaplan@gmail.com by 9th September 2022 with your views. If you have any questions, please email before this date.

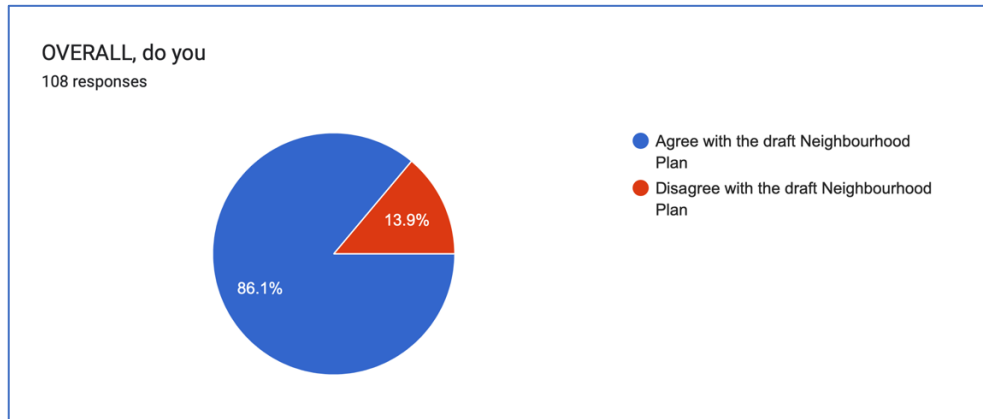
Thank you.

Yours sincerely,

Greg Hewitt
Wells-next-the-Sea Town Clerk

APPENDIX: 7(e) Log of all comments and responses to Pre-submission Consultation (Regulation 14)

General comments



	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action/Plan amendment
1	Savills (UK) Ltd on behalf of the Holkham Estate	General	<p>Regulation 14 Wells-next-the-Sea Neighbourhood Plan Consultation – Response on behalf of the Holkham Estate</p> <p>Savills (UK) Ltd is instructed by the Holkham Estate to submit representations in response to the current Regulation 14 Wells-next-the-Sea Neighbourhood Plan</p>	This is a general summary of the representation made by Savills on behalf of the Holkham Estate and includes a detailed	No change to Plan. See also specific responses for individual

		<p>which is subject to consultation until 9th September 2022.</p> <p>Background</p> <p>The Holkham Estate is a key stakeholder for the emerging Neighbourhood Plan as a major landowner in the area. The Coke family has lived at Holkham since the early 17th century. The Estate has an ambition to be a force for good in helping local communities to thrive, by providing employment, homes, and support for local businesses and charities.</p> <p>Section 5 of the draft Neighbourhood Plan (NP) identifies the relevant planning policy context. North Norfolk District Council allocated land at Market Lane (Policy W01) within the North Norfolk Site Allocations DPD (2011). In conjunction with Hopkins Homes Ltd, 123 new homes have been delivered at Wells. This included 40 rented affordable dwellings and 15 shared equity dwellings. As such, the Estate has good record of bring forward market housing in the area as well as a significant amount of affordable housing.</p> <p>The NP helpfully clarifies that:</p> <p><i>"1.5 The Plan looks ahead to 2036, which is consistent with the plan period of the emerging North Norfolk Local Plan (NNLP). It recognises that there has been development in the parish and that there will continue to be so over the plan period. The Plan seeks to manage that development proactively with an emphasis on helping to ensure that local needs are met, that local issues are taken into consideration in the decision-making process, whilst the historic and natural</i></p>	<p>description of the Neighbourhood Plan process and relevant legislation. It also provides context for the representation..</p> <p>Detailed comments against specific paragraphs and proposals are covered later in this document.</p>	<p>paragraphs below.</p>
--	--	--	---	--------------------------

		<p><i>environment of the parish and the current community facilities are preserved and enhanced and encouraged to thrive..."</i></p> <p>Paragraphs 5.1 and 5.2 of the NP reiterate the relevance of the adopted and emerging Planning Policy context for the Neighbourhood Plan.</p> <p>The emerging North Norfolk Local Plan has been the subject of Regulation 19 Local Plan consultation and is expected to shortly be submitted for Examination. The District Council is proposing 2 site allocations at the Town:</p> <ul style="list-style-type: none"> • Land south of Ashburton Close (North Norfolk Local Plan Draft Policy W01/1 (approximately 20 dwellings) • Land adjacent to Holkham Road (North Norfolk Local Plan Draft Policy W07/1 approximately 50 dwellings) <p>Both these draft allocations relate to land within the ownership of The Holkham Estate and it is committed to the delivery of new homes, both market and affordable, at these sites in accordance with the provisions of the emerging Local Plan and relevant provisions of the emerging Neighbourhood Plan.</p> <p>For clarity the Holkham Estate is not formally part of the Neighbourhood Plan Working Party. However, the Holkham Estate jointly commissioned the Housing Needs Assessment: Wells, Holkham, Walsingham, Warham, and Wighton produced by Housing Vision. Representations have been submitted in response to early stages of consultation in June 2021 at the "Call for</p>		
--	--	---	--	--

		<p>Sites” stage and Draft Policies Consultation in October 2021. We welcome the opportunity to engage again with the plan making exercise in this formal consultation stage.</p> <p>The comments provided respond to the draft policies within the Neighbourhood Plan (NP) and supporting evidence base and are intended to be constructive. We have recently requested a meeting with the Neighbourhood Plan Working Party and would welcome the opportunity to discuss the comments made in further detail prior to the Regulation 16 Neighbourhood Plan consultation.</p> <p>Basic Conditions and Preparation of a Neighbourhood Plan</p> <p>For a Neighbourhood Plan to proceed to a referendum, the Localism Act requires the appointed Examiner to consider whether it meets the ‘basic conditions’ set out at Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and summarised in Paragraph ID41-065-20140306 of the national Planning Practice Guidance (PPG).</p> <p>The basic conditions are:</p> <p><i>“(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</i></p> <p><i>(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</i></p>		
--	--	---	--	--

		<p><i>appropriate to make the order. This applies only to Orders.</i></p> <p><i>(c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.</i></p> <p><i>(d) The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.</i></p> <p><i>(e) The making of the order (or neighbourhood 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).</i></p> <p><i>(f) The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</i></p> <p><i>(g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan)."</i></p> <p>It is noted that the National Planning Policy Framework states at paragraph 13 that: "Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."</p> <p>The PPG adds at paragraph 040 (Reference ID 41-040-20160211) that "...proportionate, robust evidence</p>		
--	--	--	--	--

		<p>should support the choices made and the approach taken” by a Neighbourhood Plan by a Neighbourhood Plan and in respect of their preparation, states that: “A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.” [Reference ID: 41-041-20140306].</p> <p>The PPG also advises that those responsible for a Neighbourhood Plan, i.e. the qualifying body, must demonstrate how the draft Neighbourhood Plan will contribute towards sustainable development, being underpinned by “proportionate evidence....on how the draft neighbourhood plan or order guides development to sustainable solutions” (paragraph 072 Reference ID: 41-072-20190509).</p> <p>This guidance is relevant to the following specific comments. Please note that separate comments to relevant policies are set out on individual pages and this document consists of 20 pages in total.</p> <p>Community Engagement – Disagree</p> <p>The National Planning Policy Framework clarifies that “Local Planning Authorities may give weight to relevant policies within emerging plans according to:</p>		
--	--	--	--	--

		<p>a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);</p> <p>b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and</p> <p>c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).</p> <p>It is clear that community engagement has informed the preparation of the draft Neighbourhood Plan (NP) to date. The approach to community consultation and engagement is summarised at section 3 of the NP. In addition, key outcomes of the consultation are mentioned at various other points within the NP itself. Although it is acknowledged that a Consultation Statement is not required for the current Regulation 14 stage of NP consultation, it would have been useful to understand the amount of feedback and specific comments made relating to:</p> <ul style="list-style-type: none"> • Community identification of key themes for the NP (NP paragraphs 1.5 and 3.6); • Engagement with the District Council regarding planning for housing and housing need (NP paragraph 5.4 and 5.8); • Community feedback regarding the Site Options (NP paragraphs 5.16 and 5.17 (pages 49 and 50)); and • Identification of key views (NP paragraph 8.28) 	<p>A consultation statement is not a requirement at this stage of the Neighbourhood Plan process.</p> <p>The full results of the policy ideas exhibition held in October 2021 which sought feedback from the community have been available on the Neighbourhood Plan page of the Town Council website for some time together with the Place check results and the Business Survey. Minutes of the Working Party Meetings are also published on the website. The consultation statement produced to accompany the Submitted Plan will</p>	
--	--	---	--	--

			<p>Summary: The forthcoming Consultation Statement, to accompany the Regulation 16 public consultation, should clearly explain what evidence was available at the time of each consultation, what feedback was received and how this feedback has informed the decisions the Neighbourhood Plan Working Party has taken in shaping the emerging NP to date as this appears to be lacking in areas as highlighted elsewhere in representations.</p>	comply with the appropriate regulations.	
2	Individual 103	Chapter 7 General	Let's go as "green" as we can!	Comments noted	No change to Plan
3	Individual 3	General	The Neighbourhood Plan description omits to say the Buttlands in leased to the town by a long lease from Holkham Estate. Further development will destroy the Wells that people know and will result in a town so like any other now (just drive around Norfolk!)	Comments noted. The Town Council holds the deeds to The Buttlands	No change to Plan
4	Individual 6	General	A statement only! Recognition of the difficulty of controlling the Holkham Estate Trusts in respect of the development of sites they own within the town boundary which may prejudice the sustainability of amenities within the town and balance of population. A statement regarding controlling by policy the spread of holiday homes to let that stand vacant for much of the year - very difficult!	Comments noted	No change to Plan
5	Individual 8	General	Congratulations to all involved in the Plan development and compilation. An excellent resource for Wells-next-the-Sea	Supportive comment,	No change to Plan
6	Individual 10	General	(1) Need a very firm plant about how affordable housing will be obtained and retained over time	Comments noted. The remit of the plan is limited	No change to Plan

			(2) Need to address this in light of whole interface with other potential housing sites (3) Important to retain and extent healthcare provision - including local GP and nursing care provision. Also day case rehab beds. Useful to see more on the this in the plan?	to land use issues however these issues are addressed in the specific chapters	
7	Individual 12	General	The infrastructure of Wells cannot cope as it is ambulance response time are awful. I want my horse to live a happy life not waiting for the axe to fall and have her put to sleep. Just for houses.	Comments noted. The issue of ambulance response times lies outside of the remit of the Neighbourhood Plan	No change to Plan
8	Individual 21	General	Feel you should go further	Comments noted	No change to Plan
9	Individual 22	General	Good luck - we took 7 years for our plan, but it is having an impact now!	Supportive comment, no change	No change to Plan
10	Individual 28	General	The presentation implies a much-thought plan, which is appreciated.	Supportive comment, no change	No change to Plan
11	Individual 29	General	Hope for the best!	Supportive comment, no change	No change to Plan
12	Individual 31	General	There are some of these sections that have too many details and I would have liked to be able to disagree with some and agree with others.	General comment, no change	No change to Plan
13	Individual 33	General	Thank you for all the hard work that has produced this draft.	Supportive comment, no change	No change to Plan
14	Individual 37	General	"Policing" this will be tricky - but important.	Supportive comment, no change	No change to Plan
15	Individual 40	General	Good to see you have acted on views from initial consultation. Thanks.	Supportive comment, no change	No change to Plan

16	Individual 43	General	Thanks for your effort. Agree with some of it.	Supportive comment, no change	No change to Plan
17	Individual 46	General	A remarkable piece of work! Congratulations and thank you for all the hard work.	Supportive comment, no change	No change to Plan
18	Individual 49	General	Lot of good hard work producing a well thought out plan.	Supportive comment, no change	No change to Plan
19	Individual 57	General	A very solid piece of work.	Supportive comment, no change	No change to Plan
20	Individual 64	General	Well done to you all.	Supportive comment, no change	No change to Plan
21	Individual 70	General	Clearly a great deal of hard work has gone into this plan. Hopefully, town & district councils/planners will adopt & realise the importance of these issues to retain the essence of Wells.	Supportive comment, no change	No change to Plan
22	Individual 72	General	I agree with the plan, however I feel more importance should be placed on health, wellbeing and education.	Supportive comment, no change	No change to Plan
23	Individual 73	General	A very thorough and in-depth plan.	Supportive comment, no change	No change to Plan
24	Individual 74	General	A very thorough plan!	Supportive comment, no change	No change to Plan
25	Individual 80	General	A huge thank you for those who have contributed their time and expertise to put this plan forward.	Supportive comment, no change	No change to Plan
26	Individual 84	General	I really feel strongly that Holkham does not interfere!! I must congratulate all those involved in the Neighbourhood Plan, absolutely excellent! Many thanks.	Supportive comment, no change	No change to Plan

27	Individual 87	General	I thought the exhibition was very well organised and very clear with plenty of people on hand to explain anything I was unsure of.	Supportive comment, no change	No change to Plan
28	Individual 100	General	Thank you to all involved for such a thorough and impressive document	Supportive comment, no change	No change to Plan
29	North Norfolk District Council	General	The plan is welcomed and in principle supported but would benefit from further refinement throughout and further evidence in order to substantiate its approaches. As it stands a number of policies would be objected to but these objections in the main could be removed in the process of finalising the Plan and a detail schedule of comments has been submitted setting out how. Duplication and the need to have policies on matters already covered in the wider local plan causes ambiguity which will need to be clarified. Both the Local Plan and this WNP will sit side by side when adopted both acting as material considerations in the determination of planning applications and as such there needs to be conformity between the two documents with the Np adding further local determining criteria. There is no need to attempt to repeat policies. Please see the detailed response submitted.	Supportive comment, no change. See detailed comments on policies	No change to Plan
30	Individual 104	General	Very comprehensive.	Supportive comment. No change	No change to Plan
31	Individual 105	General	Definitely! Excellent Plan reflects a massive lot of research, thought and professional discussion.	Supportive comment, no change	No change to Plan
32	Individual 110	General	Congratulations to you and your Working Party for bringing the Neighbourhood Plan to its current stage of completion. When we spoke about this task before you	Support welcomed	No change to Plan

		<p>started, I believe I said it might be a herculean challenge and the amount and quality of clear, hard thought that has gone in to is very evident. A few comments:</p> <p>Format and Structure: I assume the format and structure of the Plan has been influenced, if not mandated, by a pro-forma rubric and that freedom to roam has been constrained. Accordingly, I have no comments on form but have a few thoughts on content you may wish to consider.</p> <p>Consultations: As you say, a neighbourhood plan must be community driven and must reflect views gathered in consultations. Some of those views will be based on facts and logic with/without explicit/implicit assumptions. Some on feelings, intuitions, and self-interests. Some on lifetime observations and 'experiential' knowledge that, sadly, is often ignored by scientists and official agencies; our local history illustrates the value of 'citizen science' and the risks of dismissing it.</p> <p>Priorities: In 1.5 you write: "The key issues facing the Parish, which have been highlighted through public participation, include concerns about housing for local people, the impacts of second home ownership, visitor parking and the traffic impacts generated by high numbers of visitors, climate change and sea level rise and the design of new development and the sustainability of the community facilities.</p>	<p>Comments noted</p> <p>Comments noted. The Plan is supported by robust community consultation</p>	
--	--	--	---	--

			<p>All those elements are important, not least because they are interactively interdependent. Yet much of the Plan focusses on the nexus of housing, affordability, and alternative sites. There are references to the potential impact of climate change on flood risk and development (in the sense defined in the Plan) but just one (2.49) reference to Haskoning.</p> <p>Although future housing strategies in Wells will be conditioned by flood risks, current knowledge of risk management options does not permit clear conclusions, not least because it is not fully integrated with flood risk options for adjacent localities. A comprehensive flood risk management strategy for the Saltmarsh Coast (Holme-Salthouse) is not needed but the need to consider each sector in relation to proximate sectors is indispensable.</p> <p>In the circumstances, it is probably best to punt as a way of avoiding the risk of holding a housing strategy hostage to flood management fortunes. For the time being it seems to me housing and flood risk management strategies for Wells should be developed on parallel tracks with the hope and expectation of early convergence.</p> <p>Your list of priorities is undifferentiated. Differentiation could be achieved by applying explicit criteria (e.g. physical and legal readiness, cost, urgency, tractability,</p>	<p>The Plan addresses the issues raised by the Community that are land use matters.</p> <p>Noted</p> <p>Noted</p> <p>The projects identified in the plan will be subject to further work outside of the Neighbourhood Plan process.</p>	
--	--	--	--	---	--

		<p>political implications, sequencing, and compatibility with District/National priorities). You cannot do everything simultaneously because, at the end of the day, scarce resources must be allocated and without priorities they will be hard to define or defend.</p> <p>Housing: The discussion of housing could also be strengthened by examining the nature and conditions of effective demand for owned or rented accommodation, an historical analysis of how post-war demand was met with a public housing programme and the consequences of subsequent decisions to sell-off parts of it. It might also be strengthened by a slightly more rigorous analytical approach in which: (1) facts are stated; (2) problems are quantified (this is a case in which the devil is truly in the details) and defined; (3) their underlying causes and manifestations are described; (4) the criteria for solutions are explained; and (5) plausible options are identified, described, and evaluated. I know this process sounds complicated and even cumbersome, but I have found these steps indispensable when trying to resolve complex problems. In everyday life most of us, at least sometimes, are guilty of leaping to conclusions (solutions) before we have defined the problem(s) they are meant to address.</p> <p>Economy There is room to elaborate on the evolution, status of and current/future challenges for the Wells economy. There are many references to employment in the Plan</p>	<p>The plan is a strategy which includes policies that will be used to determine planning applications – that is its purpose.</p> <p>The Neighbourhood Plan is a land-use based document for determining planning applications. Many of these suggestions lie outside of its remit.</p>	
--	--	---	---	--

		<p>but it might be useful to consider the roles of entrepreneurship and public finance including fiscal and other incentives for the private sector.</p> <p>Demographics: The section on demographics could be elaborated, particularly with regard to the population pyramid of Wells compared with other specific places. The implications of longevity could be examined more closely and more attention given to health and social care and plausible growth in numbers of key workers.</p> <p>Holkham: It is obvious (nowhere more than where you refer to potential housing sites) that Holkham will play major roles in the future of the town. I appreciate it might be difficult to write but wonder if those roles should be discussed more.</p> <p>Context: You may not be 'allowed' to divert from a strict rubric but if you can do so, I think it would be helpful to say more about context. No village, town or city is, in Donne's terms 'an island'. Cities (or for that matter, towns or villages) are systems within systems. While context is not everything, it is critical, not least because Wells acts as a 'central place' provider of goods and services with hinterlands and catchment areas.</p> <p>A Concept: You might want to reflect on (but probably not write about or even refer to) the phenomenon of circular and cumulative causation. I could provide guidance if wanted. It is the universal key to</p>	<p>The NP is only applicable to the designated Neighbourhood Area.</p>	
--	--	--	--	--

			<p>understanding why some places succeed and others do not and why success leads to more success and vice versa.</p> <p>Finally, and I am sorry to mention this, the draft needs editing.</p>		
33	Anglian Water	General	<p>Introduction: Anglian Water welcomes the preparation of the NP and supports the aspirations of the Town Council and the Working Party to shape development and enhance the environment through decisions made by the district and county councils. It is noted that the NP has been prepared to be consistent with the adopted development plan (Core Strategy and Site Allocations development plan documents) and the emerging North Norfolk Local Plan that has reached the Regulation 19 stage.</p> <p>Vision: Anglian Water supports the NP Vision regarding new housing supported by appropriate infrastructure, which is well-designed and sensitive to the environment. Objective 5 Sustainability and Climate Change is welcomed by Anglian Water, given our commitment to becoming a net zero carbon business by 2030. It is important that new development is resilient to the effects of climate change, including periods of drought and flooding caused by intense rainfall and/or tidal surges/sea-level rise. Anglian Water supports sustainability measures which address water efficiency and re-use and increase resilience to the risks of drought and flooding.</p>	Comments noted	No change to Plan

			Conclusion: Anglian Water supports the direction taken in the NP - subject to the suggested clarifications - and taken with the emerging North Norfolk Local Plan is consistent with our strategic direction. Our view is that further prominence could be placed on achieving water efficiency both in new and existing development.		
34					
35	Harbour Commissioners	General	<p>I have been asked on behalf of the Harbour Commissioners to pursue the Wells town plan and respond with my comments.</p> <p>I will be very candid with you and start by saying I feel the document presently is overly negative and much of the suggestions/ findings I believe could prove detrimental to the future and growth of Wells.</p> <p>I was consulted firstly by yourself then also an independent consultant working on behalf of WTC I assume. I did feel on both discussions that many of the questions asked of me were rather loaded on the negative side and conclusions had already be established, i.e. I was frequently told what issues there were rather than be asked !</p> <p>I am also surprised what little content or detail there is about the Wells Harbour Commissioners as a leading community body, especially as being probably the oldest body in the town, who actually have legal powers regarding to change of large area of Wells.</p> <p>I think you would be hard pressed to find anyone who don't agree the harbour is the hub of the town and the town was actually built because of the harbour not the</p>	<p>The scope of the Neighbourhood Plan is limited to land use planning matters and specifically to provide policies to govern matters where planning permission is required</p> <p>Reference is made to the historical importance of the harbour in the plan at paragraphs 2.6-2.7 and paragraph 2.49 refer to the Harbour Commissioners. Reference to the role of the Harbour Commissioners can be made in 2.6.</p>	<p>Amend paragraph 2.6 /2.7 to refer to role of the WHC. Include Map with Policy WNS18</p> <p><input checked="" type="checkbox"/></p>

			<p>way around.</p> <p>Also there is only a small mention of the rising sea levels, which is possibly one of the biggest factors that will mostly likely cause change to Wells in the next thirty years of the proposed plan.</p> <p>I did start to lose a little interest after passing the halfway point of the document and wonder if it is too wordy, as I have received the exact same feedback from others who have read the document.</p> <p>Presently I am not sure how to respond to the town plan, ie, if to respond by individual paragraphs or just on bullet points but it might be useful for us to have a discussion first as I most definitely don't want to come across to negatively in my response as I do appreciate people have put in a lot of time and effort into the document, but it does have to be a true representation of Wells interests and not just possibly some who have strong opinions.</p>	<p>Policy WNS18 is a policy specifically for the Harbour area which will be supplemented with a map in the next version of the Plan. The policy wording is based on interview with the Harbourmaster.</p>	
36	Natural England	General	<p>SUMMARY OF NATURAL ENGLAND'S ADVICE FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES AND PROTECTED LANDSCAPES</p> <p>As drafted, the neighbourhood plan could have potential significant effects on:</p> <ul style="list-style-type: none"> • North Norfolk Coast Special Protection Area (SPA) • Greater Wash SPA • The Wash and North Norfolk Coast Special Area of Conservation (SAC) • North Norfolk Coast Ramsar site • North Norfolk Coast Site of Special Scientific Interest 	<p>The Draft Neighbourhood Plan is subject to HRA and SEA processes. NNDC had not formally screened the Regulation 14 version of the Plan prior to the consultation. However this has now been completed and the results indicated that due to the proposed allocation in Policy WNS2</p>	<p>New policy WNS0 and wording relating to GIRAMs has been added . <input checked="" type="checkbox"/></p>

		<p>(SSSI)</p> <ul style="list-style-type: none"> • Well Chalk Pit SSSI • Norfolk Coast Area of Outstanding Natural Beauty (AONB) <p>Natural England advises that further information is needed to determine the significant of these impacts and the scope for mitigation. The following information is required:</p> <ul style="list-style-type: none"> - A Habitats Regulations Assessment to understand any potential impacts of policies and site allocations to designated sites, both alone and in combination, considering any appropriate mitigation measures where needed. Natural England notes that this assessment is soon to be provided. However, this should also include the consideration of the new Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation (GIRAM) Strategy financial contribution to offset any potential in combination effects. - Consideration of how the proposal may affect the special qualities of the Area of Outstanding Natural Beauty. <p>Please re-consult Natural England once this information has been obtained.</p> <p>1) Advice on designated sites – Habitats Regulations Assessment</p> <p>Despite the proximity of the plan to European Sites, the current documents provided do not include information to demonstrate that the requirements of regulation 63 of the Conservation of Habitats and Species Regulations</p>	<p>that full SEA and HRA is required.</p> <p>The WP and TC have commissioned AECOM to provide both reports and the HRA was completed in April 2023 and the SEA in May 2023. Subsequent amendments to the Plan have been made as a consequence of the HRA and SEA outcomes.</p>	
--	--	--	--	--

		<p>2017 (as amended have been considered.</p> <p>It is Natural England’s advice that the plan is not directly connected with or necessary for the management of the European site. You should therefore determine whether the plan, and the site allocations within it, is likely to have a significant effect on any European site, proceeding to the Appropriate Assessment stage where significant effects cannot be ruled out.</p> <p>Natural England advises that there is currently not enough information provided in the application to determine whether the likelihood of significant effects can be ruled out.</p> <p>Natural England notes that a Habitats Regulations Assessment is soon to be completed and advise that we must be consulted on any appropriate assessment you may decide to make.</p> <p>We recommend that the following information is considered to help you undertake a Habitats Regulations Assessment:</p> <p>Recreational Disturbance Housing</p> <p>From 31st March 2022, the new Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation (GIRAM) Strategy has been adopted, superseding the Habitats Monitoring and Mitigation Fund. Working collaboratively, the Norfolk Local Planning Authorities (LPAs) aim to deliver the Strategy to ensure that the cumulative impacts of additional visitors, arising from new developments of housing and tourism,</p>		
--	--	--	--	--

		<p>to European sites, will not result in any likely significant effects which cannot be mitigated. This includes the collection of a tariff of £185.93 per new dwelling. It is Natural England's advice that the site allocations within the plan will qualify for the collection of this tariff, and this should therefore be reflected in the Habitats Regulations Assessment process and subsequent site policy.</p> <p>Temporary Car Parking</p> <p>We also note that the plan proposes new areas for temporary/seasonal car parking, but does not allocate this to any specific sites. We are concerned that this level of growth may have unavoidable adverse impacts on the surrounding designated sites. We therefore advise that evidence is provided to demonstrate that the plan area has the capacity to accommodate this level of growth without such unavoidable adverse impacts, including those resulting from increased recreational disturbance.</p> <p>Commercial Allocations</p> <p>Natural England notes that Policy WNS7 allocates several sites for redevelopment opportunities within close proximity to designated sites. We recommend that these allocations are also considered within the Habitats Regulations Assessment to determine any likely significant effect from commercial developments and the need for any appropriate mitigation . This should include water quality as well as noise and dust during the construction period.</p> <p>Water Quality</p> <p>The proposed neighbourhood plan is in close proximity</p>		
--	--	---	--	--

		<p>to North Norfolk Coast SSSI and associated designated sites. The area consists primarily of intertidal sands and muds, saltmarshes, shingle banks and sand dunes. There are extensive areas of brackish lagoons, reedbeds and grazing marshes. Poor water quality can adversely affect the structure and function of the designated sites and consideration should always be given to any potential water quality impacts resulting from proposed developments.</p> <p>Therefore, Natural England welcomes the requirement of a Surface Water Management Plan and Foul Water Drainage Strategy within Policy WNS2 that refers to site allocation WELLS1.</p> <p>2) Advice on protected landscapes – Area of Outstanding Natural Beauty (AONB)</p> <p>The proposed neighbourhood plan is within a nationally designated landscape, the Norfolk Coast AONB. Natural England advises that references are made to the national and local policies, together with local landscape expertise and information, to support site allocations within the plan.</p> <p>This information should be guided by paragraphs 176 and 177 of the National Planning Policy Framework which gives the highest status of protection for the ‘landscape and scenic beauty’ of AONBs and National Parks. For major development proposals or allocations, paragraph 177 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.</p>		
--	--	--	--	--

			<p>Alongside national policy, you may also wish to consider similar wording to that detailed within the North Norfolk District Council current and draft Local Plan (Policy EN1), that follows the AONB Management Plan 2014-2024.</p> <p>We also advise that you consult the relevant AONB Partnership or Conservation Board. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to the Neighbourhood Plan. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity.</p>		
37	North Norfolk District Council	General	<p>Thank you for the opportunity to comment formally on the emerging Wells Neighbourhood Plan at Regulation 14 stage. Overall the WNP is well presented and it can be seen that much of our previous advice has been incorporated into this consultation version, however there are notable exceptions mainly when it comes to the specific policies and the policy wording, and the presentation of the evidence. A number of key comments are made below and the accompanying schedule of comments provide more detail in relation to each plan section for the steering group and town council to consider in finalising the Plan. We would be pleased to go through these comments with the steering group in more detail and continue to work with the group in order to finalise the neighbourhood plan.</p> <p>Policies in the WNP will be considered alongside those of the whole Development Plan. The WNP is not a</p>	Comments noted.	Specific comments and amendments are made against the specific paragraphs below. No change to Plan as a result of these general overall comments

		<p>standalone document and as such, there is no requirement or need to have policies on each community suggested area of land use planning and many, if not all, of the policies should be reviewed in light of the existing and emerging Local Plans, when there are policies in existence that are already evidenced, justified and cover many of the issues in greater detail. There is significant concern that the existing (and emerging) local plan policies have been ignored in an attempt to provide NP policies covering the relevant planning matters. Although the NP does reference the emerging local plan in much of the introduction, it is this emerging local plan that will be adopted after the WNP. Consequently, in order to ensure the NP policies are not replaced when the emerging plan is adopted and thereby stay relevant, it does remain necessary to ensure the NP policies also contain a high degree of conformity with the emerging local plan, which is at an advanced stage. A failure to do so will invite risk and reduce the life span of the WNP. A further concern on this area is that some of the policies seem not to be supported by evidence while others are too broad and in places have less detail and considerations than the local plan equivalent which if they were to remain could reduce the influence and application of the development plan in such matters.</p> <p>WNP policies should detail only further material considerations identified as locally specific and evidenced/justified in each subject matter. There are</p>	<p>The NP is a stand- alone document, whilst it forms part of the development plan along with the adopted Local Plan it is however subject to a different process and is a community led document.</p> <p>The Neighbourhood Plan is required by the Basic Conditions to be in 'general conformity with the strategic policies contained in the development plan for the area'. This is the adopted local plan not the emerging local plan, the content of which is yet to be tested and there are examples where emerging policies have been held up or failed – the GNLP,</p>	
--	--	--	--	--

		<p>concerns that the steering group consider that the WNP should include duplication and repetition to demonstrate to the local community that they have responded to local concerns raised during consultation and engagement events. The purpose of the WNP is to focus on what additional local detail it can bring to the decision making process, based and justified on more specific local evidence and to not duplicate strategic policies or water down considerations. Where such policies have been included and specific criteria in others that in many cases have been worded and evidenced in such a way that they will reduce the ability of the Town Council to guide development in the way that they are intended and could reduce the ability of the District Council, as the local planning authority (LPA), to implement and influence proposals. Where such approaches are identified in the WNP, the policy or the criteria in question should be deleted to avoid any misinterpretation / conflict with the strategic policies and it should be made clear in the WNP that the WNP policy is in addition to the national and strategic approach already set out. It is likely that repetition and duplication will be removed at examination and it is better to do this yourselves, so that the steering group fully understand the NP, rather than leave it to further scrutiny and third parties.</p> <p>NP Policies are a material consideration along with those across the development plan and it is wrong to use language in a NP policy that gives the impression that an application will be 'permitted' solely if the listed criteria</p>	<p>BMSJLP. The legislation specifies 'general conformity' not slavish adherence and also specifically refers to 'strategic policies' which are defined in the NPPF as those which address strategic priorities – not necessarily all Local Plan policies .</p> <p>The policies and proposals in the plan have been informed by extensive community engagement. The Working Party are aware of the Neighbourhood Plan process and the remit of the Examiner.</p> <p>The NP when made is the primary consideration (along with the remainder of the Development Plan) when determining planning application which should be determined in</p>	
--	--	---	---	--

			<p>in that specific policy is met. Such an approach could also restrict the LPA's ability to apply the wider development plan to any determination and open up decisions to challenge. A number of policies in the WNP incorrectly do this and where this is the case, they should be changed as detailed below.</p> <p>Change "<i>permitted</i>" to supported ... or add the following to each phrase for clarity; policy will be permitted subject to the following criteria (as listed) and (add) all other material considerations.</p> <p>Coupled with the above concerns there appears to be a lack of explanation of the need for many of the policies. This would include appropriate analysis of policy areas in the existing and emerging local plan and areas of the PPG \NPPF. Further analysis by the steering group would show that many of the broad policy positions in</p>	<p>accordance with its policies unless there are clear material considerations that indicate otherwise. If the LPA wished to grant permission based on material considerations then it is for the LPA to justify that approach if they wish to avoid challenge. This representation appears to misapply or misunderstand the legislation and the weight to be given to Neighbourhood Plans.</p> <p>The specific wording of individual policies will be reviewed in the light of comments made.</p>	
--	--	--	---	--	--

		<p>the WNP simply repeat the established policies and in places, also conflict with the strategic aims of the Local Plan and bring significant ambiguity. As such, in places the WNP brings little, or no, additional local material considerations for the LPA to consider, which can lead to confusion and questions around the ability of the LPA to apply them in the way that is intended. In fact, many policy areas are broad and considered to provide less material considerations than the wider Development Plan. This consequently weakens the policy positions and ironically could lead to a reduced ability of the community to influence proposals and achieve the objectives of the WNP. Coupled with this, there is a lack of detail in the issues that the neighbourhood plan is trying to address and limited review of the potential alternative options. If the policy is already there or the approach covered in national policy and/or the local plan, such NP policies will only bring confusion and interpretation issues between them and the strategic approaches, as set out in the higher order strategic plan, which collectively will be used with the WNP in any determination. <u>It would be better to explain that the issue is already covered in the strategic plan than to repeat or duplicate a policy, especially when the approach taken potentially weakens the level of policy influence.</u> Any such NP policies should build on the strategic policies to add a further local dimension and only detail the further local considerations and criteria required from a review of the evidence and considerations of the alternative approaches / options</p>		
--	--	---	--	--

		<p>available. It appears that it is this local level of analysis that is missing and as such, the Plan is misleading in what it can achieve and/or deliver. It is recommended that a full review of the existing and emerging local plan policy base is undertaken in each area of the WNP and only those areas that bring further localised approaches which are evidenced and justified following a review of all the options, be taken forward into appropriate policies in the final draft WNP and policies areas that bring duplication removed. This would produce a simpler, slimmed down WNP but one much more focused on delivering local considerations and the key objectives.</p> <p>The evidence for such a review and the evidence used to justify the policies should be documented in separate evidence background/ topic papers. Although there are some standalone evidence documents mainly delivered through third party commissions, there is also some further evidence put forward in this version of the plan in the Appendices. It is considered that these, in the main, are only partial assessments and contain omissions and consequently, cannot be relied upon to substantiate the positions and policies put forward. As such, these assessments should be updated to fully reflect the requirements of the National Planning Policy Framework,(NPPF), Planning Practice Guidance, (PPG) and best practice guidance, including the Historic England advice note 7, (local heritage listing) which appears to be quoted in name but the full assessment</p>	<p>The evidence required to support Neighbourhood Plan policies should be proportionate. There are evidence documents prepared by third parties which are there are to support the Local Plan</p> <p>The LGS and NDHA assessments follow the criteria set out in the NPPF and Historic England’s guidance and similar formats have been used successfully in other Neighbourhood Plans.</p>	
--	--	--	---	--

		<p>criteria has not been applied in practice. The same is true in relation to the partial assessments of Local Green Space (LGS). NNDC has published a number of background papers and NP guidance documents including those that cover evidence requirements. Specifically, there is a NP guidance document on Local Green Space where there is a full proforma that should be used in any assessment. In relation to this matter, as will be seen in the below schedule, a number of land areas put forward as LGS are already designated with an open space designation and guidance states that rarely will it be appropriate to designate an area with another such designation. The Council undertook a review of many of the land areas at the request of the town council in the early stages of the Local Plan review and the assessments are also published in the Amenity Green Space study. As such, in addition to the unnecessary duplication of work, many of the potential designations put forward in the WNP are contrary to the published assessments and evidence. Similarly, in the non-designated heritage asset assessment, a number of local assets have not been identified for review and as such, there is concern that it is incomplete. It is strongly recommended to remove such conflict and update the WNP evidence base in relation to these matters.</p> <p>Overall, the WNP would benefit from a number of further background papers reviewing specific policy areas and fully documenting and updating the supporting evidence, including the existing national and</p>	<p>The Open space Assessments undertaken by NNDC are confusing and the definitions of the types of space they cover are unclear. It is not clear the difference between the 'open land designation and the LGS usage in the draft Local Plan.</p>	
--	--	--	---	--

		<p>strategic approaches and the available published evidence to inform and justify further local policy criteria. Where necessary these are suggested in the relevant part of the schedule below.</p> <p>In relation to principal homes and the identification of one community led housing site in the WNP, there are concerns that the approach taken is based on opinion rather than objective analysis of all the options and it is considered that the WNP approach is <u>unlikely to be effective against the WNP aims and objectives</u>. It is likely that demand will be deflected towards existing homes, which are, ironically, often the smaller dwellings and premises that are more suited to local incomes. The housing market is complicated and it is not established that second homes are the cause or driver of house price inflation in Wells or across the District. House prices have increased significantly in the coastal areas of North Norfolk and indeed across the District and country and continue to do so. It remains difficult to directly attribute any particular concerns such as rising house prices or supply shortages to second homes and holiday lets, given that there are so many other potential factors that could be attributed to these issues.</p> <p>North Norfolk is highly dependent on tourism, with the sector contributing over £500m to the local economy prior to Covid-19, thus supporting numerous local businesses, employees and residents. Whilst second homes and holiday lets undoubtedly contribute to this</p>	<p>Both the Housing Needs Assessment and feedback from local people would contradict this statement.</p> <p>Noted. However NNDC also has environmental and social responsibilities to its residents</p>	
--	--	--	---	--

		<p>figure, it remains difficult to determine whether they provide an overall net gain or loss to the economy and it has not been established in the WNP. It is similarly considered that the impact on communities is difficult to determine, with secondary data suggesting that there are both positive and negative impacts. It is suggested that ultimately residents' concerns must be considered alongside the importance of tourism for the local economy.</p> <p>Restricting houses to principal homes is likely to have some small impact on market value, but it is unlikely to make them any more affordable to those already in the local community and may affect the ability of some to plan ahead and move to the town as they had intended. The approach could also affect the ability of development to deliver on policy compliant levels of affordable housing and undermine the aim of the District Council to provide more housing for those on lower incomes with a connection to the town. The Council's planning policies support the delivery of affordable housing. Planning policy requires that new housing development of more than 10 homes provide 45% affordable homes. The emerging local plan reduces this threshold to 5 or more dwellings and updates the percentage requirement based on an up to date assessment of Viability to 35%. In addition, the Council's policy on affordable housing in the countryside allows for the development of affordable housing on rural</p>	<p>This is understood. However, in the absence of any other mechanisms in place this will prevent the situation from worsening.</p> <p>The allocation is essentially seeking to achieve this.</p>	
--	--	--	---	--

		<p>exceptions housing sites. These sites can be developed exclusively to satisfy local need.</p> <p><u>No evidence</u> has been supplied to address these concerns and it is questionable if the approach in the WNP, coupled with that there being only one identified community led site (which is separately known to have unresolved delivery issues) and the failure to set and justify a housing target in the NP, that the Plan will be able to deliver on its aims and objectives, including aspirations of the local community in establishing a more balanced housing market and meet the existing and future needs of those who live in the town and those that wish to move there.</p> <p>It is accepted that in principle, a NP can include such a policy on principal residency, but just because other NPs have done this does not make it the right tool for the town, nor does it justify the approach. It is not deemed to be an effective solution as it would place increased pressure on existing dwellings. It is recommended that the steering group and the Town Council further explore the options available, including the identification of <u>further affordable housing sites adjacent to the town boundary</u>, many of which are being currently promoted for residential development and where there is the opportunity and scope to develop appropriate allocations in the NP to steer and influence any future proposal to directly address the local community's needs. Secondly it needs to be made clear that the principle residency policy will not apply to the local plan</p>	<p>There are NPs that contain such policies that are 'made' plans.</p> <p>There is no legal compulsion for the NP to set or deliver a housing requirement.</p>	
--	--	---	--	--

		<p>allocations. The Local Plan allocations are put forward to address a wider district and strategic needs whose drivers are more complex. This can be resolved by making it clear that such a policy will only apply to growth outside the strategic allocations and within that facilitated by the WNP.</p> <p>One of the main omissions of the WNP is its failure to set a housing requirement (target) based on the local level of identified need and in addition to that, set in the emerging Local plan in relation to the wider strategic requirements. As such, it is a missed opportunity to directly establish policies to meet that need and in particular apply the principle residency approach. We would encourage the town council to review this position and amend the final iteration of the plan to include an appropriately agreed housing requirement (target) and identify further potential sites for affordable housing/ housing to which its housing policies would apply.</p> <p>A significant part in delivering the WNP housing strategy also depends on the release of a restrictive covenant by the Holkham Estate in relation to the community housing site. It is strongly recommended that this matter is agreed through a statement of common ground and/or a legal agreement prior to the submission of the WNP for examination. Without such an agreement it is feared that the site will not be released or even contested and a</p>	<p>The rationale behind the housing strategy in the NP is set out in paras 5.3 . In addition, despite raising this issue several months ago NNDC has failed to provide such a figure within any reasonable timescale.</p> <p>Agree that the draft Bill does contain these ideas however there is no detail, the bill is draft with and there are regular changes being made, with no firm commitment to going forward in this form and therefore the NP can only rely on the current legislative position.</p>	
--	--	--	--	--

		<p>core element would not come forward in the plan period.</p> <p>There is draft provision in the Levelling Up and Regeneration Bill that would require second home owners to obtain planning permission if they do not let their property for holiday purposes for at least 90 days. This would give the Council and the WNP the option to consider planning policy to manage the numbers and distribution of some types of second homes use in specific locations when the bill is enacted. The bill also included provision for the district council to increase council tax for such properties. Collectively such approaches could be used to restrict and disincentive future second home provision and raise additional funds for investment into local communities.</p> <p>The neighbourhood plan will require screening for HRA/ SEA and it is recommended that once the policies have been reviewed and the plan updated, that a request for the emerging draft WNP be "screened" by officers in relation to HRA and SEA requirements. This will help establish the extent of the required Habitat Regulation evidence and compliance with European legislation in line with the requirements of the Basic Conditions tests, inform the final policies and establish if, and the extent, of any further Appropriate Assessment in relation to the Regulations. Further work in this area should not be undertaken until such a screening determination has been requested and a determination issued.</p>	<p>This was requested prior to the Regulation 14 consultation. Full SEA and AA are required and these were completed by AECOM appointed by the Town Council to carry this out. Changes to the Neighbourhood Plan as a consequence of the HRA and SEA have been made</p> <p>Noted. The WP are professionally advised by experience consultants who have prepared over 20 made Neighbourhood Plans.</p>	
--	--	---	---	--

		<p>The RTPI advise that in order to support and explain each policy neighbourhood plans should include a supporting statement for each policy i.e. reason for the policy and the evidence that supports the policy. • You should summarise the evidence succinctly and if appropriate provide links to further information or direct the reader to an evidence summary. • Present the evidence clearly so that the reader understands what the evidence is showing. A range of techniques and methods can be adopted including the use of tables, maps, graphs and diagrams. • Ensure you clearly reference the source of your evidence. Wherever evidence is referred to it should be clearly referenced (with hyperlinks where possible) and dated.</p> <p>It is noticed that many of the policy areas seems to be justified by the inclusion of statements that the approach are/ have been supported at consultation events. Opinion and views of the local community and others that have a stake in the future of a neighbourhood plan area e.g. expressed through consultation, demonstrate that the policies in your plan have been informed by the participation of the local community and others with an interest in the area and as such help meet the requirements of the Basic conditions at examination <u>but opinion itself does not provide</u> the justification for policies choices. Where this is the case it is recommended that further evidence and review is undertaken. Further information on this and policy formation can be found on the Locality web site and contained in the NDC neighbourhood planning guides.</p>	Noted.	
--	--	---	--------	--

			<p>NNDC have produced a suite of additional guidance aimed at supporting local communities in North Norfolk who are undertaking neighbourhood planning. These are based around specific check sheets and frequent topics that Parish & Town Councils have sought to include in neighbourhood plans. They are designed to provide background information and guidance on how neighbourhood planning groups can reflect local circumstances and develop policies that are justified and evidence in a positive and realistic way which, if followed, will provide more certainty at the examination stage. These guides can be found on the Council's web site: www.north-norfolk.gov.uk/neighbourhoodplans.</p>		
38	Individual 32	General	<p>Does Holkham own the former Pitch and Putt site? I would not like to see that open area disappear. The P&P was a great leisure amenity for older families</p>	<p>Comments noted. The site is owned by Holkham Estate and is identified as a potential solution to the problems of visitor parking.</p>	<p>No change to Plan</p>
39	Individual 79	General	<p>Yes, Yes!!</p>	<p>Supportive comment, no change</p>	<p>No change to Plan</p>
40	Individual 93	General	<p>Proposals look really good</p>	<p>Supportive comment, no change</p>	<p>No change to Plan</p>
41	Homes for Wells	General	<p>HFW completely agree with para 7.1 – the provision of suitable homes is the key to a sustainable future of Wells-next-the-Sea However in the absence of suitable homes we need to encourage day commuters into Wells in order to fulfil our employment needs – see comments on Schools and</p>	<p>Comments noted.</p>	<p>No change to Plan</p>

			nursery. Rising fuel costs are making commuting to Wells eg from Fakenham less and less attractive. Providing free parking for employees may help.		
42	North Norfolk District Council	General	Although the wider ambitions are supported the areas are confused lack justification and need to be evidenced and further clarity brought to the policy wording and policies mapping in order to effective - see detailed separate response	Noted. See response to 37 above.	No change to Plan
43	Individual 85	Projects	Try to maintain speed control on traffic and restrictions on parking. Highly support the excellent Neighbourhood Plan.	Supportive comment, no change	No change to Plan
44	Individual 86	Projects	Further efforts to be made to enforce speed limits in Warham Road & Burnt Street and Church Street.	Comments noted. However, speeding lies outside of the remit of the Neighbourhood Plan	No change to Plan
45	Individual 107	Various paragraphs in Chapter 2	A few comments on other aspects of the neighbourhood planning document: 2.2: No mention of the SAC Marine protected Area. 2.8: Would benefit from a comment on the future of the facilities previously funded by the wind farm industry. 2.10: Would benefit from a comment relating to the risk to sensitive habitats and recreational navigation from the impacts of sedimentation, both natural and human induced. 2.14: I feel the value to the community of Heritage House should be included. 2.20: Possible add Fakenham academy Sixth Form.	Agree reference to Marine SAC should be made in 2.2. This lies outside of the scope of the Neighbourhood Plan	Amend 2.2. <input checked="" type="checkbox"/> Amend wording of 2.14 to use correct references <input checked="" type="checkbox"/>

			<p>Community services and Facilities: Add Heritage House, Wels United Charities, Nelson Club, Wells Tennis Club, Bowls Clubs, Croquet Club, Sailing Club.</p> <p>2.39: Mention need for more Permissive Paths to connect up with Public Footpaths, especially in the countryside, to the south of Wells, to reduce the tourist pressure on the beach to by encouraging to visit inland locations.</p> <p>2.49: Was the Flood Risk Management Plan published in 2021; if not amend date.</p> <p>2.50: Was the Flood Resilience and action Plan published in 2021; if not amend date.</p> <p>2.52: Mention the impacts of sedimentation which has economic, social and environmental impacts which tend to be overlooked.</p> <p>2.52: The huge increase in the popularity of kayaking, paddle boarding, and introduction of commercial tourism use of the creeks presents a risk to the favourable condition of the Marine Protected Area and increased disturbance to wildlife. So much so that zoning of activities may soon become a necessity in the near future. The rise in open water swimming in the larger creeks also imposes an increasing risk of accidents between commercial/recreational craft and swimmers.</p>	<p>Include 'Academy' in 2.20</p> <p>Agree.</p> <p>This is the correct date</p> <p>This chapter is contextual and not expected to be extensive.</p>	<p>Amend 2.20 <input checked="" type="checkbox"/></p> <p>No change</p> <p>No change</p>
46	Individual 94	General	<p>The acknowledgment by the headmaster that the schools are undersubscribed by local children and need to be filled by those outside of the catchment area is a demonstration that the schools are currently of the correct size to support local growth. The headmaster</p>	<p>The comments relate to context and are not specifically NP issues.</p>	<p>No change to Plan</p>

			can't have it both ways and complain that teachers (as key workers) can't afford to live in the town and also that the schools are seen as good compared to local alternatives, thereby seeing families out of catchment wanting to use them. The argument doesn't follow as teachers want to teach in pleasant environments in good schools, so there will be an abundance of applicants for teaching roles. The reliance on out of catchment students to reach capacity demonstrates they there is no need to develop affordable housing for teachers as there is housing stock available locally, likely needing to drive 10 minutes but that is what the majority of the U.K. population do to get to work - commute - the TUC review in 2019 highlighted an average commute for people in East of England as 1 hour per day (combined there and back). A 30 minute commute from Wells provides a significant range of affordable houses. If the schools need to expand is based on out of catchment attendance, then there is no need for expansion.		
47	Individual 101	General	We need homes for people to LIVE in so the town has people available to work.	Supportive comment, no change	No change

Introductory chapters/other non-policy chapters

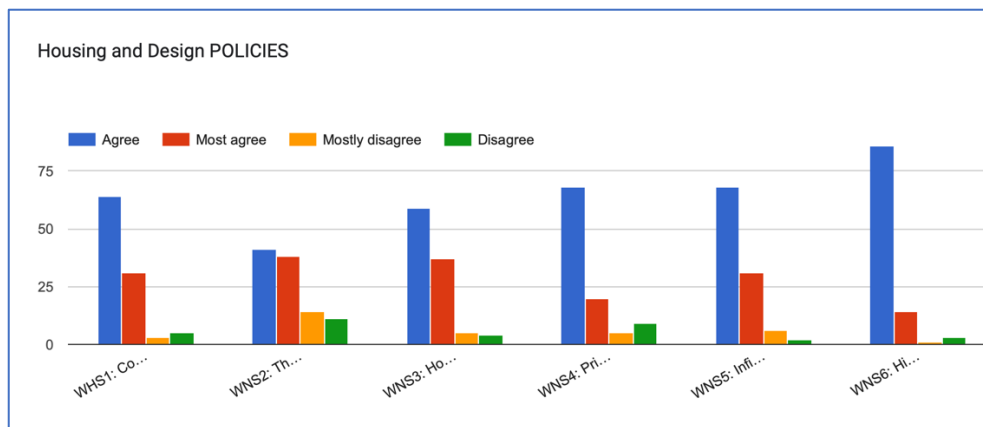
	Respondent	Reference (paragraph)	Response	Suggested Steering Group response	Action/Plan amendment
--	------------	-----------------------	----------	-----------------------------------	-----------------------

		or policy number)			
48	Savills (UK) Ltd on behalf of the Holkham Estate	Vision and general	<p>Vision – Disagree</p> <p>The Vision states: 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.</p> <p>The Estate supports the broad vision, it is important to acknowledge that the Area of Outstanding Natural Beauty (AONB) covers the whole of the town, however the draft wording of the Vision suggests that no development should occur within such a designation, this should be avoided as this does not strictly accord with provisions of</p>	<p>The comments relate to a vision of what the community would like the parish to be like at the end of the plan period. It is an aspirational statement of ambition.</p> <p>The wording suggested reads more like a policy and may not be wholly compliant with the legislative background to the designation.</p>	No change to Plan

			<p>the National Planning Policy Framework which allows for limited development (para 176) and it does not accord with the aspirations of the Neighbourhood Plan to allow for Community Led Development. Consequently, we suggest that the penultimate sentence in the vision paragraph states: “Local heritage and the Area of Outstanding Natural Beauty will be protected where development proposals would adversely harm such heritage assets or designation”</p> <p>Representations made on behalf of the Estate have previously been made on this matter, and the comments still remain valid.</p> <p>Summary:</p> <ul style="list-style-type: none"> • The Neighbourhood Plan should not seek to duplicate Strategic Policies contained within the overarching Local Plan. • If the Neighbourhood Plan Working Party is minded to retain a policy relating to ‘Community Led Housing’ it should be amended: 	<p>Noted.</p> <p>The policy is written to be in conformity with the strategic policies which require that the proposals should be led by a legitimate community group not a third party. The delivery of open market housing on this site could</p>	
--	--	--	---	---	--

			a. To clarify how it is different to the emerging policy in so far as it allows third parties to bring forward proposals; and b. To allow for an element of market housing to help to facilitate delivery.	undermine the premise of community led housing.	
49	Homes for Wells	Para 2.34	Para 2.34 definition of HFW needs changing. HFW is not just a housing association. Homes for Wells is a community led Charitable Community Benefit Society which provides housing at affordable and Intermediate rents for local people giving priority to essential workers and volunteers.	Agree .	Amend para 2.34 <input checked="" type="checkbox"/>

Housing and Design policies



	Responde nt	Reference (paragrap h or policy number)	Response	Suggested Steering Group response	Action/Plan amendment
50	Individual 19	?	AS too the scale would have been nice to see a large provision	Noted	No change
51	Individual 52	Chapter 5: Housing & Design	I appreciate the huge amount of work. I'm concerned about how particularly housing objectives can be enforced.	Comments noted. The housing objectives will be delivered by the housing policies, some of which require monitoring and enforcement	No change

				which would be undertaken by NNDC	
52	Individual 89	Chapter 5: Housing & Design	Council houses to be kept for renting only and a more mixed community.	Agree, It is an aspiration of the Working Party to ensure that housing is available for rent in perpetuity and not sold off.	No change to Plan
53	Individual 93	Chapter 5: Housing & Design	Generally good, will be better to develop down Warham Road than proposed areas and principal private residence will not work, but plenty of good ideas in here	Comments noted.	No change to Plan
54	Individual 94	Chapter 5: Housing & Design	<p>Rather than implying throughout the plan that second home-owners and rental properties are to blame for housing issues, there should be an assessment of how much these owners pay and support local businesses and how many services they use and then compare to how many local businesses they support and frequent compared to many of the locals who seem to comment negatively on them.</p> <p>At para 5.60 it highlights that 125 people responded to the Principal Residence policy but this equates to only 5% of the resident population and doesn't consider the other circa 32% of property owners who aren't permanent residents and therefore were highly unlikely to be able to</p>	<p>It is acknowledged that there is an economic impact from tourism in the town.</p> <p>The consultation was conducted on-line as well as through the exhibitions. All documents were</p>	No change to Plan

			<p>attend. These types of surveys should be undertaken online if they want to be inclusive and accessible. The report uses this same logic throughout and the result is a misbalanced and inflammatory suggestion against a proportion of the town that invests disproportionately higher than others. Removing and alienating this group will see Wells and it's charms be swamped by people who take it for granted and aren't economically invested in the town.</p> <p>Little is made of the statistics that demonstrate almost a 1/3rd of the population is 60+ years and only around a 1/6th are in the 5-25 year bracket. This should be considered in respect of services, facilities, smaller housing and that the retired cohort are self-funding and therefore bring significant funds into the town that the town doesn't have to support. Attracting this age group should be a priority in growing the local economy.</p>	<p>available on the Town Council website for the duration of the consultation period. It should be remembered that only those registered to vote in District Council elections will be able to vote in the referendum.</p> <p>The vision of for the Neighbourhood Plan is for a vibrant and balanced community with services, facilities and housing for all age. However if the population increasingly ages this distorts the demographic and has implications</p>	
--	--	--	---	--	--

				for a number of services in the town such as GP and medical services.	
55	Individual 95	Chapter 5: Housing & Design	The provision for housing within this plan, together with the Local Plan responds well to the focus of the previous consultation which indicated local people's preference to minimise house building unless it is for local people to rent. A principal housing policy is currently the only tool to protect this request while still meeting the need by those who want to move here to live in and contribute to our community while WNS2 supports genuine housing need.	Support noted	No change to Plan
56	Individual 103	Chapter 5: Housing & Design	See my comments on land for housing.	Noted	No change to Plan
57	Individual 108	Chapter 5: Housing & Design	Whilst numerous aspects of the Plan are laudable, I'm disagreeing with it to emphasise the point that I disagree with the prospect that "affordable housing" stock can be sold. I don't agree that valuable green spaces should be given up to build these "affordable houses" only for them to be potentially sold off, thereby reducing said stock. Also, I don't think we should offer any affordable housing to people outside of Wells; we don't know who we will be letting into our lovely town and will likely be outside of our control. All this will do is to increase the population thereby exacerbating existing services.	Comments noted. The ambition of the allocation which is on land owned by the Town Council is that it retains control over the development in perpetuity	No change to Plan
58	Individual 6	Chapter 5:	There should be encouragement for the provision of disability access and provision of facilities where possible. The division of houses building on	Noted. The Design Code picks up the	No change to Plan

		Housing & Design	gardens for multiple occupation (short lets) should be limited. Recognition of residents need for parking. Formal setting or marking out spaces on the Buttlands.	issues relating to new parking provision and infill	
59	Individual 20	Chapter 5: Housing & Design	It is vital that people who may never be able to afford to purchase housing in Wells can have the option of decent affordable rented property. Other LAs are now considering compulsory re-purchase of 'Right to buy' properties as they become available	Support noted	No change to Plan
60	Individual 30	Chapter 5: Housing & Design	Is the development going to affect the sewers?? We have had problems in Gales Road. Anglian Waters hands are tied as the Council are reluctant to allow them to close road to fix the problems properly.	Comments noted. See also response made by Anglia Water	No change to Plan
61	Individual 34	Chapter 5: Housing & Design	(see entry on last page) There should be MORE new community led housing than proposed. This may mean building on more of the Triangle site than proposed plus possible building just outside current settlement boundary e.g. near cemetery or Warham Rd/New Farm. In order to ensure Wells extended family (2,3,4 generations) can remain mutually supportive, more affordable housing is needed to prevent moving away or to allow ex-residents to return to be close and support elderly family members. The risk of covenants/principle residence for new building means that existing ?finer social housing stock (ex-Council) will not be covered, leading to price rises which only wealthy second homes and holiday let owners will afford. Hence Homes for Wells would be unable to afford to purchase for community housing use. More will be needed to control/manage resale of Wells' existing housing stock.	Comments noted. The allocated site is a step towards providing community led housing. Other proposals on suitable sites , provided they are genuinely community led could come forward during the Plan period.	No change to Plan
62	Individual 42	Chapter 5:	Market forces must be allowed to prevail for the benefit of residents and, most importantly businesses.	Comments noted.	No change to Plan

		Housing & Design			
63	Individual 43	Chapter 5: Housing & Design	We need houses that fit the need of people who want to or do live in Wells. Strong local connection should be strict. What do you mean by affordable? Restrict second homes to a percentage of overall town houses. Why do holiday lets pay no rates? This is a lost source of income.	The definition of affordable is set out in the NPPF however, the allocated site is aimed at affordable rented accommodation with local connections. The issue of rates is outside of the Neighbourhood Plan remit.	No change to Plan
64	Individual 57	Chapter 5: Housing & Design	As much support for Homes for Wells as possible. Small scale (less than 12) developments phased over time and with affordable housing (i.e. rental) each time are better. Learn the lessons of Staithe Place: a mistake in trying to introduce ?Surrey suburban scale and design to Wells. Not what was needed!	Comments noted. The Design Code and policy aim to ensure new housing provision is well designed and in character.	No change to Plan
65	Individual 70	Chapter 5: Housing & Design	Imperative to keep the balance of a thriving tourist destination, yet minimise impact on residents and providing employment and housing for future generations.	Noted.	No change to Plan

66	Individual 94	Chapter 5: Housing & Design	<p>The overall plan is significantly biased and focuses its argument squarely at second homes and rentals as being the route of all housing problems in the town with a fixation that “local” people must be allowed to buy property or be housed in the town with no consideration on the economy and businesses that can support these people. Overall, I strongly disagree with the authors misbalanced comments and apportioning blame.</p> <p>The suggestion that people should have a right to live somewhere that they were raised is not accurate or relevant. Across the country, expensive property results in those who were raised in a location necessarily having to move out, get work, earn money in areas that supports higher wages before potentially returning to their home town at a later date. I’m sure anyone raised in Barnes or Richmond in London would love to be able to buy a house there but they need millions and they have no “right” to live there. As such, they move out and follow the jobs and careers. The same applies in Wells. It’s a case of what is affordable based on what you earn and your aspirations and qualifications. Many people may want a Rolls Royce but most can only afford a Ford, so that’s what they have unless they borrow significant sums. Ultimately, Wells needs a strong local economy to support its community. Interestingly, it’s the second home owners and retirees, that the report generally paints as bringing issues to the town that actually, bring significant and often unrepresented money and business support. Their higher disposable income and large scale use of general services, restaurants, pubs, builders, cleaners, vets etc that “locals” do not use, supports more of the town economy than the locals.</p> <p>The use of statistics to prove a point is pushed throughout the document and is often biased and misleading. Much more detail and research is required to substantiate, as suggested at 5.11, on the pricing of properties throughout the town. The buildings of significant value are all within the</p>	<p>See response to 54 above.</p> <p>Homes are required for local people who work in the town and provide essential services such as retail, health and social care, cleaning, education etc</p>	No change to Plan
----	------------------	--------------------------------------	---	---	-------------------

		<p>conservation area, an area that in any town would be out of financial reach of the majority of local workers. If these statistics are to be used, comparing different areas of the town is an easy and much more accurate approach.</p> <p>The report uses an over reliance, where it is in its favour, on figures proving the points against second homes and rental properties. Resident comments referred to are, of course, more likely to be received by local residents who can attend meetings rather than be away at work.</p> <p>Also, real care should be taken in supporting the development of more social housing. Look at many social housing projects across the country and compare it to privately owned and the difference in maintenance, gardens, rubbish etc is obvious. Compare the Northfield area of the town to Freeman Street area and the often lack of personal pride in an area is clear.</p> <p>Couple this with the casual disregard for the law and the speeding and noise seen from young residents and visitors to the East of the town, driving up Standard Rd to Northfield Lane demonstrates that anti social behaviour and social responsibility is as much a problem in Wells as it is in many other towns.</p> <p>It is clear that many people are proud and support Wells, including many if not all second home owners and those who rent properties as a side line and not a full commercial interest. But there are equally many residents who take the towns beauty and opportunities for granted and don't maintain their houses, roads, gardens and show the town and their own residences off to their maximum.</p> <p>Anything built in the town will lead itself open, at some point, to being</p>		
--	--	---	--	--

			used as a second home or rental. As such, consideration should be given to more out of town building options, thereby creating a satellite community that can be accessible, affordable and provide the housing needs identified.		
67	Individual 96	Chapter 5: Housing & Design	<p>The Plan totally underestimates the need for affordable housing for key workers.</p> <p>The favoured site should be disregarded for the following reasons, too small, in vicinity of Wells 2 busiest roads, part liable to risk of flooding a restrictive covenant preventing development.</p> <p>The principal residence proposal is unenforceable and negative in its approach. A proactive policy should be adopted to second homes as has been done already elsewhere in the UK via charging second homes 2 or 3 times rates. It has the benefit of including existing as well as new built homes and NNDC could direct the funds raised to help finance affordable homes for rent</p>	<p>There is no evidence of the allocation site flooding. The principal residence policy is not unenforceable and is applied in other locations across the country.</p> <p>Charging second home-owners higher rates does not necessarily lead to that housing being available for local people.</p> <p>However this approach is being looked at by NNDC</p>	

68	Individual 99	Chapter 5: Housing & Design	<p>Para 2.49. Any update on the Flood Risk Management Plan? Says it was being conducted in 2021. Now 2022 so might have anticipated completion or an update on what is happening to develop the plan. Suggest to change the wording at 4.1 'declining and elderly population'. Sounds as though they aren't in great health!.</p> <p>Not sure the Vision Statement sufficiently incorporates mention of Sustainability and Climate change. 4 of the 5 main items listed in the figure are specifically mentioned in the vision statement but Sustainability & CC are not. Given their importance (and if you want to apply for grants at some point under this banner) they should be.</p> <p>5.21. Sites W09, W10 & W13 are not shown in Figure 23. All other sites discussed are shown on the figure so it seems odd that these other 3 that are discussed are not shown.</p> <p>5.31. Suggest to ref. Figure 24 here where site Wells1 is first mentioned. I was looking at Fig. 23 trying to find this site but couldn't and then found Fig. 24 several pages on by which time I was well confused.</p> <p>5.68 include 'strong' i.e. 'There is strong evidence of local support...'</p> <p>WN55 Suggest to add something about avoiding light pollution where appropriate. It's a big issue for the AONB.</p>	<p>The Port of Wells Flood Risk Management Plan can be found here: Port-of-Wells-Flood-Risk-Management-v3-1.pdf (portofwells.co.uk)</p> <p>The overall population of Wells has sometimes declined between census and has become progressively older. Census 21 figures are awaited.</p> <p>The issue of light pollution is covered in the Local Plan policies.</p>	
----	------------------	--------------------------------------	--	---	--

			<p>What about developing the Old Ark Royal site and Stearman's Yard car park as a site for retail and affordable housing? That would be an ideal site in that all facilities in the town would be within ready access to occupants as would access to public transport. Could set up alternative parking on site 1b (Fig. 27) which would help reduce traffic in the town centre. I recognise the urgent need for affordable housing in Wells but if the proposed part of Two Furlong Hill is developed as affordable housing, it's only a matter of time before the rest of the land west of TFH will be developed as housing. Currently, the fields there with the paddocks offer a lovely green space on the approach to Wells and tie in well with the rural nature further west.</p>	See Policy WNS7.	
69	Homes for Wells	Chapter 5: Housing & Design	<p>Home for Wells (HFW) notes in para 1.8 that the statement that the plan has been positively prepared with the purpose of supporting and managing Wells-next-the-Sea's growth, not preventing it. Unfortunately, we do not think that has been achieved. We fear the this proposed plan will result in no new Affordable homes at all.</p> <p>HFW - notes in para 1.21 the reference to the 'Emerging Local Plan' which proposes land allocations to deliver approximately 70 dwellings including approximately 25 affordable homes. The Emerging Local Plan has been delayed. We do not consider 25 more affordable homes anywhere near enough. Homes for Wells has 46 individuals or families on its waiting list now – all in need of Affordable accommodation. We do not see how the neighbourhood plan can be finalised without knowing what will be in the new Local Plan.</p> <p>We note in para 2.19 the comment by the Alderman Peel High School that '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'. This is an increasingly serious problem – HFW reports in the September</p>	<p>It is agreed that affordable housing for local people is the biggest issue in the neighbourhood area. There is no evidence to support this statement. 35% affordable housing should come forward on the two sites proposed or allocation in the Local Plan and the</p>	Amend Policy WNS1 and supporting text for clarity <input checked="" type="checkbox"/>

		<p>Quay that Polka nursery has now reduced hours due to staffing shortage. They were unable to run their holiday club this year and have not been able to open their baby room for months. They can currently only look after three babies, (the nursery is set up for 9). Some parents are phoned in the morning to say that the nursery cannot accommodate their children that day, due to staff shortages</p> <p>The Fire Station Manager also reports they are having difficulty finding and retaining volunteers.</p> <p>HFW does not consider that the plan sufficiently addresses this very serious issue for Wells. Unless we can provide a significant number of Affordable homes at affordable (LHA rate) or Intermediate rents (less than 80% market value) then slowly but surely our amenities will disappear.</p> <p>Working families are often not on the NNDC housing list – they are not needy enough to qualify for affordable homes allocated by NNDC – but they are not wealthy enough to buy or rent homes on the commercial market because of the very high prices in this town. They need homes to rent or buy at prices they can afford.</p> <p>Over the period to 2036 HFW believes we will need around 150 new Affordable homes for Wells essential workers, if we are to maintain Wells as a thriving all year round town. HFW could allocate 46 such homes now. We believe that to meet demand we need a further 10-12 each year. These don't all have to be affordable (ie LHA rents). Many can be Intermediate rents but what is critical is that they are available for local workers and their extended families - not to be allocated by NNDC on their priorities for the district. Of course, HFW accepts that there are other groups in need – the disabled, the elderly – provision for them is equally important.</p>	<p>Neighbourhood Plan allocates a site for 45 further affordable dwellings – dependent on the agreement of Holkham Estate . Neighbourhood Plans do not have to wait for Local Plans – they are assessed against the adopted plan at the point of examination. The NP is to include more detailed essential worker criteria that will cover emergency services workers. The Neighbourhood Plan will be reviewed before 2036 and further</p>	
--	--	--	--	--

			<p>HFW agrees with the Vision and the Objectives in the draft plan.</p> <p>HFW is also conscious of the very special geographical situation of Wells-next-the-Sea – surrounded by sea or by land belonging to or controlled by the Holkham Estate. Any significant development is going to need the support of the Holkham Estate and we believe we ie Homes for Wells and Wells Town Council, need to work in partnership with them.</p> <p>POLICY WNS1 Community Led Housing HFW agrees with the sentiments of this policy but feels it is too restrictive. 'affordable' (with a small a) is generally LHA rent or Social rent HFW would like to see this changed to 'Affordable' (capital A) meaning affordable and intermediate rent – which is how Affordable is defined in the glossary.</p> <p>The possibility of some properties to be sold at market rent to fund the scheme as contemplated in para 5.25 should also be included.</p>	<p>allocations/provisi on can be made where evidence supports it.</p> <p>Agreed that a partnership approach would be welcomed</p> <p>Agree this policy would benefit from clarity along the lines requested.</p>	
70	North Norfolk District Council (online submission)	Chapter 5: Housing & Design	<p>Many of the policies as written contain too much overlap with the adopted plan are ambiguous and require simplification to focus on the established local considerations. Approaches such as the design policy would be better if it only focused on the local requirements and the consideration of utilising the design coding evidenced - there is no need to incorporate all the national and strategic elements into the policy . Policies on housing provision and addition site allocations are welcomed and supported however It is questioned if the over all housing approach will deliver on the aims and objective of the WNP and further review, consideration, clarity and the removal of conflict with the strategic policies is required in order to make the final plan into a more effective np. Please see separate detailed response document.</p>	<p>Noted. Wording to be reviewed in the light of these comments</p>	<p>Amend supporting text in this section for clarity and to avoided repetition <input checked="" type="checkbox"/></p>

71	Individual 101	Chapter 5: Housing & Design	No more holiday homes needed.	Noted	No change to Plan
72	National Grid	Chapter 5: Housing & Design	Proposed development sites crossed or in close proximity to National Grid assets: An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. National Grid provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/	Noted	No change to Plan
73	Individual 115	Chapter 5: Housing & Design	Housing The Neighbourhood Plan takes a justified stance on the provision of housing for local people.	Supportive comment, no change	No change to Plan
74	Individual 40	WNS1	WNS1: Needs qualifying what "small scale" is.	Agree – a definition would be useful in the text. However this is likely to conflict with the allocation in WNS2 and therefore the potential for	Remove small-scale <input checked="" type="checkbox"/>

				conflict needs to be removed.	
75	Individual 58	WNS1	WNS1 - there is no mention of the social housing need for essential workers.	Agreed that this could add this into the policy	Amend Policy and text to refer to essential workers and define them <input checked="" type="checkbox"/>
76	Individual 79	WNS1	WNS1: The last project was supposedly based on local need and look what we ended up with!!!! What does affordable housing mean for local, less well-off residents? WNS6: Does WNS6 imply larger designer residences for rich second home owners? Otherwise agree with points raised. Parking needs particular attention.	Noted . The allocation is on Town Council owned land. The previous allocation for affordable in the Local Plan was privately owned. Design Policy applies to all new development.	No change to Plan
77	Individual 4	WNS1	I think that it is very important that new properties are for principal residences only and not second homes or holiday lets- there are already sufficient of these. Also, the provision of affordable housing is extremely important.	Supportive comment, no change	No change to Plan
78	Individual 34	WNS1	I disagree with the policy for community led housing in that the Plan needs to take provisional 2021 census data into account - showing N. Norfolk (and Wells in particular) has higher % of older residents than virtually anywhere else in England. The mental and physical health of older people is enhanced by proximity of children/grandchildren. The Plan must recognise need to provide affordable housing for Wells families (not all in	Policies WNS1 and 2 seek to deliver housing for local people, to meet their needs	No change to Plan

			same property!) to maintain health of older residents and make a healthy community. Further, as an NHS consultant working with vulnerable and older people for 40+ years, the need for extra-support housing needs recognition and modern provision in Wells.	including those of all generations by including family housing and housing for those with mobility needs including bungalows. Census data at parish level is currently not available but if it is prior to submission will be referred to.	
79	Individual 14	WSN1	I would like to know how a plan can be proposed on land that is still protected by a covenant. I would also like to know how you propose to lift the covenant and cover the cost of this. It would have been nice to have spoken to a Holkham representative on their views on land they hold a covenant to.	Discussions have been held with the landowner prior to the preparation of this version of the Plan. These are continuing.	No change to Plan
80	Individual 15	WSN1	75% of Wells residents do not want houses built on Two Furlong Hill. I more so would after 23 years of having my horses on this field would have to PUT TO SLEEP so NO I'm NOT FOR your plan and will fight against it.	There is no specific evidence that supports this statement. The site area of the allocation has	No change to Plan

				been reduced from that originally proposed and does not affect the paddocks or the allotments. .	
81	Individual 109	WNS2	<p>Whilst there are multiple positive aspects to the Neighbourhood Plan, I have to STRONGLY OBJECT to it in principle. Ultimately, it is a plan to sow the seeds of unsustainable growth in housing and the population of Wells. I note, in the Plan initially less than a hundred houses will be built on valuable green land. I would anticipate that this would likely be immediately occupied to full capacity, still leaving a perpetual problem of insufficient housing. The result will be an ongoing demand for more housing ad infinitum, literally akin to holding back the tide! It is a need that can never be satisfied. As a consequence, there will be a burgeoning increase to the population of Wells with exponential growth.</p> <p>Already the local infrastructure is failing, i.e. the road network, parking, local services - particularly the local health centre which has severely diminished in its effectiveness and accessibility recently. The result will be an increased pressure upon all of these aspects, ultimately diminishing the quality of life to all Wells' residents.</p> <p>A serious flaw in the affordable housing policy is that IT IS NOT PERPETUAL. This housing stock will eventually be available for purchase and hence lost to the very people that need to rent affordable housing. I know for a fact that locals bemoan the current situation whereby VICTORY HOUSING are selling their stock, thereby denying this as affordable housing for local residents.</p> <p>Further, this housing will be made available for people OUTSIDE OF</p>	<p>Comments noted although there are converse views expressed.</p> <p>The specific allocation is on land owned by the Town Council which seeks to ensure that the housing remains affordable in perpetuity . This can be emphasised in WNS1 and 2</p>	Amend WNS1 and 2 to clarify the intent with regards to perpetuity <input checked="" type="checkbox"/>

			<p>WELLS. This will have a twofold effect firstly, in that it will immediately increase the indigenous population. Let's face it, who wouldn't want to come to Wells for a cheap rentable property! Secondly, it has the potential to bring in undesirables that will be detrimental to Wells. I have first-hand experience of this, having lived in a crowded urban environment with soaring crime rates and increasing anti-social behaviour problems, unfortunately, all linked to social housing development.</p> <p>The affordable housing policy needs to be amended to: ALWAYS remain as rentable, affordable property (i.e. never available for purchase) ONLY AVAILABLE to Wells' residents (i.e. never offered to residents outside of Wells)</p>		
82	Individual 2	WNS2	<p>WNS2: Other sites in Wells would work far better and have less visible impact.</p> <p>Why hasn't the piece of land at the top of Market Lane with access through Home Piece Close/Ashburton been used for local housing? Sewage and drainage needs to be updated/expanded to deal with extra housing.</p>	<p>The site referred to, was an allocation in the Local Plan that did not come forward and is now identified for market housing. The policy contains criteria relating to surface and foul water drainage.</p>	<p>No change to Plan.</p>
83	Individual 3	WNS2	<p>Have landowners agreed to development and if so will they donate the profits to benefit the town?</p>	<p>The land is owned by the Town Council although</p>	

				there is a covenant held by the Holkham Estate.	
84	Individual 4	WNS2	<p>WNS2 - the development of 45 properties seems rather too large and a smaller development, say <20 properties taking up less space would seem more acceptable. This is currently a green and attractive gateway is the town.</p> <p>WNS4 - what are replacement dwellings to be excluded from this policy? I am assured how the policy can be enforced after the property is first built + owned. What would be the consequences for the owner of turning it into a second home or holiday let? I am very supportive of this policy in principle.</p>	<p>Comments noted. See also comments from Home For Wells above which talks about the potential level of need in the town. The allocated site is one of the few opportunities for Community Led Housing as it is owned by the Town Council. The only other affordable housing mechanisms is for affordable housing to come forward as a % of a site for open market housing. Additional</p>	No change to Plan

				unrestricted open market housing could exacerbate the current imbalance further.	
85	Individual 7	WNS2	WNS2: A good compromise of use of the large open space	Supportive comment, no change	No change to Plan
86	Individual 54	WNS2	WNS2: I object to proposed housing on Two Furlong Hill because building on the fields will spoil the approach into town and access onto that road would be problematic as it is so busy. Building off Warham Rd. would be better.	The allocated site is owned by the Town Council and seeks to deliver affordable housing for local people. The Warham Road site will deliver market housing (potentially adding to the second homes and also out of the price range of local people) and will only deliver a smaller level of affordable housing that will meet	No change to Plan

				<p>general housing need across the district not necessarily those with a local connection. There are also other issues related to Warham Road in terms of highway safety and landscape impact.</p>	
87	Individual 58	WNS2	<p>WNS2 - The allocation of WELLS1 does not provide enough social housing for the needs of the town. There is also a covenant on the site and there is no guarantee that Holkham will agree to lift this. The rejection of all other sites will result in there being no development of social housing at all.</p>	<p>Noted. This is a risk. Other sites would only deliver affordable housing for general housing need not necessarily that for local people as this is probably the only site that meets the criteria for Community Led Housing. More market</p>	<p>No change to Plan</p>

				housing will exacerbate the current housing problems.	
88	Individual 75	WNS2	WNS2: Ensure provision is made or try to keep existing paddocks and grazing for ponies.	Noted. The site area has been reduced from that previously proposed for this reason.	No change to Plan
89	Individual 97	WNS2	In regard to the proposed development at CSF2, the pedestrian access to the town, which at the moment is dangerous from this location, must be addressed. Two Furlong Hill pavement is becoming narrower and lorries/buses are mounting the pavement to pass. Then there is the issue of reaching the town by Burnt Street, there is several sections of unpaved road and blind corners and despite the signage, cars are not keeping to the speed limits. All of which makes the walk to school an interesting experience. Should the development be affordable housing, many families with young children will also have to take this walk every day and it is not acceptable to wait until an accident happens.	Comments noted. The details of any scheme here will need to address issues of safe connections to the rest of the town and the Policy is to be amended in the light of comments from NCC Highways.	Policy WNS2 to be amended <input checked="" type="checkbox"/>
90	Homes for Wells	WNS2	POLICY WNS2 THE SCALE AND LOCATION OF NEW HOUSING HFW supports some development on the proposed site a portion of CSF2 of 1.89 ha at Two Furlong Hill – 45 dwellings may be the right number for this site although HFW considers more than this to be possible – but it is not enough for the town overall.	Support noted.	Policy WNS2 is to be amended. <input checked="" type="checkbox"/>

			<p>If there is to be development on this site then we would like to see 'Affordable housing' to include intermediate rents and a proportion for private sale to help fund the scheme to be possible. HFW is concerned that without this flexibility, funding the development will not be possible. Any development on the site depends on the goodwill of Holkham Estate.</p> <p>HFW would like to see other sites included in the plan for potential development. We need more Affordable homes to protect the future viability of our town.</p> <p>Most importantly HFW believes there should be further negotiation with Holkham Estate to ensure that our neighbourhood plan provides for more Affordable Housing which can definitely happen.</p>	<p>Agreed. The Policy is to be amended as a consequence of this and other representations.</p> <p>Any further allocations/sites would need to be justified in terms of need and in terms of environmental impact. Further open market housing is unlikely to be supported. Discussions with Holkham Estate are ongoing.</p>	
91	Individual 103	WNS2	<p>WNS2: Using the horses' field will be the thin end of the wedge- it will create a precedent which could threaten the allotments.</p>	<p>The proposed allocation has been amended to exclude the paddocks and the allotments. Furthermore the Plan identifies the</p>	<p>No change to Plan</p>

				allotments as a Local Green Space which protects it from development	
92	Individual 104	WNS2	WNS2: I agree with the fact that affordable housing has to be built somewhere in Wells and with the provision of landscaping hopefully it will help to minimise the visual impact of the development. The concern I have, however is that once building of any kind has been inflicted on that site that when more housing is inevitably required the next step will be to use even more of the paddocks.	The Plan identifies the allotments as a Local Green Space that would be protected from development. The site has been reduced from its original size following feedback from the community.	No change to Plan
93	Individual 106	WNS2	WNS2: Not [sure about] location: access, drainage issue. Disappointed that the other potential sites have "disappeared". Could it be down to "who you know" and not "what you know"? Concerned that the site outlined is not in town's best interest. Please look closely at access, drainage, sewerage and increased traffic!	The policy contains specific criteria relating to drainage and sewage will need to be complied with in order to be permitted. See Anglian Water response below. Other sites have	No change to Plan

				been assessed through the Site Options report produced by AECOM and were rejected in favour of a community led site	
94	Anglian Water	WNS2	<p>WNS2: The scale and location of new housing</p> <p>We note that Policy WNS2 reflects the scale of growth proposed in the emerging North Norfolk Local Plan on proposed site allocations for the town and as infill development. The allocation in the dNP for 45 new dwellings at Site WELLS1 is noted – we can confirm there are no Anglian Water assets within the site.</p> <p>We support the inclusion of the policy criteria for the submission of a Surface Water Management Plan and Foul Water Drainage Plan. We suggest the following addition to the policy wording to clarify the use of Sustainable Drainage Systems. Anglian Water can advise developers on Sustainable Drainage Systems (SuDS) and nature-based solutions for sites. In addition, Anglian Water’s Development Services team can advise developers on the water supply and wastewater options to inform the submission of an application on the site. Submission, approval and implementation of a Surface Water Management Plan, to include sustainable drainage systems, ensuring that there are no adverse effects on European sites and greenfield run off rates are not increased.</p>	<p>Comments noted</p> <p>Agree to amend policy/supporting text to include the suggested wording</p>	Amend Policy WNS2/ supporting text accordingly. <input checked="" type="checkbox"/>

95	Norfolk County Council	WNS2	<p>5 Transport</p> <p>5.1 The primary concern of the Highway Authority to the proposed allocation WELLS1 is the ability to form a safe access.</p> <p>Two Furlong Road is straight in vicinity of the site and compliance to the speed limit is an issue evidenced by siting of a temporary Vehicle Activated Sign in front of the site (this can be seen on Streetview). The site has a road frontage of roughly 110m and the highway verge fronting the site is narrow. Given the function the A149 plays in the hierarchy it is should be treated as a road for access visibility, which for 30mph would require splays of at least 2.4m x 90m. However, given the evidence of poor speed limit compliance a speed survey at the site access is required to determine what appropriate visibility is required and whether a safe access can be formed in principle.</p> <p>Aside from demonstrating a safe access can be formed, the site will need to provide a 2m footway across its frontage to link with the existing footway in front of the property West Cottage to the South. The footway on the eastern side of Two Furlong Road is narrow and widening will be required along with a crossing facility on the A149.</p> <p>On the basis of the above, the current policy WELLS1 does not adequately address highway safety requirements.</p> <p>5.2 Before the Plan moves to the next stage, work needs to be carried out to demonstrate that a safe access can be formed and on that basis the Highway Authority objects to the allocation as proposed.</p> <p>If it can be demonstrated that safe access can be formed, then for clarity the allocation policy WELLS1 needs to include the specific requirements of the access visibility. Additionally, policy WELLS1 needs to set out footway improvement requirements to provide to the satisfaction of the Highway Authority;</p> <ul style="list-style-type: none"> • A 2m footway along the site frontage linking to the existing footway to the south, 	<p>Comments noted. Policy wording can be amended to address this requirement.</p> <p>[WP has written to NCC for further clarification – particularly as the proposed Local Plan allocation at Holkham Road has similar visibility]</p> <p>Policy to be amended to include visibility</p>	<p>Policy to be amended accordingly <input checked="" type="checkbox"/></p>
----	------------------------------	------	---	--	---

			<ul style="list-style-type: none"> • Widening of the footway on the eastern side of Two Furlong Road; and • A crossing facility of the A149 in the vicinity of the site the exact location not be agreed. <p>The Highway Authority would be happy to discuss these points with the Town Council and Neighbourhood Plan Working Party.</p>	and footway requirements	
96	Individual 115	WNS2	<p>Site allocation WELLS1 within Policy WNS2 is located in an area of open space at an elevated entrance to the town within the Area of Outstanding Natural Beauty and requires sensitive development.</p> <p>It is accepted that Policy WSN2 cross references Policy WSN6. However, Policy WNS6 requires 'consideration of' the guidance contained in the Wells-next-the-Sea Design Guidance and Codes rather than 'compliance with' (see comment below).</p> <p>Furthermore, the allocated site is located within Character area 5: South West area; farmland and allotments lying south of Mill Road and West of Two Furlong Hill. The table on page 41 which links the design guidance and codes to development within the different character areas identified requires only 7 of the 38 elements of the guidance to apply to this development (even though others would be relevant) making it much easier for a developer to ignore essential elements in this important location. Such omissions should be rectified.</p> <p>The generic Policy WNS6 should be more specifically interpreted for the allocated site in Policy WNS2 Site allocation WELLS1 to provide clearer site-specific guidance. For example, specific reference should be made in the Policy to a landscape-led scheme, new and reinforced tree belts along key boundaries, minimising the impact of lighting on the dark skies etc.</p> <p>Local Plan Allocations The Neighbourhood Plan acknowledges the emerging Local Plan allocations. Policy WNS6: High quality design is a generic policy and as</p>	Agree the policy wording can be amended to reflect design concerns	Policy WNS to be amended <input checked="" type="checkbox"/>

			<p>stated above is currently only for consideration in judging planning applications.</p> <p>Local Plan Policy W/07/1 Land Adjacent Holkham Road is located within Character area 6: West area; farmland used partly for horses and caravans and for Christmas trees. The table on page 41 of the Wells-next-the-Sea Design Guidance and Codes which links the design guidance and codes to development within the different character areas identified requires only 7 of the 38 elements of the guidance to apply to this development (even though others would be relevant) making it much easier for a developer to ignore essential elements in this important location. Such omissions should be rectified.</p>		
97	Individual 26	WNS2	It should be made clearer that the triangle housing should entirely affordable housing for rent for local people. This is not clear at present.	Comments noted. The Policy is to be amended to clarify this point	Policy WNS2 to be amended.
98	Individual 10	WNS2 and WNS3	<p>WNS3: not clear enough re how secure it will be for local working people</p> <p>Location on two Furlong Hill problematic - will interfere with major access route, increase urban visual footprint and not needed if equivalent provision in another site e.g. Woarham Road. Appreciate thought that this site is under control of Town Council - which mitigates!</p>	Comments noted See also comments relating to Highways. Site is the only available site exclusively for community led affordable housing.	No change to Plan
99	Individual 35	WNS2,	WNS2: Only "affordable housing"? Why not a mix and hence mix of community, as per WNS3	See other responses in relation to	No change to Plan

				affordable housing for rent. This is a community led housing scheme	
100	Individual 44	WNS2, WNS5 and WNS6	WNS2: No mention of the possible site by Staithe Place on the main road as suggested in 2021. WNS5: Though that is not what we see happening at the moment. WNS6: (m) All new housing MUST include renewable energy technologies in line with current/future government guidelines.	The site referred to is an allocation in the Local Plan and does not need to be repeated in the Neighbourhood Plan. Other comments noted	No change to Plan
101	Individual 8	WNS3	I believe it is vital to increase the availability of affordable homes for local residents and people who work in the town	Supportive comment, no change	No change
102	Individual 18	WNS3	Housing mix needs to allow for meaningful downsizing to release larger properties for families. 45 houses are not enough to solve Wells problem of capacity but it's a good place to start. The Holkham estate should demonstrate it's stated commitment to the good of the community by enabling Wells 1 to go ahead.	Support welcomed	No change
103	Individual 53	WNS3	Affordable housing should have a higher percentage of shared equity and all social housing should be managed by the local led community housing.	Noted. The key consideration that is emerging from the consultation responses is that affordable housing needs to be	No change

				affordable in perpetuity There are concerns that shared equity will lead to loss of housing	
104	Individual 58	WNS3	WNS3 - To invoke a Principal Residence Policy will result in the development of any housing less viable to a developer and therefore, there will be less - if any - social housing offered as part of that development. The price of existing homes in the town will increase substantially. To "police" this policy is virtually impossible.	Principal residence policies are becoming more common and there is differing evidence of the impact that they have on the viability of developments. Much depend on the developers parameters for their level of profit. See also Blakeney Neighbourhood Plan Examiners Report.	No change

105	Individual 89	WNS3	More homes for renting and people working locally at AFFORDABLE prices.	Supportive comment, no change	No change
106	Individual 91	WNS3	Build "affordable housing" first.	Comments noted	No change
107	Individual 107	WNS3	<p>It is clear that essential affordable housing is required for key workers and local people on low incomes. Without the community will continue to decline and services will not be sustainable outside of the holiday period. There is not a demonstrated need for open market within the town development boundary; open market housing could just as easily be provided on redundant brownfield sites on the former Egmore (North Creake) airfield, which lies outside the AONB and inland of the Heritage Coastline, Marine Protected Area and other designated sites and have the advantage of preserving the historic character of Wells, safeguarding sensitive environmental sites, whilst providing the required level of open market housing within easy reach of Wells, on redundant Brownfield land. This would also need to be included in the Emerging Local Plan as the Egmore site lies just outside the Wells parish boundary. Ideally the Neighbour Plan will complement the aims the adjoining parishes of Holkham, Warham, Wighton and Walsingham to facilitate a holistic approach to tackling housing issues.</p> <p>I agree with the assessment of housing sites in the Neighbourhood Plan but feel strongly that Site CFS4/HO700 must be retained for development as an Exception Site, as recommended in the current Local Plan, and subsequently endorsed by the planning Inspector following a Public Hearing!</p>	<p>The issues of key workers has been raised by several respondents and the policy can be amended to address this including a definition .</p> <p>This is a Local Plan issue now. The landowner is promoting the site for open market housing</p>	Key workers definition to be added <input checked="" type="checkbox"/>
108	Individual 108	WNS2	Any community housing should remain within the rental market and only be available to people already in Wells.	Comments noted. The policy requires	Amend Policy WNS2 <input checked="" type="checkbox"/>

				that the housing meet specific local needs. This can include people who are currently unable to live in Wells but do have a local connection. Restricting the housing just to people already living in Wells would be unreasonable. The policy requires the housing to remain available in perpetuity ' and this could be added in criterion a.	
109	Savills (UK) Ltd on behalf of the Holkham Estate	WNS3	WNS3: Housing Mix – Disagree Whilst the Holkham Estate is supportive of the aspirations of Policy WNS3, to seek to ensure that new development directly relates to the local needs in Wells-next-the-Sea, the following comments are made about the approach to the evidence base and affordable housing. In respect of the size of housing, footnote 19 cross refers to an AECOM Housing Needs Assessment (HNA) but the evidence base for the		This policy is to be amended as a consequence of this and other

		<p>Neighbourhood Plan has to date been prepared by Housing Vision. This should be amended accordingly. In addition, it is requested that additional text is provided to clarify which evidence is acceptable, presumably that of the Neighbourhood Plan and the District.</p> <p>In respect of affordable housing, the emerging District Council Local Plan Policy HOU2 does not specify an affordable housing mix, instead it specifies that the size and tenure split will be determined on a case by case basis in accordance with local needs evidence. This is because housing needs and affordable housing products change over time and development schemes should respond to the current need.</p> <p>It is noted that Policy WNS3 proposes to require 60% Social Affordable Rent. It is questioned whether this is a misinterpretation of paragraph 5.4 of the supporting Housing Needs Assessment, which specifically states "It is important to emphasise that this is not a policy recommendation but a modelled illustration of how a given mix would align with calculated need."</p> <p>In respect of the proposed District Council Allocation Sites at Wells, the Holkham Estate is actively engaging with a North Norfolk District Council Housing Officer about the likely requirements for affordable housing at the sites.</p> <p>If the Neighbourhood Plan is minded to still retain a policy for housing mix, appropriate evidence for such a policy should be provided in discussion with North Norfolk District Council Housing Officer since it will be the Council's list that will determine local need.</p> <p>It is also requested that the Neighbourhood Plan Working Party consider the benefits of the policy making provision for the potential of affordable rent, in the form of 'discounted market rent'. This would cater for those in the community who are not in as severe need of social rent but still priced out of the local rental market.</p> <p>Summary:</p>	<p>Agree the footnote 19 is an error and requires correcting</p> <p>Affordable housing delivered as part of a wider site or allocation that includes open market housing will be used to meet the needs of the District wide housing need and not specifically the local housing need – which is best delivered through an exceptions site/community led housing.</p>	<p>representations <input checked="" type="checkbox"/></p> <p>Amend foot note <input checked="" type="checkbox"/></p>
--	--	---	---	---

			<ul style="list-style-type: none"> • Footnote 19 should be amended to refer to Housing Vision Housing Needs Assessment. • Policy text should be amended to include reference to 'affordable rent – discounted market rent'. • It is important the Policy WNS3 does not conflict nor contradict local plan policies, which hinders new residential development. 	<p>See also NNDC response.</p> <p>The policy is to be reviewed for consistency with the Local Plan</p>	
110	Homes for Wells	WNS3	<p>POLICY WSN3 HOUSING MIX</p> <p>HFW generally agrees with this policy but does not agree with 'Social Affordable Rent'</p> <p>HFW would prefer 'Affordable Rent' as defined in the glossary – this gives more flexibility.</p> <p>As mentioned above many of those in Wells in need of Affordable accommodation can afford to pay more than the LHA rent – but can't afford full commercial rent. Providing this intermediate rent accommodation helps in financing schemes and thus makes the homes more likely to be built.</p>	<p>Agree this policy can be re drafted along the lines suggested</p>	<p>Amend Policy WNS3 <input checked="" type="checkbox"/></p>
111	Individual 96	WNS3	<p>It cannot be ignored that the draft Plan is totally inadequate in its provision of affordable new housing development for key workers</p>	<p>Noted. Reference is to be made to essential/key workers in Policy WNS1 and 2</p>	<p>Amend Policy WNS1 and 2 <input checked="" type="checkbox"/></p>
112	Individual 25	WNS3 & WNS6	<p>Houses sold as affordable homes should maintain that status when sold and not go on the open market. Places like Windermere have housing stock that can only be sold to 'local's and therefore sells at a much cheaper/affordable price. Should we protect all heritage buildings just because they are old. What do they offer Wells and what would be impact of developing/improving them?</p>	<p>The policy aims to keep housing affordable in perpetuity. If a building has an historical</p>	<p>No change to Plan</p>

			We do need to maintain building standard and material but lets consider the cost/durability of the material and consider alternatives where appropriate	significance then that significance should be part of the balance when any planning decision affecting it are made	
113	Individual 71	WNS3 and WNS4	It would be nice to have as little development as possible but things cannot stand still. More & more development that only attracts second homeowners & holiday letters should be discouraged though I have no suggestion as to how.	Comments noted	No change
114	Individual 37	WNS3 and WNS4	WNS3&4: How are you going to ensure the self-builds etc. are appropriate?	Self builds will be subject to design and other policies of the plan and those of the Local Plan	No change
115	Individual 7	WNS4	WNS4: Concerns re new development and enforcing proof of residency should include min of weeks p.a. of residency	Comments noted. There are mechanisms that are being used across the country to do this	No change
116	Individual 9	WNS4	Make sure that measures put in place to ensure that houses are for locals are still in place when a house is sold on	Noted. The plan seeks to achieve this in a number of ways	No change

117	Individual 25	WNS4	When built as affordable housing restrictions must be in place to ensure this continues and these houses don't just go on the open market allowing original purchasers to cash in and effectively remove the property from the affordable property objective and thereby perpetuate the problem. Support the property needs to be primary home. Need to existing water and sewage systems upgraded! Building materials should be appropriate to our coastal climate e.g. plastic framed windows etc rather than wood which rots	Noted. Policy WNS1 addresses this point in criterion a. See Design Code and Design Policy WNS6	No change
118	Individual 26	WNS4	Affordable housing for rent for local people is what we need. The principal residence requirement will make little difference but it is an expression of opinion. Changes in planning law may be more effective to restrict the uses of houses as holiday lets	Noted. Policy WNS1 addresses this point in criterion a.	No change
119	Individual 33	WNS4	WNS4 should be given top priority	Supportive comment	No change
120	Individual 46	WNS4	WNS4: This is a really tricky problem. Can we actually imagine NNDC knocking on the door to ask for proof? I would love to see some such policy but find it hard to imagine it working.	Noted. The plan seeks to achieve this in a number of ways	No change
121	Individual 49	WNS4	WNS4: Principle residence may not reduce number of second or holiday homes.	This policy cannot be retrospectively applied and therefore may not reduce the existing numbers but it will prevent the	No change

				imbalance from becoming worse.	
122	Individual 52	WNS4	WNS4: What will stop a Principal Resident from selling or letting?	The property can be sold but only to another principal resident. The sale will be picked up via land charges. In terms of letting currently it is beneficial for letters to claim non domestic rates which means applying to the Council, plus they will also need to advertise the property which will be in the public domain	No change
123	Individual 71	WNS4	WNS4: It has been stated in Cornwall where this has been a proviso that "older" housing stock has become more expensive.	There is conflicting evidence on this. See para 5.65 onwards	No change
124	Individual 82	WNS4	WNS4: As a local resident I understand why the Principal Residence condition is proposed. However, on balance, my view is that it's a	There is conflicting evidence about	No change

			disproportionately onerous condition and may well prove to be counter productive, discouraging developers from building new homes in the area and having a negative impact on the local economy & businesses.	whether it discourages building at all. However, unrestricted new building will make the imbalance worse. The key constraints to housebuilding in the future are likely to be environmental	
125	Individual 90	WNS4	WNS4: Cannot ensure WNS4 ongoing as become 2nd home.	Noted	No change
126	Individual 93	WNS4	Principal residence will not work, just means price of existing properties will go up	This policy cannot be retrospectively applied but it will prevent the imbalance from becoming worse. There is conflicting evidence of its impact on prices	No change
127	Individual 4	WNS4	WNS4 - what are replacement dwellings to be excluded from this policy? I am assured how the policy can be enforced after the property is first built + owned. What would be the consequences for the owner of turning it	Noted. Replacement dwellings are	No change

			<p>into a second home or holiday let? I am very supportive of this policy in principle.</p>	<p>excluded from the policy as it is considered unreasonable to include it given that a lawful and unconstrained planning permission exists.</p>	
128	Homes for Wells	WNS4	<p>POLICY WNS4 PRINCIPAL RESIDENCE DWELLINGS HFW does not agree with this policy.</p> <p>HFW does agree that it is desirable for the number of second homes and holiday lets to be managed – and that legislation is desperately needed to give planning departments powers to do this. It is hoped legislation to increase council tax will be passed soon. HFW would also like to see a change to the Use Classes Order to prevent existing homes being changed to holiday lets and is lobbying for this.</p> <p>However, HFW believes that the proposed policy in WNS4 will not benefit Wells. It may have negative unintended consequences the most important of which is that it may prevent all new development in Wells or make new development have fewer affordable homes.</p> <p>Holkham Estate told Wells Town Council that the effect of such a policy might be to depress the price of the houses for commercial sale by 20% - making any development unviable or only viable with fewer affordable homes.</p>	<p>Increasing Council tax may not necessarily have a major impact on the number of second homes. Nor would the introduction of the requirement for planning permission as permission could still be granted if certain criteria were met Given the high level of house prices in Wells</p>	<p>No change to Policy wording.</p>

			<p>We fear that if this policy goes ahead there will be no new Affordable Homes in Wells at all.</p> <p>The policy won't do anything to reduce prices of existing properties – it will simply restrict the market for second homeowners to these properties. This may push the price of existing homes up even higher making it even harder for HFW to buy these properties.</p>	<p>generally, a reduction in sale price of a dwelling would not necessarily render a development unviable. Much depends upon the level of profit from development that is being sought.</p> <p>Affordable housing can come forward through community led housing schemes. Nearby Blakeney Neighbourhood Plan has recently been successful at examination with a similar level of second homes and a similarly worded policy.</p>	
--	--	--	--	--	--

129	Individual 100	WNS4	I think creating and protecting affordable housing and access to appropriate housing to allow older people to downsize if the wish are very important priorities	Supportive comment, no change	
130	Individual 103	WNS4	WNS4: I strongly agree with this policy. Yes, all new build should be for local occupation, NOT 2nd homes/holiday homes.	Supportive comment, no change	
131	Individual 109	WNS4	Community housing should perpetually remain as "rentable, affordable housing" and NEVER be sold. Also, this housing should ONLY be available to locals.	Supportive comment, no change	
132	Individual 5	WNS4	Any new residential properties built in these areas I'd like to see the principal residence cause applied	Supportive comment, no change	
133	Savills (UK) Ltd on behalf of the Holkham Estate	WNS4	<p>WNS4: Principal Residence Dwellings – Disagree</p> <p>The purpose of the Principal Residence Policy is stated at paragraph 5.67 of the Neighbourhood Plan:</p> <p>“5.67 The purpose of a full-time Principal Residence policy, is not simply to ensure that people who wish to live in the area as full- time residents are able to obtain housing, but crucially to safeguard the sustainability of the settlement/local community by reducing the proportion of dwellings that are not used as a principal residence. Its purpose is to support a sustainable community and to safeguard the sustainability of Wells-next the-Sea, whose living and working community is being eroded through the number of properties that are not occupied on a permanent basis. Over time it can be demonstrated that the overall Wells population is declining and that the proportion of second and holiday homes is increasing year on year.”</p> <p>Whilst the Estate understands and acknowledges the feeling locally about the increase in second homes, which one assumes drives the desire to</p>	Given the high level of house prices in Wells generally, a reduction in sale price of a dwelling would not necessarily render a development unviable. Much depends upon the level of profit from development that is being sought.	No change

		<p>have such a policy, it remains vitally important that there is an understanding and an appreciation of the significant consequences the Principal Homes Policy may have. The Holkham Estate strongly objects to the proposed Principal Residence Dwellings Policy WNS4 as it is not considered that this mechanism is likely to be effective.</p> <p>It is important to highlight that officers at North Norfolk District Council itself remain very concerned that the imposition of occupancy controls of this type, on new housing stock, are unlikely to be effective.</p> <p>The findings of the recent Councillor Call for Action (CCfA) 'Impact of Second Homes and Holiday Lets Data Report' was first reported to the North Norfolk Overview and Scrutiny Committee on 20th July 2022 and was reported to the Cabinet Meeting scheduled on 6th September 2022. Relevant papers for 20th July can be found here: https://modgov.northnorfolk.gov.uk/ieListDocuments.aspx?CId=140&MIId=1845</p> <p>The supporting 20th July 2022 Officer report summarises that "...the report shows that whilst there are a high number of second homes in select areas or Parishes, it remains difficult to prove any direct correlation between the prevalence of second homes and holiday lets with any tangible positive or negative impacts".</p> <p>At the Cabinet meeting on 6th September 2022, members of the Council resolved to defer a decision on this issue until an October meeting to allow further discussion on the impact of further restrictions. It therefore remains the case that officers have significant concerns.</p> <p>In respect of the impact of second and holiday homes upon house prices, the CCfA report states: "3.13 ... when we look at parts of the district (district wards) there appears to be a pattern. The three wards with the highest house prices also have the highest proportion of holiday and second homes. We need to be careful, correlation does not imply cause." (emphasis added)</p>	<p>Affordable housing can come forward through community led housing schemes. Nearby Blakeney Neighbourhood Plan has recently been successful at examination with a similar level of second homes and a similarly worded policy.</p> <p>The Blakeney Examiner concluded that: "When weighing all these factors in the balance, and drawing on my own experience, I would say that there is no definitive answer as to the likely</p>	
--	--	---	---	--

		<p>“3.23 There is a possible correlation between house prices and the percentage of holiday and second homes. The three wards with the highest house prices; Priory, Coastal and Wells with Holkham are the three wards with the highest Percentage of holiday and second homes...</p> <p>3.24 But even if a correlation exists it does not imply cause. There are two alternative interpretations and without further evidence we cannot conclude which if either is correct.</p> <p>Interpretation 1 – Some parts of the district are popular – both to live and to holiday. This results in high house prices in these popular parts of the district. High percentages of holiday and second homes do not cause higher house prices.</p> <p>Interpretation 2 – With a fixed supply of housing (little new development) extra demand from holiday and second home owners pushes up prices. High percentages of holiday and second homes do cause higher house prices.” (emphasis added)</p> <p>“3.25 But even if second and holiday homes contribute to higher house prices it seems very likely, albeit very difficult to evidence, that house prices would still be high, to the extent that those on median incomes would still be unable to purchase, even if there were no second and holiday homes.” (emphasis added)</p> <p>In respect of the social impact of second and holiday homes upon the community, the CCfA report states:</p> <p>“6.1... Data gathered by various scholars appears to show however, that the impact on communities is mixed, and that there are both discernible positive and negative impacts that are founded on the subjective beliefs, perceptions or feelings of the residents that live and work within these communities, who are most affected by change.”</p> <p>The CCfA report explains why the Principal Residence Policy is unlikely to be effective:</p>	<p>consequences of the policy.</p> <p>Certainly, the Parish Council could not be expected to prove that the proportion of second homes would reduce or that locals would find it easier to buy homes in Blakeney and at more reasonable prices (and freedom from other negative effects); this would depend on a post-policy analysis.</p> <p>4.25 Nevertheless, I am aware of popular local support for the policy. More particularly, I conclude that</p>	
--	--	---	---	--

		<p>"9.4 North Norfolk does not operate such restrictions and to date has taken the view that the imposition of occupancy controls of this type on new housing stock are unlikely to be effective. This is because:</p> <p>i. The amount of new housing stock proposed to be built in those parishes with the highest proportion of second homes is very small. With the exception of Wells-next-the-Sea, all are small village communities located within the coastal Area of Outstanding Natural Beauty where planning policies limit new house building. Imposing controls on new homes in these locations would only limit the occupancy of a very small part of the homes available for second home use. Furthermore, under adopted planning policies any larger schemes (above 10 units in the current Local Plan and above 5 units in the new Plan) must include affordable homes. The occupancy of such homes is already limited to ensure they are not used as second homes.</p> <p>ii. Any controls imposed on new build homes seems likely to result in the deflection of the demand for second homes into the existing housing stock, where no current planning controls exist. As a result, the overall proportion of second and holiday homes in any given community is unlikely to reduce as a consequence of such restrictions.</p> <p>iii. The impacts of imposing such restrictions on house prices is unclear but it seems likely that any reductions in sales values which might result from such restrictions would be relatively marginal and would not render the majority of properties genuinely affordable. Second homes restrictions do not in of themselves deliver affordable homes for local people and therefore this would be of little assistance to those in housing need. On the contrary, it is possible that such restrictions may have some adverse impacts on the delivery of affordable homes in the host community. This is because reduced finished development values are often cited as grounds for reducing the quantity of affordable homes provided – any restriction on</p>	<p>there are reasonable expectations of a positive outcome (so far as the local community is concerned). I would not expect there to be a material effect on developer interest in the housing market or on funding.</p> <p>4.26 All in all, the policy is to be supported. However, I would expect the District Council, in harmony with the Parish Council, to closely monitor the situation and be prepared to take action should any significant</p>	
--	--	--	--	--

		<p>occupancy may have an impact on sales values and limit the ability of the scheme to subsidise the delivery of affordable homes.</p> <p>iv. There are concerns about how compliance with such conditions would be monitored and the resource implications of such monitoring and any resulting enforcement action.</p> <p>9.5 Analysis of the impacts of such restrictions elsewhere (Appendix F1 - 3) would appear to suggest that the policy has not delivered any measurable benefits and may have had a range of adverse impacts including:</p> <ul style="list-style-type: none"> • Increased house values for second home owners and no appreciable house price reductions in the wider market. • A switch to converting exist properties and away from new build with a consequential reduction in affordable housing delivery. • An adverse impact on the construction and tourist economy." (emphasis added) <p>It should be noted that this proposed policy would not avoid the situation where a resident moves out of their property, or rents out part of their property, on a short term basis for example to go on an extended holiday, as the dwelling would still be a Principal Residence to the main occupier.</p> <p>It should be noted that North Norfolk District Council is considering the benefits of other draft mechanisms relating to increased Council Tax for second homes and seeking future legislative changes to require planning permissions for all holiday and second homes.</p> <p>Summary:</p> <ul style="list-style-type: none"> • The principal residence policy is not considered to be effective. • Having regard to the available North Norfolk District Council evidence strong objections are made to the proposed principal residence policy, noting that officers of the Council consider that occupancy controls are unlikely to be effective. • It is therefore requested that the policy is removed from the NP. 	<p>unintended consequences become apparent. "</p>	
--	--	---	---	--

134	Individual 5	WNS4 and WNS5	I would like to see infill developments also having the Principle Residents clause applied	Comments noted. It would apply to all new build including infill	No change to Plan
135	Individual 35	WNS3 and WNS4	WNS3: Maybe more than 50%...to 65%? WNS4: In principle OK but v. restrictive. What about people who are intending to move up full time in, say, 5 year window? Put restrictive covenant on ALL new housing like NCC did for some Council Houses e.g. "to be lived in only by people who have lived or worked in Norfolk for 3+ years. WNS5: (j) too restrictive vis a vis "adjacent" buildings (L) plot size? Some cottages are 100% of plot size.	The suggestion made in respect of WNS4 is effectively a local occupancy condition. Earlier policies are to be reviewed to include specific local connection criteria and definition of key/essential workers.	No change
136	Individual 48	WNS4	We must be vigilant about the overwhelming presence of second homes. It seems to me that only legislation at national level might help or it might be done by special taxation.	A number of 'tax based' measures have previously been mooted but none have yet been introduced.	No change
137	Individual 16	WNS4 and WNS6	WNS4: very much Anything you can do to make sure the new builds are of good standard. Anything we can do to stop or slow down the numbers of 2nd homes	Supportive comment, no change	

138	Homes for Wells	WNS5	<p>POLICY WNS5 INFILL DEVELOPMENT AND EXTENSIONS</p> <p>HFW mostly agrees with this policy however we would prefer that the requirement for on-site parking be modified. In some areas there is adequate road parking and some of our ex local authority council stock have large gardens with potential infill opportunities</p>	<p>The policy allows for infill development as described by HFW, however given the parking issues in much of Wells, off street parking is preferred and a well designed scheme could still achieve this. See 146 below</p>	No change
139	Individual 44	, WNS5 and WNS6	<p>WNS5: Though that is not what we see happening at the moment.</p> <p>WNS6: (m) All new housing MUST include renewable energy technologies in line with current/future government guidelines.</p>	<p>Noted. Currently this cannot be required through planning policy but may be through future building regulations</p>	No change
140	Individual 1	WNS6	<p>Recent development in Wells used 1960s design technology. In view of fuel prices all new development should be designed and built to highly efficient levels (solar/heat pumps/insulation)</p>	<p>Noted. Although insulation is not a planning matter and is covered by</p>	No change

				Building regulations	
141	Individual 4	WNS6	WNS6 - some irregularity in e.g boundaries can add character to the town - much is irregular already	Noted. This will be based on a character judgement	No change
142	Individual 21	WNS6	The policy missing ref to healthy homes and carbon neutral buildings. Building regs are too weak or even carbon neg producing non fossil energy	NPs are not allowed to set new environmental standards for dwellings that exceed the requirements of building regulations. The policy pushes the issue as far as it is able.	No change
143	Individual 48	WNS6	We need renewal and serious attention to drainage and sewerage. The present system cannot cope with the housing we've already got.	Noted. See Project 1 under Section 12	No change
144	Individual 50	WNS6	All new housing should now include private parking.	Parking is provided in line with NCC adopted standards	No change
145	Individual 63	WNS6	WNS6: Larger infill and new developments should have multiple pedestrian access to allow interesting exercise routes, provide short access for pedestrians and mobility scooters when needed and avoid "ghetto-isation" with "private" communities.	Noted. Criterion d could be strengthened to reflect this	Amend criterion <input checked="" type="checkbox"/> d

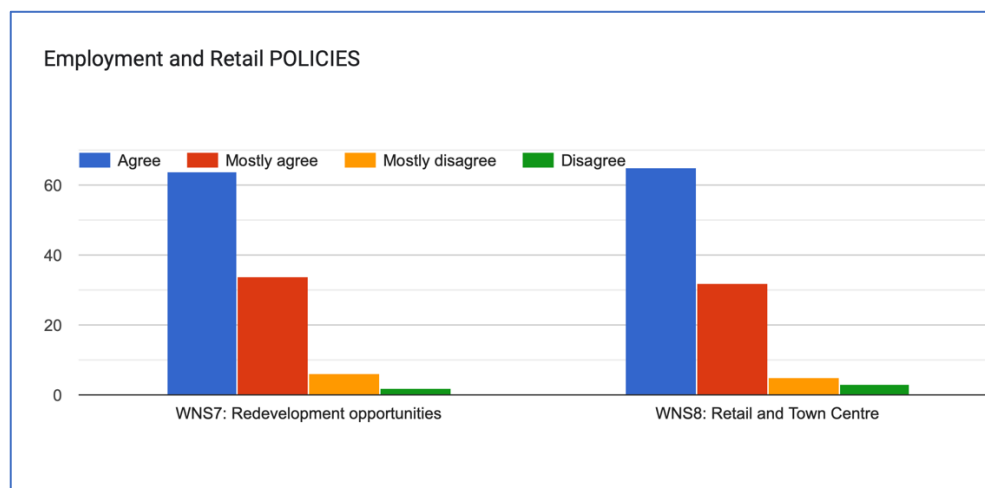
146	Individual 65	WNS6	Any height restrictions? Some are needed!! Residents' parking voucher scheme (self financing) needed since NO "sufficient car parking space...within curtilage" will be sufficient for long. It will overflow in a short time into the streets. What about one-bedroom homes? More homes need schools, doctors, services, access etc.	The proposed height of new buildings should reflect the local character of the area. Parking schemes are not a planning issue	No change
147	Individual 77	WNS6	WNS6: Recyclable solar panels. Ground source heating.	Noted. These are encouraged at criterion m	No change
148	Individual 78	WNS6	WNS6: Solar panels that can be recyclable and ground source heating. Good quality building- same as private housing.	Noted	No change
149	Individual 92	WNS6	A mix, but with good materials and modern design, rather than the familiar pastiche.	Noted	No change
150	Individual 95	WNS6	Particularly support all efforts to promote biodiversity, sustainable development and quality drainage systems which are currently inadequate, wasteful and possibly polluting our sea (3 red flags last year from Surfers against Sewage)	Supportive comments no change to Plan	No change
151	Homes for Wells	WNS6	POLICY WNS6 HIGH QUALITY DESIGN HFW agrees with this policy save to suggest amending g to say - parking should be provided off street where desirable	Noted. 'where appropriate or where practicable' may be preferable	Amend to add caveat <input checked="" type="checkbox"/>
152	Anglian Water	WNS6	WNS6: High Quality Design Anglian Water supports the policy requirement (when read with the emerging North Norfolk Local Plan Policy ENV8 High Quality Design and Policy CC1 Delivering Climate Resilient Sustainable Growth) that proposals	Support welcomed Cross reference to WNS15 to be added	Add cross reference to WNS15 <input checked="" type="checkbox"/>

			<p>should demonstrate sustainable design. Anglian Water is actively promoting increased water efficiency and water re-use in new residential developments We would welcome support for water efficiency measures in new and existing properties as part of this policy and through its implementation.</p> <p>We welcome the policy encouraging the use of Sustainable Drainage Systems (SuDS). Anglian Water can advise developers on SuDS and nature-based solutions for sites. The supporting text could usefully cross-reference this requirement to policy WNS15, which provides more detailed requirements relating to seeking to achieve greenfield run off rates.</p>		
153	Savills (UK) Ltd on behalf of the Holkham Estate	WNS6	<p>WNS6: High Quality Design and supporting Design Guidance and Codes – Disagree</p> <p>It is noted a separate Design Guidance and Design Code (DG&DC) has been prepared for Wells. Section 2.6 of the DG&DC identifies the character areas to which the guidance relates. It is noted that the proposed District Council Allocation sites have been treated differently.</p> <ul style="list-style-type: none"> • Land south of Ashburton Close (North Norfolk Local Plan Draft Policy W01/1 (approximately 20 dwellings) – according to the image is not classified as part of any character area, although it is adjacent to the ‘South’ area. • Land adjacent to Holkham Road (North Norfolk Local Plan Draft Policy W07/1 approximately 50 dwellings) – is classified as part of the West character area. <p>Profiles for each of the character areas, relating to land use, layout, road, streets, routes, topography, spaces, buildings, landmarks, green and natural features, streetscapes, views, possible local green spaces, and possible non-designated heritage sites.</p> <p>The character area profile for south area (pages 28 to 33) discusses land uses and makes reference to locations where affordable housing, second and holiday homes. The design approach to all residential properties</p>	The character areas related to the existing built-up area of the town. Land south of Ashburton Close is currently undeveloped.	

			<p>should be consistent and therefore should not be broken down as it has been in this guidance.</p> <p>Policy WNS6 seeks to restrict development to not more than 2 storeys high. It is however considered that that in some cases, where appropriate designs for more than 2 storeys could be acceptable. The wording of Policy WNS6 should be amended accordingly.</p> <p>As designs for the emerging District Council Site Allocations are developed, the Estate will share these with the local community. It is important to the Estate to deliver high quality schemes.</p> <p>Summary:</p> <ul style="list-style-type: none"> • Amend images to ensure Land south of Ashburton Close is classified as part of a character area. • Amend policy wording to be more flexible to allow development of more than 2 storeys where the design approach is appropriate when considering the context of the site. 	<p>Criterion g makes it clear that the height of new buildings should be in keeping with the form and massing of neighbouring properties. However there may be occasions when 2+ storeys may be justified.</p>	<p>Amend criterion g) to require justification for proposals over 2+ storeys in height <input checked="" type="checkbox"/></p>
154	Individual 44	WNS6	<p>No mention [in the display] of street lighting. On Staithe Place the lights get progressively brighter and we could be in the centre of Norwich the number of lights. I have one at the front of the house which is so bright it is almost impossible to sleep.</p>	<p>The Design Code (DC3.4) does refer to Street lighting but the policy doesn't. An additional criterion to the policy can be added</p>	<p>Amend WNS6 to refer to street lighting <input checked="" type="checkbox"/></p>
155	Individual 115	WNS6	<p>The Government has made clear the importance of design, and design codes in particular, and the role neighbourhood plans have in shaping locally appropriate design requirements. In order to ensure adherence to the Design Guidance and Codes (with resultant improvements in designs),</p>	<p>Agree that this can be strengthened</p>	<p>Amend policy to refer to requirement to be in</p>

			the cross reference in Policy WNS6 to 'consideration of' the guidance contained in the Wells-next-the-Sea Design Guidance and Codes should be strengthened to 'compliance with'.		accordance with the Design Code <input checked="" type="checkbox"/>
--	--	--	--	--	---

Employment and Retail policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action/Amendment
156	Individual 23	Chapter 6: Employment &	Wells is in danger of becoming a town populated by part time resident visitors. We	Noted	No change

		Retail. Chapter 7: Infrastructure and Access	must maintain Wells for local people, and try to stop building that does not benefit locals. Money is not everything and Holkham are not to be trusted		
157	Individual 4	WNS7	WNS7 - site 2 is very prominent and needs to be redeveloped sensitively.	Noted. Development that comes forward after the NP is adopted will need to comply with the NP policies	No change
158	Individual 35	WNS7	WNS7, site 2: How much more commercial sites needed?! Only a few. We don't want a business/industrial hub here. Some shops along road & housing behind (with car parking!)	Noted. Although a mixed use scheme is encouraged	No change
159	Individual 40	WNS7	WNS7: Please sort the Maryland as a priority.	Noted. This site has been mentioned often in the consultation to date.	No change
160	Individual 43	WNS7	"Harley's" should remain a car park. Land in and near town should be for housing. Industrial should be on edge of town boundary. No more retail shops or cafes.	See other responses on this policy. There are a wide range of uses proposed for this site. Pre-application advice has been sought on the site in February 2021 for retail and residential but no application submitted to date.	No change

161	Individual 46	WNS7	<p>WNS7: Doesn't Site 1b development (south of Great Eastern Way) conflict with the flooding policy WNS15?</p> <p>WNS8: How to discourage too many tourist-tat shops and encourage more shops useful for residents? Hard to see how.</p>	<p>The appropriateness of a scheme in floodrisk terms depends upon the mix of uses proposed. This would not include residential</p> <p>Noted. The planning system can only control a specific use class e.g. retail not the specific goods for sale</p>	No change
162	Individual 48	WNS7	<p>WNS7: Unless the local authority is willing to challenge the reluctance of the owners of Maryland to part with their land, this is a pipe dream. Why has there been no attempt to compulsory purchase this land?</p>	<p>A 'tidy' notice has been served n the site by NNDC. Attempts are bring made by the Town Council for discussions with the landowners.</p>	No change
163	Individual 50	WNS7	<p>WNS7: Site 1a Land south of Maryland: At last! Ideal for a car park.</p>	Noted	No change
164	Individual 51	WNS7	<p>WNS7: About time to develop Maryland: an eyesore too long.</p>	Noted	No change
165	Individual 78	WNS7	<p>WNS7: Especially Maryland.</p>	Noted	No change
166	Individual 95	WNS7	<p>Particular support for sites 1a and 1b. Preference for site 2 to be residential and follow the pattern of the old terraces (but with modern facilities!)</p>	<p>Noted. The site is close to the town centre and therefore mix of uses</p>	No change

				which includes housing is considered appropriate	
167	Homes for Wells	WNS7	WSN7 – HFW would prefer Affordable – instead of affordable to give more flexibility	The delivery of affordable housing on this site will be dependent upon the number of dwellings proposed and its viability.	No change
168	Individual 106	WNS7	WNS7: Marylands area- needs to be looked at. Plenty of scope for redevelopment- at the moment an eyesore and underused. Prime central site.	Supportive comment.	No change
169	Anglian Water	WNS7	WNS7: Redevelopment Opportunities Anglian Water supports the reuse of brownfield land within the town for development opportunities. The policy should have regard to the fact that there are Anglian Water assets within the boundaries of these brownfield regeneration sites. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The policy should include the safeguarding of suitable access for the maintenance of foul drainage infrastructure.	Noted. A footnote or note to the policy can be added to reflect this fact	Add note to policy <input checked="" type="checkbox"/>
170	Individual 115	WNS7	Policy WNS7: Redevelopment opportunities • Site 2: Land on south side of Freeman Street (former Ark Royal Public House) Three sites are identified within the town as having the potential to provide for		No change

			<p>redevelopment and environmental enhancement.</p> <p>Land on south side of Freeman Street is identified for a mix of uses including Commercial and Business Uses (Class E) and Retail (F2a and E(a)), with some residential and parking.</p> <p>The cross reference refers to a supermarket, yet the town centre is characterised by small scale convenience and comparison goods shops and one out of centre supermarket. To encourage another supermarket in this location seems unnecessary in terms of demand. Any further dilution of demand for retail space away from Staithe Street would put the viability of Staithe Street under threat. Another vacated High Street is not what the town needs. The demand for commercial and business premises in this location is unknown and questionable. The use of the site for further public car parking is also questioned (see comments on Visitor Parking below). Rather than the policy referring to 'some residential' development, residential use could be the predominant use on this site with a view to ensuring a viable mix of uses, enhancing this part of the Conservation Area and increasing the supply of smaller market and affordable dwellings (for local people under Policy WNS4) in a sustainable location. The Policy should state</p>	<p>The footnote refers to pre-application advice . Although no details are available and no formal planning application has been submitted at the time of writing.. The Neighbourhood Plan would like to see some retail but with other uses including housing.</p> <p>The site is close to the town centre and a predominantly residential scheme would change the character of the area.</p>	
--	--	--	--	--	--

			the site is identified for a mix of uses including residential and commercial uses.		
171	North Norfolk District Council	WNS7 and WNS8	The approach do not reflect the evidence and have elements that conflict with the statutory approach's. As such it is considered that the approach's require amendment. Please see please see separate detailed response.	Noted See detailed response below	No change
172	Individual 4	WNS8	WSN8 - The Quay and Freeman Street are in flood risk areas and any development must be in accordance with current regulations and environmental policies.	Noted. Floodrisk will be a determining factor for new development in this area	No change
173	Individual 8	WNS8	More businesses operating in and near to the town would encourage younger working residents in the town for the benefit of the future of the town.	Supportive comment, no change	No change
174	Individual 33	WNS8	Local retailers have been forced out by national chains that can afford to have an initial loss making venture. Too many seasonal, tourist outlets. I support the residential first floor developments above businesses. The existing lifeboat house should be ear-marked for further development once the new station is commissioned - although modern, it is an attractive building and a visual asset to the harbour entrance.	Comments noted. The specific form of retail inside a use class falls outside of the remit of the Neighbourhood Plan	No change
175	Individual 44	WNS8	Independent retailers only and to include such that would be useful to local residents' needs as well as visitors. Limit to number of coffee shops.	Comments noted. The specific form of retail inside a use class falls	No change

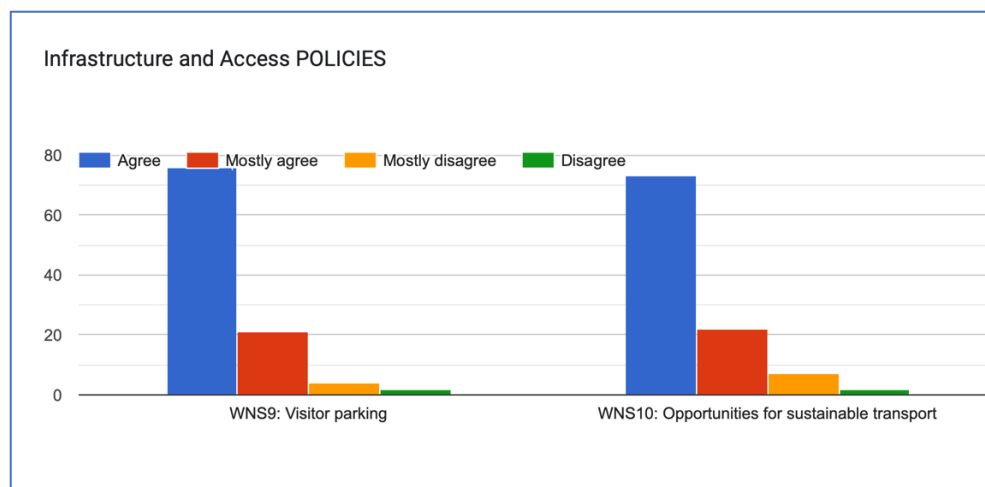
				outside of the remit of the Neighbourhood Plan	
176	Individual 51	WNS8	WNS8: Parking should be banned on Quay at all times, even Blue Badge holders.	Noted. Parking enforcement lies outside of the scope of the Neighbourhood Plan	No change
177	Individual 52	WNS8	WNS8: Many new businesses seem only directed to tourists which has already changed the character of Wells.	Comments noted. The specific form of retail inside a use class falls outside of the remit of the Neighbourhood Plan	No change
178	Individual 57	WNS8	WNS8: Redevelop the south side of Freeman Street in scale and design sympathy with the rest of the street and to include affordable rental housing flats and houses.	Noted. The policy seeks to encourage residential development in the town centre.	No change
179	Individual 59	WNS8	On the whole I don't think local shops benefit much.	Noted	No change
180	Individual 65	WNS8	WNS8: Good signage for all footpaths i.e. yard name, where it goes to etc.	Noted. the specific content of signage lies outside this remit	No change
181	Individual 79	WNS8	WNS8: Parking & traffic calming must be considerations for future town centre developments.	Noted. Criteria b, d, and e aim to encourage this	No change
182	Individual 94	WNS8	There is no supporting evidence that the town offers "a good range of shops and services". This needs to be substantiated and compared to other towns. This again demonstrates weak research, relying on the headline that second	The Neighbourhood Plan has been led by a Working Party that comprises local people	Amend paragraph 6.8 to include more detail <input checked="" type="checkbox"/>

			home owners are to blame. There are an abundance of seasonal shops and cafes and some run down shops that seem to attend to a more local market. A better balance is needed.	who have contributed to the text and the policies. See also Map on page 20 para 6.8 can be amended to give more detail on what shops exist	
183	Individual 107	WNS8	The policy should probably reflect the changing nature of "High street" retail. inevitably the rise of "Online" shopping will probably lead to a reduction in "Convenience" shops and there is a limit to the number of "Tourism" related outlets that can fill the void. It may be necessary to bow to the inevitable and allow change of use from commercial to residential use. In the long term this could prove to be a benefit in that it could contribute to a solution to the lack of affordable housing in Wells.	Comments noted. It is appreciated that the role and make up of town centres is changing rapidly and that a mix of uses is likely to become more common – including residential	No change
184	Individual 115	WNS8	WNS8: Retail and the town centre Policy WNS6 states: 'Proposals will be supported that contribute to achieving a vibrant and bustling town centre comprising a healthy mix of retail, service sector, business, entertainment, cultural and residential uses. Proposals for new or expanded retail in Staithe Street, The Quay and Freeman Street which would reinforce the retail role of the town and promote a diverse town centre will be supported.'	Comments noted. Paragraph 6.7 could refer to the Local Plan definition more explicitly	Amend Para 6.7 <input checked="" type="checkbox"/>

			A boundary is not defined for the town centre in the Neighbourhood Plan in order to identify the area to which this policy applies. Nor is there a statement that the Neighbourhood Plan relies on the definition in the adopted Local Plan. The policy refers to Freeman Street without any spatial definition. Freeman Street is a very long street of predominantly residential character which is not all suitable for eg retail, service sector, entertainment, cultural development (see comment on Policy WNS7: Redevelopment opportunities below). A boundary should be defined for Wells town centre excluding most of Freeman Street to ensure the Neighbourhood Plan is a spatial plan which can be clearly interpreted by those using it in the future to assess planning applications.		
185	Individual 11	WSN7	Keep site 2 for parking	A range of uses have been suggested for this site. See above	No change
186	Individual 18	WSN7	Mixed use is the way to maximise land use and community spirit, invigorating the area	Noted.	No change
187	Individual 21	WSN7 and WSN8	Would you encourage making space (commercial and residential (lease)) for small local business starts up e.g. artisans. Haven't seen any policy protecting retail from change of use to residential (you should do this as resi will have higher value than retail.	Change of use from retail to residential is covered by the use classes order as revised in 2020 and 2021. Prior approval only is now required from retail to residential	No change

188	Individual 25	WSN8	Parking definitely always on issues in Wells. Maintaining pedestrian areas important	Noted	No change to Plan
-----	---------------	------	---	-------	-------------------

Infrastructure and Access policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
189	Individual 72	Chapter 7: Infra- structure & Access	I believe this section should focus on the wider aspects on infrastructure and not just transport. The importance of education and health / sport	The section does refer to other infrastructure	Amend para 2.19 to refer to the gym <input checked="" type="checkbox"/>

			facilities should be put forward as a specific policy. Alderman Peel High School is one of the only schools in the county without a sports hall, which affects the education and opportunities for young people. This is also a missed opportunity for a facility to support the local community and a health and wellbeing initiative.	however advice from the District Council has been not to repeat issues where they are dealt with at the Local Plan level (See below). The school has a gym but not a sports hall.	
190	Individual 65	Paragraphs 7.4 and 7.5	Yes to 7.4 & 7.5...Also services like mains power coming into town, wireless and cable communications, gas provision, community energy schemes etc.	No change	No change
191	Anglian Water	WNS7	Paragraph 7.7 Sewerage Anglian Water notes the Working Party's need for meaningful and continuous engagement with Anglian Water to ensure the implementation of the 'statutory right to connect'. We are currently developing the next Drainage and Wastewater Management Plan (DWMP) and Water Resources Management Plan (WRMP) that will set the future direction for sustainable water use and water recycling for the region. As previously mentioned, our Developer Services Team will be able to advise on connections to our network as development proposals arise in the neighbourhood plan area.	Noted. Reference could be made in paragraph 7.7 onwards to this	Amend para 7.7 <input checked="" type="checkbox"/>

			The Draft DWMP summary for the Wells-Freeman Street WRC states that the medium-term strategy to 2035 is 'mixed strategies with main solution SuDS (Sustainable Drainage Systems)'. The long term 2050 strategy is 25% surface water removal.		
192	Individual 5	WNS9	Re visitor parking - full account needs to be taken of access of emergency services to the beach area	Noted. The policy could be amended to make this reference	Amend policy accordingly <input checked="" type="checkbox"/>
193	Individual 9	WNS9	I think all visitor parking should be outside the town w. regular park and ride bus - e.g. at Big Blue Sky area residents without drives have designated places	Noted	No change
194	Individual 10	WNS9	We really need a Park and Ride at south side of town to stop people driving further in (and where). Also residents parking based on principal residence	Noted	No change
195	Individual 19	WNS9	Visitor parking provision should only be provided after all resident parking issues satisfied		No change
196	Individual 20	WNS9	If possible all parking here should be in marked spaces thereby increasing potential for parking rather than current 1/2 car spaces which happens routinely now. More parking should be pay and display - possibly resident/permit at a reasonable rate (and working?)		No change
197	Individual 35	WNS9	WNS9: Visitor parking VITAL! Pitch & Putt OK but means all traffic will come thro' town. Are	Noted.	Policy and map to be amended to

			there sites before town? Two Furlong Hill or by eastern approach?		exclude the northern part and to indicate that access will be through the Holkham car park <input checked="" type="checkbox"/>
198	Individual 37	WNS9	WNS9: but it will still not be enough, no doubt!	Noted	No change
199	Individual 40	WNS9	WNS9: Please address resident only parking OR yellow lines along Mill Rd.	Noted. Although residents parking schemes are not an NP issue	No change
200	Individual 6	WNS9	Better definition of casual shoppers parking and residents parking	Noted	No change
201	Individual 42	WNS9	Park and ride will never work!	Noted. See comment below.	No change
202	Individual 52	WNS9	Permanent e.g. Park & Ride should be re-considered. And resident parking permits with reasonable free parking times for non-residents would help.	Noted. See comment above.	No change
203	Individual 54	WNS9	WNS9: Could resident only parking permits be introduced? More parking required for visitors. Park & Ride?	Noted. Although residents parking schemes are not an NP issue	No change
204	Individual 65	WNS9	WNS9: Provide shade in parking areas and signs to toilets. Toilets needed at East End just as buildings	Noted. There are currently no	No change

			end so people can enjoy walking east without anxiety along Peddars Way.	proposals to provide these.	
205	Individual 70	WNS9	WNS9: Providing seasonal parking urgently needs addressing.	Noted. The policy seeks to address this issue	
206	Individual 75	WNS9	WNS9: Consider introduction/inclusion of EV charge points at key locations to support/future proof.	Noted	Amend WNS9 to refer to electric charging <input checked="" type="checkbox"/>
207	Individual 91	WNS9	WNS9: and other fields nearby for parking	Noted	No change
208	Individual 94	WNS9	Other smaller resident parking locations are available in the town if the council made some homeowners maintain parking areas appropriately	Noted	No change
209	Individual 98	WNS9	Keeping tourist parking off residential streets by implementing and enforcing "Residents' Permit" areas is an essential element of any visitor parking provision.	Noted	No change
210	Individual 99	WNS9	7.11 The Pitch and Putt site off Beach Road overflow doesn't seem a good idea as temporary parking given that there is already a problem with visitor traffic in the town centre in summer unless road access from the Holkham car park at the end of Freeman Street can be developed into this area.	Although residents parking schemes are not an NP issue	No change
211	Individual 100	WNS9	I think people should be able to visit Wells and live and work here using public transport more easily.	Noted	No change
212	Individual 101	WNS9	Parking is a nightmare. More yellow lines needed. Also traffic wardens.	Noted	No change

213	Individual 107	WNS9	Use of the reclaimed marshland, East of the West Bank, and south of the A149, should be discouraged. There is already encroachment into this sensitive site with hard surfacing appearing at the Beach car park and on the Recreation Field in place of natural grassland and unwelcome increase in the paraphernalia associated with car parking, such as signage and barriers. Use of further environmentally sensitive areas, such as the permanent meadow, north of the Recreation field, for temporary car parking creates the risk that tourism pressure will lead to permanent and irreversible change to the environment. A better policy solution would be to restrict the number of cars entering the town and/or providing temporary parking, on less sensitive sites, to the south of the A149.	Noted.	No change to Plan
214	Individual 109	WNS9	WNS9: Consider making the old pitch and putt site on Beach Rd. a permanent car park.	Noted. The policy identifies it as a seasonal solution.	No change
215	Savills (UK) Ltd on behalf of the Holkham Estate	WNS9	Policy WNS9 – Visitor Parking - Agree The former pitch and putt course has been used for several years for seasonal car parking, over-flow parking when the Beach Road car park and the town car park at Freeman Street are both full. The Estate would certainly support the flexible use of the former pitch and putt course for such	Noted. The purpose of providing specific visitor parking is to resolve problems caused by visitor parking in residential areas	No change

			parking not least because of the significant implications and a negative impact on the town should seasonal parking not be permitted.		
216	Individual 115	WNS9	<p>Policy WNS9: Visitor parking</p> <p>Para 7.10 sums up the situation well. The number of day visitors is becoming excessive and that it has a detrimental impact on the environment of the town and the extremely sensitive nature conservation sites which surround it. Staithe Street and The Quay have a finite capacity to comfortably accommodate pedestrians, cycles and vehicles and this has already been reached with the existing supply of car parking spaces.</p> <p>Para 10.3 also notes the beach area is often very crowded which can create conflict with its environmentally sensitive surroundings – both in terms of landscape and nature conservation. The fragile habitat and natural beauty are threatened by overuse.</p> <p>By attracting significantly more visitors (particularly high volume, low spend day visitors), the town is in danger of ‘killing the goose that lays the golden egg’ - simply because the town achieves a reputation for being too congested, overcrowded and busy. Given climate change, and its potentially significant impact on the town, there is also a need to focus on sustainable modes of transport. Growing green tourism with an</p>	Noted. This could be taken on board by the managing authority for such a car park	No change

		<p>emphasis on walking, cycling, bird watching and enjoying the natural beauty of the area is an appropriate strategy for Wells-next-the-Sea. Further visitor car parking is not the answer as this will</p> <ul style="list-style-type: none"> • act as a magnet to a town with limited physical and environmental capacity, • attract day trippers not longer-term visitors, • create eyesores in the sensitive and visually open landscape surrounding the town, and • encourage unsustainable modes of transport. <p>Policy WSN17 correctly states: 'Public access to the beach will be maintained and visitors will be encouraged to access the beach via other means of transport than the private car.'</p> <p>Policy WNS9 inappropriately supports proposals for temporary/seasonal car parking per se and also specifically identifies the Pitch and Putt site off Beach Road to be made available for visitors at peak times. The Pitch and Putt site is a very extensive area of open land. Hundreds of parked cars occupying this site in peak times through the summer without the need for landscaping would have an unacceptable adverse impact on the landscape and character of the view in this sensitive location. Importantly, this policy is in conflict with WNS14: Important views which identifies views of visual scenic value of the landscape and countryside in the parish outside of the</p>		
--	--	---	--	--

			<p>defined settlement boundary. The site is within the visual cone of View 5: View from Beach Road, over marshland, towards the Meals in the West. The Neighbourhood Plan states: 'This is a good, wide, uninterrupted view which includes the lifeboat house and maintains the open aspect of the harbour area; an undeveloped and natural area recovered from the sea by the Beach Bank'.</p> <p>The Neighbourhood Plan is therefore internally inconsistent. Policy WNS9 is in conflict with Policies WNS14 and 17.</p> <p>In addition, Policy WNS9 conflicts with</p> <ul style="list-style-type: none"> • the capacity of the town and beach to accommodate visitors, • protecting the landscape designated as an Area of Outstanding Natural Beauty, • protection of an important view identified in the Plan, • discouraging access the beach via means of transport other than the private car. <p>Overall this policy does not represent sustainable development.</p>		
217	Individual 19	WNS9	<p>It would be nice to see a policy of retrospective actions regarding parking issues. I am aware that this would be very difficult, but the issues could be raised with those homes and tourists that have in the past done things that should not have had permission. Example a hotel/extension with no parking</p>	<p>Comments noted. Policies cannot be applied retrospectively</p>	<p>In order for visitor parking to be attractive to visitors it needs to be positioned near to where visitors</p>

					wish to go. Parking that is too far out of town will either require additional transport – park and ride- or will not be used. It is recognised that there needs to be a joined up strategy to parking in the town
218	Individual 35	WNS9 and WNS6	BUT avoid over prescriptiveness. There is no mention of residents' parking which is (a) inadequate & (b) used by visitors. There should be a Wells-wide residents parking system (similar to places like Norwich). Street lighting: avoid & make sure, if NECESSARY, should be directed down onto roadway only, not onto properties & gardens and should be timed, not all all night.	New residential parking is covered in the Design policy WNS6. The policies cannot be applied retrospectively Policy WNS6 is to be amended to refer to street lighting (see above)	Noted
219	Individual 20	WNS9, WNS4	Parking Housing affordability for genuine local workers Supporting local transport	Comments noted	No change
220	Individual 7	WNS10	Park and ride at Egmere?	Noted. Whilst this would not deal with	No change

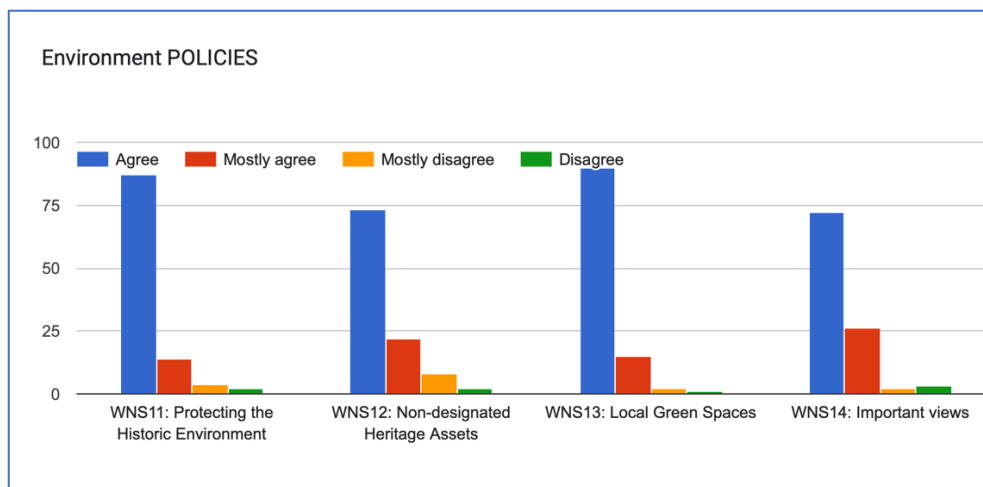
				all directions of traffic it could help with traffic from the south. Egmore is owned by the Walsingham estate and can be investigated	
221	Individual 8	WNS10	Beeching has a lot to answer for with the removal of rail transport and access to the town!	Noted.	No change
222	Individual 18	WNS10	Wells really needs its railway facility back	Noted and agreed!	No change
223	Individual 21	WNS10	Don't think you have gone far enough with active travel policies. Not enough mention of enhanced cycle routes etc and even attempting to limit vehicles in some areas.	Noted. Traffic management issues largely lie outside of the remit of the Neighbourhood Plan unless planning permission is required. However the Plan is supportive in principle.	No change
224	Individual 22	WNS10	Strongly support rail tracks bed retention and cycling improvement	Supportive comment, no change	No change

225	Individual 28	WNS10	Am confused as to what future benefits protection of former railway land/track are visualised	Noted. These could be used for recreational connections such as walking and cycling routes	No change.
226	Individual 33	WNS10	Re-establishing a railway connection to Wymondham is a great idea. An integrated transport network and timetable is essential for employees and sixth form students who may wish to live or study outside the area.	Supportive comment, no change	No change
227	Individual 35	WNS10	WNS10: Extend railway track into town station & then on to Holkham. Or maybe use this as path for visitors from parking...electric buggies?	Noted. Support in principle for this idea although there are no plans for delivery	No change
228	Individual 46	WNS10	WNS10: Could this explicitly include the track west of Two Furlong Hill and crossing Mill Rd? This should be a footpath.	Noted. Support in principle for this idea although there are no plans for delivery	No change
229	Individual 48	WNS10	We need to plan for transport (public) within Wells (say, Northfield to Cottage Hospital) or some sort of local transport to the Surgery, to cultural events at The Maltings during the winter evenings.	This lies outside of the remit of the NP however WTC would be supportive	No change
230	Individual 49	WNS10	WNS10: Sustainable transport may be difficult to achieve.	Noted	No change

231	Individual 57	WNS10	WNS10: This will depend in part on the success or otherwise of the new electric bus service for the beach.	Noted.	No change
232	Individual 63	WNS10	WNS10: Especially agree with allowing for re-use of old railway routes. Include the loop to East End of Quay, which is being encroached.	Supportive comment, no change	
233	Individual 68	WNS10	WNS10: The possibility of re-opening the existing line from Dereham to Wells via Fakenham should be a serious consideration.	Noted. Although much of this lies outside of the Neighbourhood Area	No change
234	Individual 83	WNS10	In a town no more than 1 mile square Safe Routes to School by bicycle or foot should be possible.	Noted	No change
235	Individual 92	WNS10	I find it very short-sighted & detrimental that the beach railway has gone. This was one of the most iconic and pleasurable parts of going to the beach and an electric bus will be no replacement. Hope Holkham get another pound of flesh.	Noted. This lies outside of the scope of the Neighbourhood Plan	No change
236	Individual 102	WNS10	Should be priority for rail.	Noted	No change
237	Individual 25	WNS9 and WNS10	The more formal parking areas there are relieve the pressure on parking in the town. Why protect old railway lines? It there any change at all they will be used for rail again? Happy for things to be protected if there is a viable reason.	Noted. Former railway lines can provide a range of recreational connections	No change to Plan

				including walking and cycling routes	
238	Individual 95	WNS9 and WNS10	Would like to see parking spaces as outlined supported with increase in public transport to the town. Also would like to see permit parking and yellow lines to control inconsiderate parking in the town which creates traffic jams and contributes to the carbon footprint. Understand these need to be projects to be fought for and are not part of neighbourhood planning.	Noted. The Town Council is in the process of devising a strategic traffic management project.	No change to Plan

Environment policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action/Plan Amendment
239	Homes for Wells	Chapter 8: Environment	Whilst preserving heritage assets, green spaces and views is important, consideration needs to be weighed between the importance of the asset and the benefit of any new development to the community. Sometimes the loss of the asset is a price worth paying.	Noted. All proposed LGS and NDHA have been assessed using the relevant criteria	No change to Plan
240	North Norfolk District Council	Chapter 8: Environ-ment	Much of these policy elements are already covered in the wider development plan and introduce ambiguity and potential conflict. Although the principle of having such polices is supported the approaches need to be simplified and only cover the additional local elements that are evidenced and	The NDHA and LWP assessments have been	All NDHA have been reviewed

			<p>further justification is required. The assessments undertaken as reported in the appendix in relation to historic assets and local green space are considered incomplete and need to be updated and completed fully and take account other evidence that is already published . Other areas such as important views are considered to lack adequate explanation, justification and are considered not evidenced. See detailed separate response for full explanation.</p>	<p>undertaken using the relevant recognised assessment criteria either in the NPPF or Historic England advice. All will be reviewed to ensure they are robust.</p>	
241	Individual 107	Chapter 8: Environ-ment	<p>It has to be noted that environmental policies must apply to the entire area, within the parish boundary, down to the MLWS mark and thus cover conservation of all designated Terrestrial and Marine Protected Areas!</p>	<p>Noted. The NP policies cover the entire civil parish and are enacted when planning permission is required</p>	<p>No change to Plan</p>
242	Individual 109	Chapter 8: Environment	<p>Wells must be protected at all costs, particularly green field sites. All developments should be "out of sight".</p>	<p>Noted</p>	<p>No change to Plan</p>
243	Individual 5	Environment General	<p>In an area of outstanding natural beauty protecting the environment for the waste produced by local and visitors is key. I would be happy to see Maryland Mill buildings go</p>	<p>Noted</p>	<p>No change to Plan</p>

244	Individual 7	Environment General	Allowance in planning permission of solar and thermal panels	Noted. See also Policy WNS6 criterion m	No change to Plan
245	Individual 92	Environment General	Buses will not enhance the views to the beach as the railway did!	Noted. This lies outside the scope of the Neighbourhood Plan	No change to Plan
246	Individual 25	WNS11	Don't agree we should have a blanket protection of how shop fronts etc look. By insisting on traditional materials put up prices. Plastic rather than wooden window frames better for coast. Marylands Mill building and former railway station are not attractive a redevelopment/repurposing would benefit Wells.	Noted. Plastic windows are rarely appropriate inside a Conservation Area	No change to Plan
247	Individual 32	WNS12	There are many other area buildings to be protected too! Wells Community (not Cottage) Hospital	The building is the Old Cottage Hospital – the organisation is the Community Hospital	No change
248	Individual 57	WNS11	WNS11: But also to adhere to high quality design standards in non-conservation area developments i.e. with conditions in planning permission, as in the Design Guidance document but with implementation FORCE.	Noted	No change to Plan

249	Individual 93	WNS11	Good to keep important parts of the environment	Supportive comment, no change	No change to Plan
250	Individual 95	WNS11	W11 would like to see flexibility within the conservation area - to enable modern materials to support insulation of buildings to promote energy conservation. They should be manufactured to be in keeping, it is often now difficult to tell the difference.	It is acknowledged that the quality of new materials is improving.	No change to Plan
251	Individual 96	WNS11	Wells is completely surrounded by open landscape views. It would not hurt to sacrifice a small outlook to development, as It would bring far more joy to many more people to gaze upon well designed affordable homes for key workers	Wells is surrounded by the AONB designation which is a national designation and within which national guidance allows for restricting the overall scale of development	No change to Plan
252	Individual 104	WNS11	WNS11: Prime example, in my opinion, of what is not in keeping with surrounding buildings is the grey building under construction in Croft Yard. How did that get past Planning Permission?	Noted. The Neighbourhood Plan policies can only apply to new development	No change to Plan

				once the plan is made The Design Code seeks to provide guidance on achieving better design	
253	Individual 107	WNS11	Unofficial temporary, and semi permanent, advertising signs, alongside roads, and on verges, should be discouraged due to the impact on the visual landscape. it would be helpful if a policy was in place (In conjunction with NCC) to remove such signs as soon as they appear. Exceptions could be made for traditional charity events but sanctions should be applied to anyone erecting signs which are blatantly commercial advertising. Brown signs are already available for tourism outlets.	This is a matter of enforcement, rather than policy	No change to Plan
254	Savills (UK) Ltd on behalf of the Holkham Estate	WNS11	Policy WNS11 – Protecting the Historic Environment – Disagree The National Planning Policy Framework chapter 16 is entitled ‘Conserving and enhancing the historic environment’ and establishes the framework for planning policy and decisions about proposals. In addition, the District Council Local Plan is proposing a Policy ENV7 ‘Protecting & Enhancing the Historic Environment’. Strictly speaking neighbourhood plans should not contain strategic policies and should not seek to duplicate policy. Summary:	Comments noted although it is considered the policy should be retained.	No change

			<ul style="list-style-type: none"> • It is considered that the proposed NP Policy WNS11 is a duplication of policy, particularly given the inclusion of Policy WNS6 and the supporting Design Guidance and Codes. • Policy WNS11 should be removed. 		
255	Individual 107	WNS12	I would add The Quay, East Quay, Former Public drying Grounds, East End Lime Kiln, Public Slipway, East Quay promenade (Pavement), Former Church Room to the list of Non-designated heritage Assets. These sites should receive additional protection by the addition of Article 4 Directions, removing permitted development rights.	Noted. Some of these are already listed and others do not meet the NDHA criteria. The use of Article 4 directions is a matter for NNDC	No change
256	Individual 107	WNS12	I would add the Old Railway Cuttings/Embankments, both at East and West ends of town, Tugboat Tard, The East End Former Public Drying Grounds, Ramm's Marsh, Elsmith and Town Bowls Greens, Croquet Green, East Quay Dinghy Park, Woodland to North of Northfield Lane, Woodland surrounding Old Rectory to the list of Local Green Spaces. These areas should also be protected from undesirable permitted development by an Article 4 Direction.	A number of the suggestions are already protected as open spaces within the Local Plan or do not mee the LGS criteria See response above relating	No change to Plan

				to Article 4 directions	
257	Individual 71	WNS12	WNS12: Some are eyesores in their current state.	Noted.	No change to Plan
258	Individual 79	WNS12	WNS12: What about old wall from Priory Cottage up to Water-Pit Lane?	This is already listed.	No change to Plan
259	Individual 111	WNS12	Dear Greg, I have left you a message on your phone . Have received your letter but no attachment. Anyway we would be delighted if manor farm house was included in the above list.	Supportive comment, no change	No change to Plan
260	Individual 112	WNS12	Neighbourhood plan - non-designated heritage asset - wall at 10 Bases Lane. We're very happy for our wall to be recognised in this way.	Supportive comment, no change	No change to Plan
261	Individual 113	WNS12	Thanks for your letter. I would be glad if Shipyard Cottage could be accepted as an Important Unlisted Building. The Shipyard was of vital importance to the town until it closed in 1907. When I am forced to leave the cottage, I fear it may be demolished. We put our upstairs furniture in when the roof was off as it is impossible to get anything other than flat pack up the stairs. We tried hard to retain as many original features as possible. I think the cottage could be altered sympathetically, but would loathe to have it, and its history replaced by a new build. Thanks for your attention to this email. I could not respond by 9th July as I received the letter after that date.	Supportive comment, no change	No change
262	Individual 114	WNS12	WNS12: As renters we would very much like New Farm and buildings to be included in the draft.	Noted.	No change

263	Norfolk County Council	WNS12	<p>Historic Environment</p> <p>3.1 The Historic Environment team were disappointed that buried archaeological remains was not covered and would request that the neighbourhood plan contains a statement stating that the Historic Environment Strategy and Advice and will continue to provide advice on the historic environment aspect of new developments to developers and the local planning authority upon request.</p> <p>3.2 Historic England’s published guidance on the preparation of Neighbourhood Plans (https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/) encourages the full consideration of heritage assets and suggests ways in which this can be achieved.</p> <p>Based on this guidance, the Historic Environment team would like to suggest the authors of the plan follow a number of steps:</p> <ol style="list-style-type: none"> 1. Study Historic England’s published guidance and consider how the plan can take its advice on board. 2. Contact the Norfolk Historic Environment Record and request information on heritage assets within the plan area. The NHER can be contacted at heritage@norfolk.gov.uk. 3. Consider the full range of heritage assets within the plan area and identify those they feel are most significant. They may wish to prepare a local list of heritage assets they believe should be protected and enhanced and put this to the community for consideration. 4. Directly consult the Historic Environment Service’s planning advice team (hep@norfolk.gov.uk), who can provide advice on 	<p>Noted – happy to include – although NNDC are likely to consider this repeating strategic policy.</p> <p>Policy WNS12 does this</p>	<p>Add sentence in to supporting text as requested <input checked="" type="checkbox"/></p>
-----	------------------------------	-------	---	---	--

			<p>which heritage assets are most significant and ways in which they can be protected and enhanced. They can also offer advice on the wording of historic environment policies.</p> <p>3.3 Should you have any queries with the above comments please contact Steve Hickling (Historic Environment Officer) at steve.hickling@norfolk.gov.uk or call 01362 869285.</p>		
264	Savills (UK) Ltd on behalf of the Holkham Estate	WNS12	<p>Policy WNS 12 - Non-Designated Heritage Assets – Disagree</p> <p>The National Planning Policy Framework states at paragraph 189 that “Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”</p> <p>Paragraph 203 that “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing application 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>The Planning Practice Guidance states: There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify</p>	Noted. This repeats national guidance	No change to Plan

		<p>them as non-designated heritage assets are based on sound evidence.</p> <p>Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets..." (Paragraph: 040 Reference ID: 18a-040-20190723)</p> <p>The NP has identified a list of sites which is proposes to identify as Non-Designated Heritage Assets but as highlighted above these need to be appropriately justified. Paragraph 8.20 of the NP explains "Through the Character Appraisal survey work the Neighbourhood Plan Working Party identified a number of potential Non-Designated Heritage Assets in the town and sought feedback on them from the community at the policy ideas exhibition. In addition, the community were asked to identify any potential candidates." This approach needs to be appropriately justified within the forthcoming Consultation Statement accompanying the Regulation 16 public consultation.</p> <p>It is noted a number of the proposed non-designated assets are in proximity to proposed Site Allocation at Land adjacent to Holkham Road (North Norfolk Local Plan Draft Policy W07/1 approximately 50 dwellings). It is clear that proposals at the site will need to assess the significance of the heritage assets, including non-designated heritage assets, in proximity to the site and the impact of the proposed development as part of any application submission. Consideration would need to be given to any consequential impact upon the design approach.</p>	<p>The justification for each proposed NDHA is contained in Appendix B. Each will be reviewed before submission</p>	
--	--	---	---	--

		<p>However, we reiterate that the NP should not negatively impact upon strategic policies of the emerging Local Plan. Policy WSN12 identifies '4. Mill Farm buildings' however the supporting justification at Appendix B of the NP refers to 'Mill Farm: attractive farmhouse in a Georgian style'. Clarity is sought about the precise proposed non-designated heritage asset, is it the Farmhouse or all buildings at Mill Farm. The supporting assessment at Appendix B of the NP that the farmhouse has value in owns right but also as a group of three farmhouses at the entry to the town.</p> <p>Policy WSN12 also identifies 11.New Farm and 12. Manor Farm as proposed non-designated heritage assets.</p> <p>In addition, the Water Tower is proposed to be a non-designated heritage asset. The water tower itself is not considered to be especially unique, whilst it is the only one in the town there are other examples. The supporting assessment at Appendix B of the NP identifies that the historic interest is stated as being "building is remnant of the industrial/commercial history of the town."</p> <p>Summary:</p> <ul style="list-style-type: none"> • It is clear that the proposed non-designated heritage assets are not of a value which would warrant them to be formally designated as a Listed Building / heritage asset. • An assessment of any proposed development would need to consider its impact upon any designated and non-designated heritage asset, as highlighted above. • Given the primary of the Strategic Policies contained within the emerging North Norfolk Local Plan, the proposed non-designated heritage assets should not impact negatively upon the delivery of much needed housing at Wells-next-the-Sea. It 	<p>For clarity it is the farmhouse and buildings that are proposed for NDHA</p> <p>This is the purpose of non-designated heritage assets</p> <p>All proposed NDHA to be</p>	
--	--	--	---	--

			is considered that insufficient evidence has been provided to warrant the designation of Mill Farm, New Farm, Manor Farm and the Water Tower as non-designated heritage assets; and <ul style="list-style-type: none"> • As such, Mill Farm, New Farm, Manor Farm and the Water Tower should all be removed from the proposed policy text. 	reviewed prior to submission	
265	Individual 4	WNS13	WNS13 - Not clear what the proposed policy is for these green spaces.	Agreed that the policy could usefully explain they are to be protected .	Add additional explanation to the policy <input checked="" type="checkbox"/>
266	Individual 10	WNS13	WNS13: Why not aim for more into public use. Specific concern on misrepresentation of view 6 - if housing developed on two Furling Hill this WILL affect view south form eastern end of Mill Road and the urban extension as you enter the town	The purpose of the policy is to protect the spaces not to extend their usage or public access View 6 does not conflict with the allocation in WNS2	No change to Plan
267	Individual 11	WNS13	WNS13: what about Ramm's marsh	This is already identified in the Local Plan and protected	No change

268	Individual 20	WNS13	Surprise cemeteries are classed as green space	Noted. They fall within the definition.	No change
269	Individual 22	WNS13	Designation of Local Green Spaces very important	Supportive comment, no change	No change
270	Individual 25	WNS13	Green Spaces - horse paddock next to allotments should be included. This isa big 'hello' on entering Wells.	The horse paddocks do not meet the LGS criteria. They are protected under the 'open land area' designation in the Local Plan	No change to Plan
271	Individual 35	WNS13	WNS13: What about East Allotments, Tennis Courts, Croquet and Bowling Greens?	These are all protected in the Local Plan	No change
272	Individual 40	WNS13	WNS13: Add land between Westfield Drive and Mill Farm. Not for building but public open space.	The site is identified as an allocation in the Local Plan	No change
273	Individual 65	WNS13	WNS13: How about some smaller green spaces - pocket parks, tubs etc.?	Noted. No specific areas are proposed but	No change

				should opportunities arise support is given in principle	
274	Individual 78	WNS13	More conservation designated places like Mill Farm.	Noted	No change
275	Individual 99	WNS13	WN13: Why were the Northfield Lane allotments not included in the 'Local Green Spaces'? It seems logical to include them given that the Mill Road Allotments are included and both serve the same purpose.	These are already protected in the Local Plan	No change
276	Homes for Wells	WNS13	The garden of the Gordon Barrett Hall could be added as a green space.	It is not considered that this space meets the criteria for LGS designation	No change
277	Individual 100	WNS13	why are Northfield allotments listed as designated green space?	These are already protected in the Local Plan	No change to Plan
278	Hopkins Homes	WNS13	Thank you for forwarding your Neighbourhood Plan Consultation letter through. The letter was addressed to Landowners and referenced Home Piece open spaces. Please could we advise that the open space on the Staithes Place completed development was transferred to North Norfolk District Council a few months back, we are no longer the landowners.	Noted.	No change

279	Staithe Place Residents Association	WNS13	Dear Greg Many thanks for your letter dated 18th July 2022 I've spoken to other Committee Member's and we agreed that our open spaces should be in The Neighbourhood Plan I trust this is satisfactory With kindest regards Steve - Acting Chair and Treasurer On behalf of SPRA	Supportive comment, no change	No change
280	Savills (UK) Ltd on behalf of the Holkham Estate	WNS13	Policy WNS13 – Local Green Spaces - Disagree The National Planning Policy Framework states at paragraph 101 that "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. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period." Paragraph 103 of the National Planning Policy Framework states "Policies for managing development within a Local Green Space should be consistent with those for Green Belts." In turn, paragraph 147 of the NPPF states "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances". The National Planning Policy Framework is clear that "The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	This is a repeat of national guidance	No change

		<p>c) local in character and is not an extensive tract of land." (Para 102, NPPF)</p> <p>In order for an area to be designated as Local Green Space, it has to meet all the criteria for designation set by paragraph 102 of the NPPF. It is therefore essential that, when seeking to designate LGSs, plan-makers clearly demonstrate, through compelling evidence, that the requirements for its designation are met in full, these being it is reasonably located to the community it serves; it is demonstrably special to a local community and is of a particular local significance; it is local in character and it is not an extensive tract of land.</p> <p>The Local Green Space designation affords protection consistent with policy for Green Belts. Therefore, it is crucial that plan-makers include evidential and robust information to support their proposed LGS designations and clearly demonstrate that their application meets national planning policy requirements in full. To assist plan-makers further in this regard, the PPG provides the following advice:</p> <p>Paragraph: 007 Reference ID: 37-007-20140306: "Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making" .</p> <p>Paragraph: 008 Reference ID: 37-008-20140306: "Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons</p>		
--	--	---	--	--

		<p>for designation or where planning permission is no longer capable of being implemented".</p> <p>Paragraph: 009 Reference ID: 37-009-20140306: "Local Green Spaces may be designated where those spaces are demonstrably special to the local community, whether in a village or in a neighbourhood in a town or city".</p> <p>If land is already protected by designations such as Area of Outstanding Natural Beauty, Paragraph: 011 Reference ID: 37-011-20140306: "Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space".</p> <p>Paragraph: 013 Reference ID: 37-013-20140306: "The green area will need to meet the criteria set out in ... the National Planning Policy Framework. Whether to designate land is a matter for local discretion...</p> <p>Paragraph: 014 Reference ID: 37-014-20140306: "The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served".</p> <p>Paragraph: 015 Reference ID: 37-015-20140306: "There are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgment will inevitably be needed. However, ... the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an</p>		
--	--	---	--	--

		<p>extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name".</p> <p>Paragraph: 017 Reference ID: 37-017-20140306: "Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g. green areas which are valued because of their wildlife, historic significance and/or beauty). Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with land owners, whose legal rights must be respected".</p> <p>Paragraph: 018 Reference ID: 37-018-20140306: "Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation".</p> <p>Paragraph: 019 Reference ID: 37-019-20140306: "A Local Green Space does not need to be in public ownership. However...the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan." [Savills emphasis].</p>	<p>The WP have reviewed this designation and have concluded that the meadow/field is</p>	
--	--	--	--	--

			<p>Policy WNS13 proposes a number of Local Green Spaces across the town, including land at 'g. Mill Road Meadow (north of Mill Road).' The methodology for the proposed Local Green Spaces is provided at Appendix C. Extract of Appendix C:</p> <table border="1" data-bbox="698 469 1279 924"> <tr> <th colspan="2" data-bbox="698 469 1279 494">g. Mill Road Meadow (north of Mill Road)</th> </tr> <tr> <td data-bbox="698 494 920 517">Description:</td> <td data-bbox="920 494 1279 517">Meadow and grazing land adjacent to Mill Farm</td> </tr> <tr> <td data-bbox="698 517 920 582">In reasonably close proximity to the community it serves</td> <td data-bbox="920 517 1279 582">Close to existing residential development at Mill Farm.</td> </tr> <tr> <td data-bbox="698 582 920 671">Demonstrably special to a local community and holds a particular local significance</td> <td data-bbox="920 582 1279 671">Visual value as setting of the farmhouse.</td> </tr> <tr> <td data-bbox="698 671 920 719">Local in character and is not an extensive tract of land</td> <td data-bbox="920 671 1279 719">Local in character and not extensive tract of land. Approximately 2.23 acres.</td> </tr> <tr> <td colspan="2" data-bbox="698 719 1279 742">North Norfolk District Council Additional Criteria</td> </tr> <tr> <td data-bbox="698 742 920 807">Existing planning permission or other designation?</td> <td data-bbox="920 742 1279 807">No</td> </tr> <tr> <td data-bbox="698 807 920 924">Proposed allocation in the Local Plan</td> <td data-bbox="920 807 1279 924">Space covers part of the access to proposed allocation W07/1 in the Emerging Local Plan and there could be a conflict if the LGS designation were to constrain the allocation from coming forward.</td> </tr> </table> <p>It is considered that the justification is insufficient to warrant designation of the LGS.</p>	g. Mill Road Meadow (north of Mill Road)		Description:	Meadow and grazing land adjacent to Mill Farm	In reasonably close proximity to the community it serves	Close to existing residential development at Mill Farm.	Demonstrably special to a local community and holds a particular local significance	Visual value as setting of the farmhouse.	Local in character and is not an extensive tract of land	Local in character and not extensive tract of land. Approximately 2.23 acres.	North Norfolk District Council Additional Criteria		Existing planning permission or other designation?	No	Proposed allocation in the Local Plan	Space covers part of the access to proposed allocation W07/1 in the Emerging Local Plan and there could be a conflict if the LGS designation were to constrain the allocation from coming forward.	<p>important within the context of the setting it provides for the farm house and that development here would change the context of the overall rural character of the area into a predominantly urban one. The land is in active equestrian use not agricultural use.</p>	
g. Mill Road Meadow (north of Mill Road)																					
Description:	Meadow and grazing land adjacent to Mill Farm																				
In reasonably close proximity to the community it serves	Close to existing residential development at Mill Farm.																				
Demonstrably special to a local community and holds a particular local significance	Visual value as setting of the farmhouse.																				
Local in character and is not an extensive tract of land	Local in character and not extensive tract of land. Approximately 2.23 acres.																				
North Norfolk District Council Additional Criteria																					
Existing planning permission or other designation?	No																				
Proposed allocation in the Local Plan	Space covers part of the access to proposed allocation W07/1 in the Emerging Local Plan and there could be a conflict if the LGS designation were to constrain the allocation from coming forward.																				

			<table border="1"> <thead> <tr> <th data-bbox="696 245 929 268">NPPF Criteria (para 102)</th> <th data-bbox="929 245 1397 268">Response Comment</th> </tr> </thead> <tbody> <tr> <td data-bbox="696 284 929 555">a) in reasonably close proximity to the community it serves;</td> <td data-bbox="929 284 1397 555"> <p>The proposed LGS is at the western edge of the settlement. To the east of the site is existing residential development to the north of Mill Road.</p> <p>To the north of the LGS is Mill Farm Farmhouse and associated agricultural land.</p> <p>The site is in agricultural use.</p> <p>It should be noted that the site is in private ownership and there are no public rights of way across the site but it can be viewed from Mill Road.</p> <p>The site therefore does not actively serve the community.</p> </td> </tr> <tr> <td data-bbox="696 563 929 754">b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</td> <td data-bbox="929 563 1397 754"> <p>The visual value to the setting of the farmhouse has been identified as why the site is 'demonstrably special'.</p> <p>It should be noted that the farmhouse itself is not a designated heritage asset. The field identified is bound by existing hedgerow, beyond which is the farmhouse.</p> <p>It is questioned how this field is 'demonstrably special' to warrant to warrant designation as a LGS.</p> </td> </tr> <tr> <td data-bbox="696 762 929 898">c) local in character and is not an extensive tract of land</td> <td data-bbox="929 762 1397 898"> <p>It is agreed that the proposed LGS is not an extensive tract of land.</p> <p>However, it is noted that the extent of the proposed LGS does not extend to the entire of the field. It is questioned what informed the proposed boundary.</p> </td> </tr> </tbody> </table>	NPPF Criteria (para 102)	Response Comment	a) in reasonably close proximity to the community it serves;	<p>The proposed LGS is at the western edge of the settlement. To the east of the site is existing residential development to the north of Mill Road.</p> <p>To the north of the LGS is Mill Farm Farmhouse and associated agricultural land.</p> <p>The site is in agricultural use.</p> <p>It should be noted that the site is in private ownership and there are no public rights of way across the site but it can be viewed from Mill Road.</p> <p>The site therefore does not actively serve the community.</p>	b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	<p>The visual value to the setting of the farmhouse has been identified as why the site is 'demonstrably special'.</p> <p>It should be noted that the farmhouse itself is not a designated heritage asset. The field identified is bound by existing hedgerow, beyond which is the farmhouse.</p> <p>It is questioned how this field is 'demonstrably special' to warrant to warrant designation as a LGS.</p>	c) local in character and is not an extensive tract of land	<p>It is agreed that the proposed LGS is not an extensive tract of land.</p> <p>However, it is noted that the extent of the proposed LGS does not extend to the entire of the field. It is questioned what informed the proposed boundary.</p>		
NPPF Criteria (para 102)	Response Comment												
a) in reasonably close proximity to the community it serves;	<p>The proposed LGS is at the western edge of the settlement. To the east of the site is existing residential development to the north of Mill Road.</p> <p>To the north of the LGS is Mill Farm Farmhouse and associated agricultural land.</p> <p>The site is in agricultural use.</p> <p>It should be noted that the site is in private ownership and there are no public rights of way across the site but it can be viewed from Mill Road.</p> <p>The site therefore does not actively serve the community.</p>												
b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	<p>The visual value to the setting of the farmhouse has been identified as why the site is 'demonstrably special'.</p> <p>It should be noted that the farmhouse itself is not a designated heritage asset. The field identified is bound by existing hedgerow, beyond which is the farmhouse.</p> <p>It is questioned how this field is 'demonstrably special' to warrant to warrant designation as a LGS.</p>												
c) local in character and is not an extensive tract of land	<p>It is agreed that the proposed LGS is not an extensive tract of land.</p> <p>However, it is noted that the extent of the proposed LGS does not extend to the entire of the field. It is questioned what informed the proposed boundary.</p>												
<p>Strong objection and disagreement is raised to the proposed conflict with the proposed LGS and emerging site allocation to deliver approximately 50 homes at Land adjacent to Holkham Road (North Norfolk Local Plan Draft Policy W07/1. Access to the site will be taken from Mill Road. The proposed LGS does not take account of this. We have requested to meet with the Working Party to discuss elements of the proposed NP, we would welcome the opportunity to discuss with you the proposed location of the access for the draft allocation site at this meeting.</p> <p>Summary:</p>													

			<ul style="list-style-type: none"> • For the reasons set out above, the proposed Local Green Space at Mill Road Meadow is not adequately justified. • In addition, it is in direct conflict with the emerging Local Plan site allocation for approximately 50 dwellings. • The proposed Local Green Space at Mill Road Meadow should therefore be removed. 		
281	Individual 115	WNS13	<p>WNS13: Local Green Spaces</p> <p>Mill Road allotments are correctly identified as a Local Green Space within the Neighbourhood Plan. The East End allotments are of equal value to the community particularly the benefits to mental and physical health and wellbeing and helping to define what makes Wells special. The East End allotments may be justified in exactly the same way as the Mill Road allotments as set out in Appendix C: Justification for Local Green Spaces</p> <p>There seems to be no justification for the omission of the East End allotments site as a Local Green Space.</p>	East End allotments are already identified in the Local Plan	No change
282	Individual 101	WNS14	No more developments that destroy our beautiful views and environments.	Supportive comment, no change	No change
283	Individual 4	WNS14	WNS14 - Not sure how realistic it is to preserve all of those views. Its is certainly referable that the development at Staithe Place obscured the view of the church from the 'dry road' on the approach to the town.	Noted	No change
284	Individual 79	WNS14	WNS14: View over horses' field on approach into Wells from Fakenham (Two Furlong Hill).	Part of the area is protected by LGS designation, another portion	No change

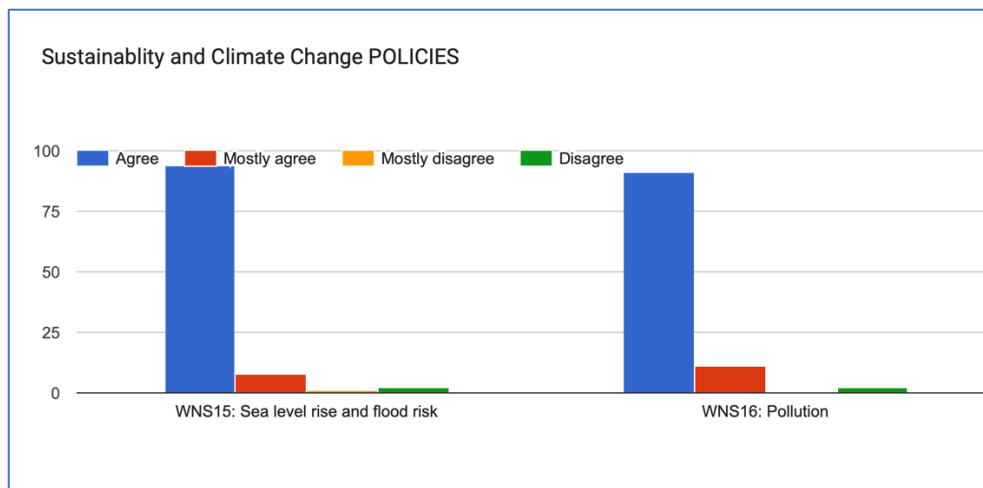
				is identified as a housing allocation	
285	Individual 107	WNS14	I would add views from: Main Quay, East Quay Road, Former Public Drying Grounds, East Quay Dinghy Park, Land West of Whelk Houses to the List of Important Views.	The NP has not identified views out to sea as it was not considered necessary and development here would be beyond the scope of the NP . These are valuable views over the intertidal marshes that are protected and therefore not suitable for development	No change
286	Savills (UK) Ltd on behalf of the Holkham Estate	WNS14	Policy WNS14 – Important Views – Disagree The National Planning Policy Framework states that “Planning policies and decisions should contribute to and enhance the natural and local environment by:	This is a repeat of national guidance.	No change

		<p>a) protecting and enhancing valued landscapes, ... (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;” (para 174)</p> <p>In respect of locations subject to designations, the National Planning Policy Framework states: “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.” (para 176).</p> <p>It is noted that the entire of Wells-next-the-Sea is already afforded the highest status of protection by virtue of its designation as part of the Area of Outstanding Natural Beauty. Notwithstanding this NP Policy WNS14 proposes that: “The visual scenic value of the landscape and countryside in the parish outside of the defined settlement boundary will be protected from development that may adversely affect this character.”</p>	<p>The area surrounding Wells is designated as AONB. However this respondent is proposing development within the AONB.</p>	
--	--	--	--	--

		<p>The justification for the identification of such ‘important views’ is provided at pages 105 to 107 of the NP. In particular paragraph 108 of the NP states “...the importance and value of particular views within the parish through the Character Appraisal work undertaken by the Working Party, and through the Policy Ideas Exhibitions held in October 2021, a number of important views and vistas have been identified.” Without the benefit of a supporting Consultation Statement there is limited evidence to justify this statement.</p> <p>It should be noted that a number of the views identified happen to be at the edge of the settlement where future development may well be located.</p> <p>In respect of viewpoints identified on Figure 34 of the NP:</p> <ul style="list-style-type: none"> • 6 ‘View from Mill Road, over farmland to the south’ – appears to be inaccurately plotted on the map and should be repositioned from Mill Road. • 7 ‘View from Mill Road over marshes to the north’ – appears to be taken from a location which is not a publicly accessible point from a field bounded by hedgerows. As such it should be removed. <p>Such issues raise concerns about the robustness of this policy.</p> <p>Summary:</p> <ul style="list-style-type: none"> • Viewpoint 6 appear to be inaccurately plotted on the Map on Figure 34 and should be amended accordingly. • 7 ‘View from Mill Road over marshes to the north’ – appears to be taken from a location which is not publicly accessible point. As such it should be removed. <p>Notwithstanding the above, based upon the available evidence, it is considered that the identification of the views</p>	<p>A consultation statement is not required at this point in the NP process. The full write up from the policy ideas exhibitions is available on the Neighbourhood Plan web page and has been for some time</p> <p>All views have been checked for accuracy and all photographs were taken from the road and in public places.</p>	
--	--	---	--	--

		<p>selected is not appropriately justified and is not supported by any available technical landscape work.</p> <ul style="list-style-type: none"> • It is considered that selected views must clearly demonstrate the specific value these provide to the town. As such additional justification is considered necessary. • Policy text should be amended to read: “The visual scenic value of the landscape and countryside in the parish outside of the defined settlement boundary will be protected from development that may adversely affect this character. Development proposals within or which would affect an important public local view (shown in figure 33 and 34) should take account of the view concerned having regard to the need for Landscape and Visual impact Assessment as part of any application submission. Delete the sentence “Developments that would have an unacceptable adverse impact upon the landscape or character of the view concerned will not be supported...” 		
--	--	--	--	--

Sustainability and Climate Change policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
287	North Norfolk District Council	Chapter 9: Sustainability & Climate Change	The policy content is covered by existing and emerging local plan policies. For further detail please see separate detailed response submitted	Noted. However the policy and the supporting text relate to local concerns that are not adequately covered by the emerging Local Plan.	No change

288	Individual 5	Chapter 9: Sustainability & Climate Change	The importance of the sustainability of Wells appears to be recognised. Maintaining a community in Wells of a critical mass must be a priority. Encouraging local people to stay within the Wells community is good and this should not be entirely at the expense of people moving into the town prepared to contribute to the sustainability of the community on a permanent basis.	Supportive comment, no change	No change
289	Individual 49	General – chapter 9	May be difficult to have a big impact but need to start somewhere.	Supportive comment, no change	No change
290	Individual 65	General – Chapter 9	How will these be enforced?	The NP policies will be enacted when planning permission is required.	No change
291	Individual 3	WNS15	Has consideration been given to sewage treatment and the effect of effluent discharge to the channel? In addition, what thought has been given to surface water disposal and the need to prevent contamination by pre-treatment prior to discharge?	See response from Anglian Water (298) below	No change
292	Individual 8	WNS15	Constant development of the sea protection facilities is vital for the town as sea levels continue to rise.	Supportive comment, no change	No change
293	Individual 16	WNS15	Make sure the drainage is adequate, as the old Victorian drains along Burnt St couldn't cope with very much more surface water in low lying areas at the back of the town	Noted	No change

294	Individual 20	WNS15	Sewage is a nationwide problem which much receive maximum consideration	Noted	No change
295	Individual 40	WNS15	WNS15: I got bothered by "where possible" etc. as this seems to make the proposal woolly.	Noted, although the wording reflects that there may be occasions where it is not appropriate or possible to require something	No change
296	Individual 94	WNS15	The environmental and sea level rises/flood risk are, without a doubt, the most significant risks and considerations that Wells faces for its future. The Met Office figures suggest a likely rise of between 25-75 cm on U.K. coastal water by 2050.	Supportive comment, no change	No change
297	Individual 95	WNS15	Perhaps WNS15 should include improving protection of current access corridors. Again this may come into a 'project' category?	Noted. This would be more suited to a project.	No change
298	Anglian Water	WNS15	WNS15: Sea level rise and flood risk Anglian Water welcomes the policy aims to minimise flood risk to ensure development is resilient over the long term from all sources including tidal and surface water. We support the requirement for all new development to be directed away from areas of flood risk and any assessment of flood risk should include climate change allowances. The Anglian Water region is particularly vulnerable to climate change impacts due to low rainfall, low-lying	Add in, 'Proposals will be supported that use sustainable drainage systems including permeable materials instead of hard standings'	Amend Policy WNS15 <input checked="" type="checkbox"/>

			<p>topography and long coastline. These factors are also relevant to the neighbourhood plan area, which is also within an environmentally sensitive area and nationally designated landscape.</p> <p>For clarity and to assist prospective developers we suggest that the last paragraph of the policy that relates to flood mitigation is amended to include: "Proposals will be supported that use sustainable drainage systems including permeable materials instead of hard standings."</p>		
299	Norfolk County Council	WNS15	<p>Lead Local Flood Authority</p> <p>4.1 The LLFA welcomes the following:</p> <ul style="list-style-type: none"> • The LLFA welcomes the references to surface water, fluvial, and tidal/coastal flood risk throughout the Neighbourhood Plan, with specific reference to the Section of 2.4 titled "Flood risk". • The LLFA welcomes the reference to Sustainable Drainage Systems (SuDS) in Policy WNS6. • The LLFA welcomes the inclusion of Policy WNS15. <p>4.2 The LLFA advises and notes the following:</p> <ul style="list-style-type: none"> • The LLFA notes that there are no references to flooding from groundwater within the Neighbourhood Plan. The LLFA recommends that a full review of flooding within the Parish of Wells Next-the-Sea should assess all forms flood risk in the area, including flood risk from surface 	<p>Noted</p> <p>Reference to flooding from groundwater can be made in this policy .</p>	Amend Policy WNS15 and text accordingly and add LLFA map <input checked="" type="checkbox"/>

			<p>water, groundwater and ordinary watercourses.</p> <ul style="list-style-type: none"> • The LLFA recommend reference to the 'Norfolk County Council LLFA Statutory Consultee for Planning: Guidance Document Version 6.0' within the Neighbourhood Plan regarding surface water risk and drainage for any allocated sites or areas of proposed development, available from the "Information for developers" section of the Norfolk County Council website. • According to LLFA datasets (extending from 2011 to present day) we have 2 record of internal flooding and 3 records of external/anecdotal flooding in the Parish of Wells Next-the-Sea. The LLFA highlight the importance of considering surface water, groundwater and flooding from ordinary watercourses within the Neighbourhood Plan in the best interest of further development in the area. We note that all external flood events are deemed anecdotal and have not been subject to an investigation by the LLFA. • The LLFA advise that Norfolk County Council (NCC), as the LLFA for Norfolk, publish completed flood investigation reports. • The LLFA are aware of AW DG5 records within the Parish of Wells Next The Sea however, this will need to be confirmed with/by Anglian Water. • According to Environment Agency datasets, 	<p>This reference can be added to supporting text/policy</p>	
--	--	--	--	--	--

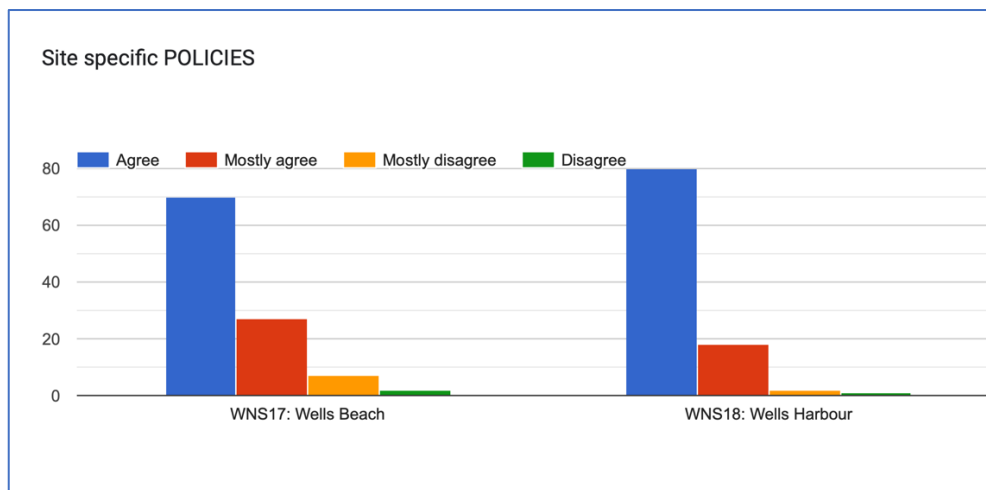
		<p>appropriate assessment which gives adequate and appropriate consideration to all sources of flooding and proposed surface water drainage. Any application made to a local planning authority will be required to demonstrate that it would:</p> <ul style="list-style-type: none"> • Not increase the flood risk to the site or wider area from fluvial, surface water, groundwater, sewers or artificial sources. • Have a neutral or positive impact on surface water drainage. • Proposals must demonstrate engagement with relevant agencies and seek to incorporate appropriate mitigation measures manage flood risk and to reduce surface water run-off to the development and wider area such as: <ul style="list-style-type: none"> ■ Inclusion of appropriate measures to address any identified risk of flooding (in the following order or priority: assess, avoid, manage, and mitigate flood risk). ■ Where appropriate undertake sequential and /or exception tests. ■ Locate only compatible development in areas at risk of flooding, considering the proposed vulnerability of land use. ■ Inclusion of appropriate allowances for climate change. ■ Inclusion of Sustainable Drainage proposals (SuDS) with an appropriate discharge location. ■ Priority use of source control SuDS such as 	repeats strategic policies.	
--	--	--	-----------------------------	--

			<p>permeable surfaces, rainwater harvesting and storage or green roofs and walls. Other SuDS components which convey or store surface water can also be considered.</p> <ul style="list-style-type: none"> ■ To mitigate against the creation of additional impermeable surfaces, attenuation of greenfield (or for redevelopment sites as close to greenfield as possible) surface water runoff rates and runoff volumes within the development site boundary. <p>4</p> <ul style="list-style-type: none"> ■ Provide clear maintenance and management proposals of structures within the development, including SuDS elements, riparian ownership of ordinary watercourses or culverts, and their associated funding mechanisms. <p>4.4 Allocation of Sites</p> <p>The Lead Local Flood Authority expects that the Neighbourhood Planning Process provide a robust assessment of the risk of flooding, from all sources, when allocating sites. If a risk of flooding is identified then a sequential test, and exception test are required to be undertaken. This would be in line with Planning Practice Guidance to ensure that new development is steered to the lowest areas of flood risk. However, any allocated sites will also be required to provide a flood risk assessment and / or drainage strategy through the development management planning process. Should you have</p>	<p>Noted .Policy WNS2 makes reference to these issues.</p>	
--	--	--	---	--	--

			any queries with the above comments please contact the Lead Local Flood Authority at llfa@norfolk.gov.uk.		
300	Individual 18	WNS15 and WNS16	The water infrastructure in the town is at breaking point. Any new development will increase the load on supply and waste disposal so we only want what is necessary for the life of the permanently resident population.	Noted. These concerns are acknowledged through policy but also through the projects at Section 12	No change to Plan
301	Individual 33	WNS16	Especially adopting a clear sky policy.	Supportive comment, no change	No change to Plan
302	Individual 79	WNS16	WNS16: Burnt St. some properties at risk from sewage occasionally due to new development.	Noted. See Projects Section 12	No change to Plan
303	Individual 107	WNS16	The water quality (Beach) has deteriorated from Good to sufficient in recent years. Measures need to be included in policies to identify the source of the pollution that is causing this deterioration, be it agricultural run-off, urban and infrastructure run-off, commercial waste, sewage discharge, or discharge from vessels in the harbour. Rectifying measures need to be put in place urgently. Development must not be allowed if the infrastructure is inadequate or there is a risk of further pollution. The impacts of litter/waste (particularly plastic),	Noted. The issue of bathing water quality has been a significant issue across the country this year. This is an issue the Town Council will continue to monitor.	No change

			and tourism pressure, on the environment, have to be addressed in the environmental policies when making planning decisions.		These are not planning issues
--	--	--	--	--	-------------------------------

Site specific policies



	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
304	Individual 33	Chapter 10: Site specific	Tourist impact needs to be controlled especially in relation to wildlife. Old lifeboat house to be retained as outlined above.	Noted. However it is a condition of the planning permission that the Old Life-Boat Station will be demolished.	No change
305	Individual 64	Chapter 10: Site specific	We must protect our best attractions. Well done.	Supportive comment, no change	No change
306	North Norfolk District Council	Chapter 10: Site specific	To be effective a number of improvements and clarification need to be made to the approach's. In places the approach as set out conflicts with national policy other approaches set out in the NP and although may be seen by some as a nice to have it is not evidenced or justified. Amendments in approach and clarifications are required please see the submitted detailed response.	Noted. See detailed points below	No change
307	Individual 4	General	Not had time to look at this document	No change	No change
308	Individual 21	General	Might consider encouraging start up commercial space and residential (like Harleys site). Also active travel	Noted	No change
309	Individual 89	General	To be kept unspoilt and NOT overdeveloped.	Supportive comment, no change	No change
310	Individual 7	WNS17	WNS17: Do not need more retail outlets	Noted	No change

311	Individual 8	WNS17	Vital to the town. The Pinewood site is large enough already. Maintaining the harbour, particular for the continuation of the commercial fishing activities is very important	Noted	No change
312	Individual 28	WNS17	If temporary parking off Beach Road, close to the football ground is created, would a cycle-hire facility be logical to incorporate on the site?	Noted. This would be subject to necessary consents	No change
313	Individual 32	WNS17	WNS17: Holkham need to be encouraged to improve the Beach Road for cycling - if more people are to do this there should be a safe cycle track and more places to park bikes at the beach. The road needs repairing too!	Noted. Cycle provision is encouraged by the Neighbourhood Plan	No change
314	Individual 35	WNS17	WNS17: I think that access within Pinewoods may need to be restricted to pathways due to erosion being caused by number of people now here.	Noted	No change
315	Individual 38	WNS17	WNS17: Maybe re-word "proposals" to "any future proposals" with regard to Pinewoods expanding. Same with the statement about the beach huts.	Noted – the current wording is considered to be appropriate	No change
316	Individual 40	WNS17	WNS17: No more beach huts or the wild open space will be compromised.	Noted. The policy seeks to achieve this	No change
317	Individual 43	WNS17	No to Pinewoods Holiday Park expansion. No to larger retail expansion.	Noted. The policy seeks to achieve this.	No change
318	Individual 44	WNS17	WNS17: There are no comments around dogs.	This is beyond the remit of the Neighbourhood Plan	No change

319	Individual 46	WNS17	WNS17: paragraph 10.2 (p.113) mentions the high-level beach path but not the low-level one. The latter is very crowded at times (including cycles & buggies): the high-level one has a poor surface, particularly after rain. I would like to see proposals for new footpaths, including across the marsh to Holkham Gap via the old sea defence or the railway.	Noted, This issue is largely related to the maintenance of the bank. The NP would be supportive in principle for a new footpath at Holkham Beach/Gap, subject to ecological impacts although the Estate currently has no firm plans to provide it.	No change
320	Individual 52	WNS17	WNS17: Would like more details of plans re pedestrians and cyclists.	Noted. See 319 above	No change
321	Individual 57	WNS17	WNS17: I would not agree with even more beach huts. The area beyond to the west should be kept as dunes.	Noted	No change
322	Individual 71	WNS17	WNS17: Local older people should not be penalised in the effort to encourage walking & cycling otherwise they will not be able to visit the beach.	Noted	No change
323	Individual 78	WNS17	WNS17: In line with a. & b.	Noted	No change
324	Individual 82	WNS17	WNS17: If pressure on holiday homes/lets/2nd homes in the town is to be eased then it makes sense to support some limited & environmentally sympathetic extension of Pinewoods.	Noted	No change

325	Individual 84	WNS17	WNS17: All dogs on leads on the beach. Litter should be more the responsibility of main food outlets! Seeing food litter is a public embarrassment.	This issue is beyond the remit of the Neighbourhood Plan	No change
326	Individual 85	WNS17	WNS17: Picking up after dogs made more available.	This issue is beyond the remit of the Neighbourhood Plan	No change
327	Individual 86	WNS17	All dogs should be kept on leads & should be policed - dog warden.	This issue is beyond the remit of the Neighbourhood Plan	No change
328	Individual 95	WNS17	While the Pinewoods Holiday Park is not very attractive it does meet a need and perhaps extension could be considered but this would need to be considered in the light of other development requests i.e. reduce the number of houses built to utilised for holiday/second homes? Is that possible - to link the two, making one a condition of the other?	Noted	No change
329	Individual 101	WNS17	Too many dogs on our beach.	This issue is beyond the remit of the Neighbourhood Plan	No change
330	Individual 107	WNS17	I do not feel that the names of "Beach" and "Harbour" are the most appropriate nomenclatures for the sites so designated. I would suggest a three specific sites to cover the whole parish: 1.Urban (Within development Boundary), 2. Dunes and reclaimed marsh, and 3. Foreshore and	The policy titles have been chosen to provide clarity on the locations and are easily recognisable to local people and visitors	No change

			<p>saltmarsh and creeks.</p> <p>The proposed Beach site (WNS17) includes some areas of reclaimed marshland which relate to the economic functioning of the beach. However, other areas of reclaimed marsh land are not included which are at risk of development. Some have a degree of protection as they are included in the Holkham Nature Reserve but the meadows and wetlands, bordering Beach Road, lie outside the Nature Reserve and thus are not protected from development. I would recommend that the Neighbourhood Plan and Emerging Local Plan contain an "Article 4 Direction" to remove Permitted Development rights from the beach and reclaimed marsh site. Any policy should recognise that the site lies within the North Norfolk AONB and planning decisions must reflect the advice given by the Norfolk Coast Partnership.</p>		
331	Anglian Water	WNS17	<p>WNS17 Beach Policy Area</p> <p>Anglian Water notes that the Wells-Freeman Street Water Recycling Centre (WRC) is located within the defined WNS17 Beach Policy Area. We would question whether the inclusion of the WRC within the policy zone is appropriate, given the context of the policy regarding recreation and tourism</p>	<p>The serving of Article 4 directions can only be undertaken by the Planning Authority – in this case NNDC.</p> <p>The NP would not wish to restrict improvements to the WRC which would be for the benefit of the town.</p>	<p>Amend supporting text <input checked="" type="checkbox"/></p>

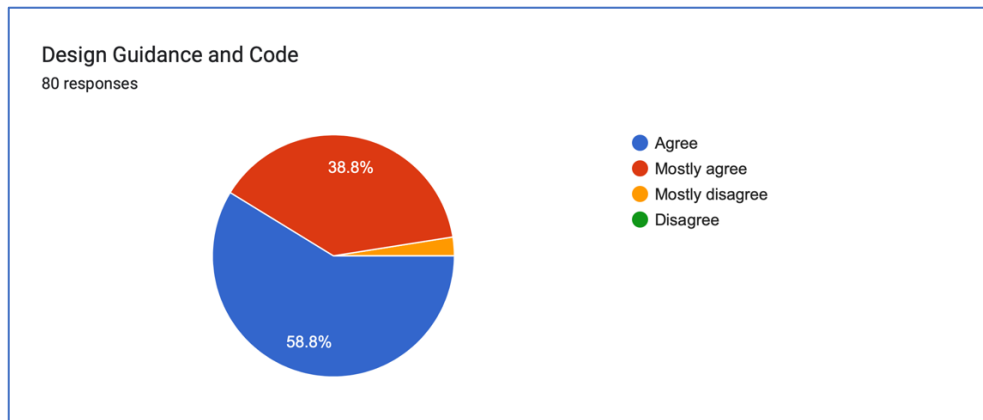
			<p>development in this area. We would therefore ask that the WRC is removed from the proposed Beach Policy Area designation, as it may place an unnecessary policy burden which could limit our ability to bring forward future investment to our operational sites. Development relating to water recycling centres is guided by the Norfolk Minerals and Waste Core Strategy and Development Management Policies DPD and policies also address this in the emerging Norfolk Minerals and Waste Local Plan.</p>	<p>The text can be amended to make this clear</p>	
332	Savills (UK) Ltd on behalf of the Holkham Estate	WNS17	<p>Policy WNS17: Wells Beach – Disagree Policy WNS17 proposes "...Proposals to expand the existing Pinewoods holiday park beyond its current footprint will not be supported." There is no justification for this approach. Policy WNS17 is in direct conflict with emerging District Council Policy E6 'New Tourist Accommodation, Static Caravans & Holiday Lodges, & Extensions to Existing Sites' which states: "3. Business expansion and extensions to existing tourist accommodation, static caravans and holiday lodges will be supported where: a) The proposal demonstrates measurable biodiversity net-gains; and</p>	<p>Noted. The policy and text can be reinforced to provide the environmental context for this statement. The policy wording is to be amended as a result of the Habitats Regulation Assessment/Appropriate Assessment See also NNDC response</p>	<p>Amend Policy WNS17 to reflect HRA/AA recommendations <input checked="" type="checkbox"/></p>

			<p>b) The proposal would not have an adverse impact upon:</p> <p>i. The defined special qualities of the Area of Outstanding Natural Beauty;</p> <p>ii. The key characteristics of valued features of the defined landscape;</p> <p>iii. Residential amenity; and</p> <p>iv. The safety and operation of local highway network.”</p> <p>Summary:</p> <ul style="list-style-type: none"> • There is no justification provided to restrict the expansion of existing Pinewoods holiday park as proposed; • The proposed restriction directly conflicts with the provisions of Policy E6 of the emerging North Norfolk District Council Local Plan. • Reference to: “...Proposals to expand the existing Pinewoods holiday park beyond its current footprint will not be supported” should be removed from Policy WNS17 and the Neighbourhood Plan. 		
333	Individual 115	WNS17	<p>WNS17: Wells Beach</p> <p>This policy is strongly supported.</p> <p>It correctly encourages access the beach via walking and cycling rather than the private car.</p> <p>Importantly it limits proposals to expand the existing Pinewoods holiday park beyond its</p>	Supportive comment, no change	No change

			current footprint in this open landscape and sensitive environment.		
334	Individual 29	WNS17 and WNS18	To allow extra Beach Huts will be very detrimental. The present number when occupied - cause overdevelopment on the Nature Reserve. The harbour should still concentrate on working boats, tourism should stay in 2nd place!	No change	No change
335	Individual 10	WNS18	Must support local fishing trade	Supportive comment which is noted.	No change
336	Individual 32	WNS18	WNS18: The parking problems on the Quay need to be sorted out.	Noted	No change
337	Individual 57	WNS18	WNS18: The point about design quality also applies here.	Noted	No change
338	Individual 92	WNS18	WNS18: How can one agree with the Harbour policy when there seems to be a desire to stop the Albatros returning. This boat is yet another iconic feature of Wells and is sorely missed. Surely a great asset for the town.	Noted. This issue lies outside of the Neighbourhood Plan	No change
339	Individual 93	WNS18	Harbour needs much work, good to see that could be addressed	Supportive comment, no change	No change
340	Individual 105	WNS18	WNS18: Harbour needs to be retained as it is. NO MacDonalds, hotels or additional restaurants.	Noted	No change
341	Individual 107	WNS18	Similarly the name "Harbour" (WNS18} does not adequately describe the diversity of habitats within the site and the proposed policy relates mainly to the functioning of the	Agree that Wells Harbour might be a better title and that the	Amend Policy WNS18 and supporting text <input checked="" type="checkbox"/>

			<p>port and employment opportunities. The policy must also recognise that all of the site is within a Marine Protected Area and planning decisions should only be made following advice from the North Norfolk Marine Partnership. Meetings of the NNMP, Advisory Group occur regularly in Wells and liaison with the Town Council would prove beneficial. All marine and terrestrial planning applications, impacting on the NN MPA, must be subject to the "Coastal Concordat" as adopted by the North Norfolk Planning Authority. Further protection against undesirable development should be afforded by imposing an "Article 4 Direction" to remove Permitted Development rights within the MPA and its environs.</p>	<p>supporting text should define the term</p> <p>Noted. See previous comments in respect of Article 4 directions</p>	
--	--	--	---	--	--

Design Code



	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
342	North Norfolk District Council		Section 1.5 omits the North Norfolk Design Guide from the list of key reference policy documents for District design guidance, which has, not only, shaped design in the parish probably more than any other document, but is a formally adopted supplementary planning further commentary on this document is provided in the full response submitted separately. Policies in the WNP could usefully refer to this document rather than list the many criteria though relevant. in places the polices seem only to pick from a list rather than replicate in full	Reference North Norfolk Design Guide	Ask AECOM to amend accordingly

343	Individual 113	Character Areas	<p>It is noted in the character appraisals that views from properties are noted even though these are not considerations in making planning decisions. The document should appraise the views from the public domain rather than private properties.</p> <p>Character area 2: West Central area; Land to the west of Wells Town Core</p> <p>The assessment of this character area focuses on the half of this area which is a harmonious mixture of originally local authority properties. Little or no reference is included to the streets, house typologies, design and views of the historic yards leading off Freeman Street.</p> <p>Character area 8: Beach area; reclaimed marshland providing recreation and beach facilities</p> <p>The table on page 41 links the design guidance and codes to the different character areas identified within the parish. Cells marked with an X identify the character areas to which the guidance and codes relate. As development is proposed in the Neighbourhood Plan and Local Plan in Character areas 5 and 6 it is essential that most of the elements within the guidance and codes is made relevant to this area (currently only 7 of the 38 elements of the guidance to apply to this development (even though others would be relevant) making it much easier for a developer to ignore essential elements in this important location.</p>	Noted. Although it is believed that the views are all from public viewpoints.	Ask AECOM to clarify
-----	-------------------	-----------------	---	---	----------------------

			The Wells-next-the-Sea Design Guidance & Codes refers to Visitor parking, stating: 'Additional sites may be brought forward for visitor parking, possibly on land that is currently undeveloped.' This sentence should be omitted as inappropriate as set out in my objection above		
344	Individual 65	Energy	How about new community energy schemes? They deserve a mention. Are they allowed? Can they provide energy to the town rather than the energy companies?	Noted. This would be better suited to the NP rather than the Design Code, although there are no specific proposals	No change
345	Individual 3	General	A curate's egg!	No change	No change
346	Individual 10	General	Not really qualified to judge. NG new street lights are energy efficient but very very bright - difficult if close to a bedroom!		
347	Individual 22	General	Prevention of code is too technical and seems a bit generic. A short, readable summary would be good		
348	Individual 29	General	A sharp eye will have to be kept of an development and alterations once permission is granted		
349	Individual 38	General	Can't comment until I've read it! Sorry.	No change	No change
350	Individual 57	General	A good document for future owners, developers, architects and builders. BUT it only works if the local authority is prepared to lay in conditions on planning permissions.	Supportive comment, no change	No change

351	Individual 86	General	Too much to comment on in a short time.	No change	No change
352	Individual 92	General	See Housing and Design policies	No change	No change
353	Individual 107	General	it must be noted that the Neighbourhood Plan must cover the entire area of the Parish and area of "Countryside" must be afforded the same, or greater, protection from development as the "Urban" area, in all planning decisions.	No change	
354	Anglian Water	General	<p>Wells-next-the-Sea Design Guidance and Codes</p> <p>Anglian Water welcomes the design guidance for new development in the neighbourhood plan area, particularly the focus on net zero carbon and sustainable design. We support the introduction of sustainable design measures including green/brown roofs, sustainable drainage systems, and permeable paving, which all contribute to minimising the risk of surface water flooding.</p> <p>The sustainable design focus on climate change adaptation and mitigation to include measures such as more ambitious water efficiency standards beyond building regulations within the 'additional measures in new build homes' section is an area we would suggest that should be given more prominence perhaps under a section of the guidance that directly relates to water efficiency and reuse (e.g. as bullet point vi under DC.9.1. Sustainable Design or bullet point iii under DC.9.2 Net Zero carbon).</p> <p>The emerging North Norfolk Local Plan Policy</p>	<p>Noted.</p> <p>AECOM to review this section</p>	<p>Ask AECOM to clarify</p>

			<p>CC4 Water Efficiency requires new dwellings to meet or exceed the optional water efficiency standard of 110 l/p/d. this approach is supported by Anglian Water given that North Norfolk together with wider areas of East Anglia, is within an area of serious water stress.</p> <p>Note: Page 80 under Existing Homes – bullet point 6 should read “Highly water-efficient devices”</p> <p>General design guidance could expand the bullet point on page to: "Positively integrate energy and water efficient measures and technologies"</p>		
355	Individual 89	Design Code Housing size	More two and three bedroom homes for retired people to downsize to.	Noted. See main NP document	No change
356	Individual 33	Materials	Large plate glass windows on residential developments (East Quay corrogation!) should be avoided.	Noted	No change
357	Individual 44	Materials	There is a big difference between what is written and how the words are perceived, especially around appropriate materials. In the 5 years I have been here I cannot say any of the extensions/developments etc. have been of a particularly appropriate nature.	Noted. The Design Code aims to influence design for the better	No change
358	Individual 11	Design Code	When building perhaps ground source heat systems should be considered	Noted. The Design Code aims to influence this	Noted
359	Individual 21	Design Code	See comment re carbon neutral new homes	Noted	No change

North Norfolk District Council response

Main Section	Para/policy No.	Response Type	Section	Comments	Proposed change by NNDC	Suggested Working Party Response
Introduction	1.13	Clarification	Examination and submission	Once submitted NNDC must satisfy itself that the draft NP complies with the relevant statutory requirements for submission and will then arrange for an independent examination. As part of this the Council will arrange a further round of consultation and only after it has received the independent inspectors report will the Council decide if the Plan meets the basic conditions and advise if it can proceed to referendum.		Noted. The Working Party is aware of the process. It is set out in the diagram at 1.7.
Introduction	1.17	Clarification	National and local planning policy context	Although para 1.21 mentions the emerging Local plan it is worth at this point(para 1.17) adding text that the Council is advancing a new replacement local plan and that once adopted will replace the current Core Strategy and site allocations document up to 2036. As such it is this document that will set the strategic approach during the NP period and due regard is required to these in the production of the NP.	Add clarifying text	Additional text can be added to 1.21☑

Introduction	1.21	clarification	National and local planning policy context	Worth also clarifying that the emerging local plan will set the strategic context for the district in the immediate future and for the majority of the Neighbourhood \Plan period. Conformity with the strategic content is seen as important to ensure the np remain up to date and can be used in the determination of planning applications once this document is also adopted . it could be explained that any conflict is resolved in favour of the newer plan therefore failure to taken into account the emerging local plan this close to its finalisation could shorten the life and usefulness of the WNP!!! – There is more in the PPG on this.	Add text around the importance of the NP being aligned and in conformity with this emerging local plan and why.	Same point as above although the emerging Local Plan currently carries no weight. It is yet to be submitted for examination
The pariah	2.9	Clarification	Origins and evolution of the town	“Pre-war Wells was a popular base for wildfowlers and a number of hotels in the town catered for this need.”	Wildflowers ?	No – the text is correct. No change
The pariah	2.13	Clarification	Health	Welcome the additional text in the last sentence from emerging versions, however this could go further. It is ultimately up to the Health authorities to plan for health care and investment The council is a member of the Joint Health protocol – though which planning integrates with health service provision	Add text around ICS	This chapter is to provide context for the parish. This level of detail is not required for the NP

				and the Norfolk & Waveney Integrated Care System. (Formally The Norfolk and Waveney Sustainable Transformation Partnership, STP). It is the body that seek S106 contribution from development to help fund GP and service provision from development where they consider it necessary. But long term service provision and investment is in through the Health service longer term plan and estates strategy. There is more on this partnership in the reg 18 and reg 19 local plans and it would help explain to the community how health service is provided if some of this can also be put into the NP		
The Parish	2.19/ 2.20	Clarifications	Education	<p>NCC education advises that the school had 583 pupils January 2022 and there was limited spare capacity. The school is thriving.</p> <p>Norfolk County Council consider that the capacity within the available education infrastructure is adequate to meet North Norfolk's proposed housing growth through the emerging Local Plan. Section 106 monies will be sought on new residential developments to mitigate the</p>	<p>Clarification text should be added around the school. Alderman Peel High School, provides education not just for Wells but also the surrounding rural areas.</p> <p>Alderman Peel High school is a higher</p>	<p>Agree a sentence can be added to 2.19 to address this point <input checked="" type="checkbox"/></p>

				impact of additional housing growth where necessary	order school that serves the local community and surrounding hinterland. NNDC as advised by Norfolk County Council consider that the capacity within the available education infrastructure is adequate to meet North Norfolk's proposed housing growth through the emerging Local Plan. Section 106 monies will be sought on new residential developments to mitigate (invest) the impact of additional housing growth where necessary	
The Parish	2.23	Clarifications	Community services	Formatting	Amend line formatting last sentence	Noted. Amend the

			and facilities			formatting of para 2.23. <input checked="" type="checkbox"/>
The Parish	2.35	Clarification	Tourism	Air BnB are not in addition (it is a marketing web site – be careful not to double count with second homes	Remove wordingIn addition, the AirBnB	Agree remove 'in addition' <input checked="" type="checkbox"/>
				<i>"Bus services to Norwich do not connect well with each other which can prevent local people from working there "- although amended slightly from previous versions this remains a sweeping statement and should be amended as it's an opinion in the base line information section which ideally should not be there. More true is the time it would take given Wells' geographical position and the road network.</i>	Clarify text	Agree to clarify this text <input checked="" type="checkbox"/>
The Parish	2.51	clarification	Flood Risk	Shoreline management Plan – consider updating text here to include the following summery. The area of coast relevant to Wells-next-the-sea is included within SMP5 and super frontage 2- Thornham to Stiffkey. The wider landscape is dominated by intertidal saltmarsh and mudflats. There are long stretches of sand dunes at Holkham and Brancaster. With the exception of Deepdale and Holkham	Add shoreline management text as detailed in the column to the left	Agree to add some text after para 2.51 <input checked="" type="checkbox"/>

			<p>marshes, the entire super frontage is part of the North Norfolk Ramsar site, SPA, SAC and SSSI.</p> <p>Apart from the low lying defended area east of Wells –next –the –Sea the inland boundary of the designated areas roughly coincides with the tidal flood zone boundary.</p> <p>The 2010 SMP states that for the overall Plan <i>“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. Ref 4.3 SMP main report p95</i></p> <p>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.</p>		
--	--	--	---	--	--

				<p>Summary of SLM policies Wells Flood Embankment</p> <table border="1"> <thead> <tr> <th>Policy PDZ 2J</th> <th>To 202 5</th> <th>202 5- 205 5</th> <th>205 5- 210 5</th> <th>What this means</th> </tr> </thead> <tbody> <tr> <td>National SMP policy</td> <td>Hold the line</td> <td>Hold the line</td> <td>Hold the line</td> <td rowspan="2">Maintain all the defences where they are now to sustain current land use (tourism, beach access, agricultural, freshwater habitats and lifeboat station).</td> </tr> <tr> <td>Local management policy</td> <td colspan="3">Maintain the defences where they are now.</td> </tr> </tbody> </table>				Policy PDZ 2J	To 202 5	202 5- 205 5	205 5- 210 5	What this means	National SMP policy	Hold the line	Hold the line	Hold the line	Maintain all the defences where they are now to sustain current land use (tourism, beach access, agricultural, freshwater habitats and lifeboat station).	Local management policy	Maintain the defences where they are now.			
Policy PDZ 2J	To 202 5	202 5- 205 5	205 5- 210 5	What this means																		
National SMP policy	Hold the line	Hold the line	Hold the line	Maintain all the defences where they are now to sustain current land use (tourism, beach access, agricultural, freshwater habitats and lifeboat station).																		
Local management policy	Maintain the defences where they are now.																					

				Source SMP main document p 141		
Vision & Objectives	Objective 1		Objectives	Objective 1: Agree with the amendments that this objective now clarifies that the objective is to "seek " to meet the existing and future needs , as the approach is unlikely to meet the needs in full even when combined with the Local Plan allocations.	Although this text has been clarified and amended the aim of the WNP should be to establish the needs and set out to meet those needs in Full as detailed through the NPPF. As written it is rather a diluted and misguided objective	Noted. However, the WP is free to devise its own objectives and use its own wording which is reasonable in this instance.
Vision & Objectives	4.7	clarification	Objectives	It would be useful here to also link to the local plan for reasons of consistency in message.	4.7 add extra bullet <ul style="list-style-type: none"> Align with and add local distinction to the local plan strategic policies 	Agree to add wording to 4.7 <input checked="" type="checkbox"/>
Housing & Design	5.1	n/a		This updated text now explains the relationship well		Noted
Housing & Design	5.2	clarification		The section should also detail that duplication and repetition of policies in the NPPF and Local Plan is not necessary , further explain that collectively the NP once adopted will become part of the	Consider adding this useful clarification	Agree to include wording which clarifies this

				overall Development Plan where decisions will be informed by balanced consideration of all policies.		position in para 5.2☑
Housing & Design	5.3	clarification	Local Housing requirement	<p>It should be clarified that the Town council have not sought to set a housing requirement.</p> <p>This could be put into the context of the HNA which looked at the wider area, but never the less demonstrates that there is a large unmet need (as explained in 5.13 last bullet.)</p> <p>It should be clarified that should a local indicative housing requirement be set in the NP then it will need to be tested at examination</p>	Add clarification	Noted. Agree this point can be clarified together with the position on housing requirements. This NP is not looking to set a requirement
Housing & Design	5.10 -5.13 last bullet	Clarification / Advice	Housing Needs Assessment	<p>Welcome the updated text</p> <p>Please clarify which local government statistics are used? Which year? And what is the base source.</p> <p>It would be interesting to know if the population numbers of Wells have continued to fall between the 2011 and</p>	As above and detailed in previous discussions its recommended that the NP should set out its evidence, establish and agree a housing requirement for the Neighbourhood Plan	See response to point above.

				<p>2021 census which has now been published.</p> <p>How does this correlate to the local government projections used to identify an average 16% growth across the district – will past trends not be followed?</p> <p>Please note the local plan is based on the 2016 ONS projections because the Council does not believe the 2014 ONS statistics are accurate because they project forward higher rates of annual growth that were subsequently shown to be have actually occurred. The local plan identifies approx. 7% growth in the population over the plan period. Reliance on the reported and unidentified set of statistics quoting a district average of 16% growth to justify growth in Wells in the last bullet para 5.13 may not be appropriate or Robust.</p>	Area, based on a fuller assessment of the evidence.	
Housing and Design	5.17 – 5.18	Clarification	Site options assessment	Welcome the updated text which provides greater detail around the alternatives considered. However there is clearly some further potential identified	Add further text directing the reader to the full site assessments and the	Para 5.17 can usefully include a reference to

				through these assessments which has not been taken forward by the WNP group and could/ should be explored further	stand alone evidence and where to find it. i.e link to the suggested evidence pack . Follow through on those sites were it is identified adjustments in size or as referenced may be suitable and seek clarification form promoters/ statutory bodies. Reflect on whether such sites should also be allocated in the WNP	the Site options Assessment <input checked="" type="checkbox"/>
Housing and Design	5.27	Clarification / advice		<i>The proposed housing is only 'exceptional' in relation to the settlement boundary and all other usual planning criteria relating to design layout, impact etc will still apply.</i>	Rephrase accordingly	Agree some rephrasing is required <input checked="" type="checkbox"/>

				<i>The policy is exceptional in that it allows residential development in a n areas that would not otherwise be policy compliant</i>		
Housing and Design	WSN1	Clarifications / advice / Objection		<ul style="list-style-type: none"> • A neighbourhood Plan policy does not permit development , - proposals are assessed against the whole development plan and it is the LPA which permits development- change line one to support – more detail on this matter is contained in our general advice note that accompanies this schedule • It is not clear if this policy is meant to be a rural exception policy or just is intended to focus on community led housing. Due to the interchangeable terms and it is not clear what the focus of the policy is or how it relates to other strategic policies such as rural exception policy. there is a need here for clarity and remove the ambiguity and confusion – so the approach can be applied as necessary 	<p><i>Clarify is this a community led housing policy or is it an rural exception affordable housing policy – be consistent in the use of terminology</i></p> <p>Clarity required</p>	<p>Agree some rephrasing is required . However, decisions are made using its policies. Those decisions will be made by the LPA and therefore ‘permit’ is an appropriate wording.</p>

				<ul style="list-style-type: none"> Due the use of interchangeable phrases in this policy and supporting text such as community led house and affordable housing / exception housing it is not clear if this policy is adding to the local plan policy re community led development or seeking to replace the existing rural exception policy. It is assumed the policy intention is to only relate to community led housing schemes as such it is very specific and please note it will not apply to most rural affordable housing schemes where HOU3 as the strategic policy will take precedence. If this is the case it would be helpful to acknowledge this in the supporting text. The supporting text needs to clarify the intention of the policy is to guide community led housing schemes and not intended to replace the councils strategic rural exception policy by referring to community 	<p>Amend wording :</p> <ul style="list-style-type: none"> <i>Proposals for the development of small-scale affordable housing schemes community led housing schemes on sites outside of but immediately adjacent to the settlement boundary will be permitted supported on an exceptional basis where there is a proven local need and</i> 	<p>Agree that this needs clarifying and terminology needs to be consistent <input checked="" type="checkbox"/></p>
--	--	--	--	---	--	--

				<p>led housing schemes as the title says and amending the those references to affordable housing</p> <ul style="list-style-type: none"> If the intention is that it is actually a rural exception policy it needs to be renamed and amended. Note though if this is the case the approach is more restrictive than that set out in the local plan and emerging local plan and will restrict options for growth and options to meet the affordable need. NNDC are also likely to object. <p>The policy itself is similar to the existing and emerging local plan policies HO3 and HOU3. However appears more restrictive. The first para appears to limit the support for such a proposal to that immediately adjacent to the settlement boundary. – This especially in the case of Wells will be</p>	<p>where such housing:.....</p> <ul style="list-style-type: none"> If the policy is indeed meant to refer to rural affordable housing and update HOU3 then consider introducing more flexibility in the NP to address needs and allow the policy to deliver on housing needs across the parish and not just restricted to a small area of land to the south of the 	<p>Agree <input checked="" type="checkbox"/></p> <p>Clarification will be made in the policy wording <input checked="" type="checkbox"/></p>
--	--	--	--	---	---	---

				<p>very restrictive. The Core Strategy policy on exception site development is within the designated countryside while the emerging local plan restricts this to physically well related to the built up area. Both these options provide more flexibility than the NP approach which given the land designations and the coast has the potential to restrict the delivery of future sites. Is it your intention to be this restrictive</p> <ul style="list-style-type: none"> • Clause A: national policy on exception site allows a small element of market homes on such schemes to aid with delivery – as such this approach is very limiting and likely to be removed. the clause also conflicts with SS3 part 2 a where this is covered • Clause C – local connection test is not a land use policy. There will potentially legal difficulties including those around equality if this remains. It is the NNDC 	<p>town. Amend/replace to remove conflict with the strategic local plan approach plan by incorporating the following: <i>onsites outside of but immediately adjacent to the settlement with in close proximity and well related and integrated to the built up areas of the town...</i></p>	
--	--	--	--	--	---	--

				<p>housing allocation strategy that established this in any case. ALL other NP where this has been included as a general policy requirement have had the whole policy removed at examination.</p> <p>Irrespective of the above It is considered not appropriate to write a policy solely for the use of one affordable housing provider eg Homes for Wells. Clause c would only apply if such a community site is being developed by a CLH group and as such the locally agreed lettings policy could be used. (Noting that it could be but may not be Homes for Wells.) If the community led development was to be developed by any other registered provider then NNDC's local Allocation agreement would take precedence.</p> <ul style="list-style-type: none"> • Clause d – what constitutes community support – will need to tell us in order to apply this 	<p>Review and amend as necessary</p> <p>Clause A align with national policy - - amend text housing in the main will be "affordable" and market housing will only be supported as the minimum necessary in order to deliver the affordable dwellings which would otherwise not come forward</p> <p>Clause c – consider refining / removal of this clause / amend to refer directly to the</p>	<p>Agree <input checked="" type="checkbox"/></p> <p>The local connections test is common in similar</p>
--	--	--	--	--	--	---

				<ul style="list-style-type: none"> • ALL in all the policy is mainly a repetition of elements of the policies in the Local plan eg HOU3 , SS3 and elements of others - much of the policy is not required and should be rewritten to accord with the strategic policies and only include the elements that are locally distinctive. <p>Irrespective of the above comments the policy is considered not necessary as apart from the immediately adjacent line it does the same as the Local plan policy HOU3 and SS3 and as such there is little need to repeat. Perhaps this part of the NP should better explain the process of exception housing and the councils housing allocation stagey as well as the LP approach to supporting community led initiatives around meeting locally derived needs and explain that the Np complements the districts council approach which it is seeking to support.</p>	<p>Council's housing Allocations Strategy</p> <p>Amend clause c - clarifications / conformity</p> <p><i>Is offered in the first instance to people with a demonstrated local connection as identified through the agreed local letting policy (with NNDC) of the CLH Trust by Homes for Wells or in the relevant North Norfolk District Housing Policies (or successor</i></p>	<p>policies elsewhere and in adopted and made plans <input checked="" type="checkbox"/></p> <p>Policy WNS1 is to be amended as a consequence of other responses including those from HFW.</p>
--	--	--	--	---	--	---

				<p>This would help present a joined up approach to the community around this issue. The approach / policy would benefit from further clarity</p> <ul style="list-style-type: none"> • The policy only ref housing - Unless the policy is amended to include other forms of community development all other community led schemes outside that of housing will be guided by the local plan policy SS3 – is that your intention? 	<p>document).Local Allocation Scheme.</p> <p>Add clarification to policy and or supporting text on what constitutes community support – is support, the Town council, or public? Or both or just one offer of support? see local plan policy SS3 footnote 1 for starters</p> <p>The approach / policy would benefit from further clarity Consider comments and revise approach retain only the necessary local considerations in addition to SS3</p>	<p>Policy wording to be reviewed <input checked="" type="checkbox"/></p>
--	--	--	--	---	--	--

					This in itself is ok but it is not clear if this is your intention amend as necessary	
Housing and Design	WNS2	Clarification / Advice /objection	The scale and location of new housing (Allocation WELLS1)	<p>First three para are not part of the policy and should be removed to above the policy box – they are contextual info and help set the interpretation, but have no operable clauses and sit outside any policy.</p> <p>If the policy is meant to inform and control the scale and location of development then the policy needs to set a housing requirement – see separate comments on this. As it is it remains very open to interpretation</p> <p>The policy should start at Site Wells 1 and be specific to the site allocation</p> <p>Irrespective of the above comment - More clarity is needed for para 2 – “<i>The focus of new housing development over the plan period will be on specifically identified sites or infill development within the existing defined</i></p>	<p>Remove first three paragraphs and start policy at the site allocation section</p> <p>Failing the above the policy should set the scale of growth required through establishing a housing requirement. A failure to do so will undermine your intentions</p> <p>Remove the word <i>existing</i> : ... “<i>within the existing defined Settlement boundary</i>”</p>	<p>Agree to remove the first section of the policy and relocate it to WNS5.</p> <p>See previous comments on housing requirement.</p> <p>Agree remove existing and relocate to WNS5. <input checked="" type="checkbox"/></p>

				<p>Settlement boundary".</p> <p>Question what are the implications of para 2?</p> <ul style="list-style-type: none"> • Identified by whom? Anyone including those sites identified by developers... need to be more specific but not restrictive or negative... • Is it the intention that this policy restricts rural exception sites – clarity is required to avoid ambiguity and confusion? Note it is unlikely restrict all development to what is specified as the rural exception site policy is just that – an exception – and is applied as an exception to policy. This includes this NP and this policy. • As written the policy is restrictive and has the potential to conflict with strategic policies • Do you really mean the <u>existing</u> settlement boundary? The settlement boundary will change to include the NP and LP 	<p>The policy and or supporting text needs to bring the clarity to the intention of the policy so the decision maker can apply it. As written there remain significant ambiguity.</p> <p>Consider amending 2nd para to say</p> <p>With the exception of community led housing and or affordable housing exception sites, the focus of new housing development over the plan period will be on the</p>	<p>Agree to include this wording in supporting text to WNS5☑</p>
--	--	--	--	--	--	--

				<p>allocation sites once adopted. Should the policy be amended to say outside allocations (NP and LP) and with the exception of rural affordable housing?</p> <ul style="list-style-type: none"> • Para 1 and 3 superfluous as the number is in the policy under bullet a. <p>Site WELLS1</p> <ul style="list-style-type: none"> • Include in the first para the number of dwelling in the allocation (note this is a minimum to align with national policy) • The ref to para 5.33 does not provide the definition as stated • There appears to be NO / limited justification in the evidence for bullets b,e,f. • <u>All policies must be founded on evidence and justified with proportional evidence-</u> • Bullet b – add evidence what mix are you looking for between house and bungalows? 	<p>Identified sites in this Np and those brought forward through the Districts Local Plan, or appropriate infill development within the existing defined settlement boundary.</p> <p>Change existing settlement boundary to the identified settlement boundary</p> <p>A site of approximately 1.89ha at Two Furlong Hill (as defined on figure 24) is allocated as a</p>	<p>Change to Adopted. Settlement boundary. <input checked="" type="checkbox"/></p> <p>The policy is to be reworded as a consequence of this and other objections. <input checked="" type="checkbox"/></p>
--	--	--	--	---	--	---

				<ul style="list-style-type: none"> • Bullet c - access is potentially a constraint and any allocation will need to establish if suitable access can be achieved in order to ensure deliverability of the site in the plan period. Recommend that a specific opinion is obtained from the highways authority • Bullet e –amalgamates different aspects of policy under one heading. The approach also this assumes there is evidence that there is a surface water issue and through the site allocation process you have identified likely significant effects from hydrological impacts - I am not aware that there have been and to date the plan has not been subject the Habitat Regulation Assessment HRA, screening or assessment 	<p>Community Led Housing development for a minimum 45 dwellings with associated infrastructure</p> <p>Remove bullet a – superfluous to requirements. Remove ref to para 5.33</p> <p>add policy justification or remove – be more specific on the policy requirement regarding housing mix so the policy is specific to your requirements ?</p>	<p>Agree . See above</p> <p>Agree this needs reviewing in the light of other comments received</p> <p>NCC Highways have commented on the policy and the</p>
--	--	--	--	---	--	---

				<ul style="list-style-type: none"> Bullet g - Useful to explain where the open space figure came from- I accept it is from NNDC and that it is a policy compliant minimum in line with the evidence and current NNDC open space calculator <p>In order to comply with strategic policies and HRA the site allocation policy will need reference to the required strategic mitigation in relation to the Norfolk Green Infrastructure and Recreational Impact Avoidance & Mitigation Strategy, GIRAMS.</p> <p>The plan will need to undergo HRA screening and likely HRA Assessment. The policy requirement for in combination effects should be added to the policy. ANY HRA / AA will identify if the allocation policy needs further changes and to include appropriate mitigation</p> <p>How does this allocation sit / link with policy WNS3 in particular criterion B –</p>	<p>obtain highways opinion on requirements for access and include in the policy so as to be specific</p> <p>Separate out policy issues in accordance with evidence.</p> <p>It is likely that the site will need to be assessed under the Habitat Regulations and a screening report and determination should be requested from NNDC <u>before the plan advances any further.</u> (compliance with basic conditions)</p> <p>Add explanation to text around the</p>	<p>policy has been reviewed taking into account these comments <input checked="" type="checkbox"/></p> <p>Agree to add explanation to the supporting text at an appropriate point in the Plan.</p> <p>Agreed. The HRA work has resulted in additional wording to this policy</p>
--	--	--	--	---	---	--

				<p>should the allocation not detail the required mix, split of type, size and percentage required to be accessible so as to remove all the ambiguity and provide clarity to the allocation. this would be more specific and make the policy locally distinctive</p>	<p>required quantum of open space and why this minimum i.e in line with strategic policies of the council the minimum is required</p> <p>For alignment / conformity / HRA requirements Add the specific wording to the site allocation policy as detailed below :</p> <ul style="list-style-type: none"> • Appropriate contributions towards mitigation measures identified in the Norfolk Green Infrastructure and Recreational Impact 	<p>and the Plan more generally.</p> <p>Policy has been amended as a consequence of other comments.</p>
--	--	--	--	---	--	--

					<p>Avoidance & Mitigation Strategy, GIRAMS</p> <p>Add detail to the policy around mix and link better to WNS 3 with regard dwelling mix and accessibility standards/ proportions</p>	
Housing and Design	5.37	Clarification	Affordable housing	<p>Clarification required –the para states that <i>there was strong agreement (90 responses) that new housing should cater for older people, first time buyers, those with a specialist housing need and family housing.</i></p> <p>For clarity this should be reported that at the exhibition views expressed showed a preference that housing should be for older people, first time buyers including family housing.</p>	<p>For clarity this should be amended to show that</p> <p><i>at the exhibition views expressed showed a preference that housing should be for older people, first time buyers including family housing.</i></p>	<p>Agree to use this wording <input checked="" type="checkbox"/></p> <p>The write up of the public exhibitions will be included in the</p>

				<ul style="list-style-type: none"> • This substantiates opinion but is not considered evidence to justify such an approach. • What is the purpose of such commentary – should not the NP go on to establish if there is a level of unmet need for these groups and if so seek to plan to meet such need. A failure to do so would not accord with objective 1 of the NP 	<p>What is the evidence for this need and how does the plan seek to address the identified need. Consider further evidence review to substantiate any further policy approach in this area</p>	<p>consultation statement accompanying the submitted plan.</p>
Housing and Design	5.38	Clarification / advice / conformity	Affordable housing	<p>Welcome the addition text and updates with regard the local plan approach however reference to first homes should be <u>up to</u> 25% and not stipulated as actually 25%. Our local plan approach is specific in that it allows developers to provide up to 25% first homes (and thus is in line with national policy) but the wording allows for flexibility and providers to provide more rented and shared ownership properties if that is their preference as it is the council view that</p>	<p>Conformity: Amend para to say up to 25% first homes</p>	<p>Agree to add' up to' <input checked="" type="checkbox"/></p>

			<p>the first homes are not a desired product and do not meet the district's needs. Given that there are other preferable housing products to meet the known need (due to wage levels and existing house prices) the policy should be amended appropriately to follow suit. , bring greater clarity, joined uop approach and remove the conflict. Text and policy WSN3 should be amended accordingly</p> <p>NNDC's would advise that social rent is currently not a deliverable option as it is not grant funded by the government as such this requirement should be revised</p> <p>The para incorrectly quotes from your own evidence and as such the para and WSN3 should be revised as the misquote has the potential for a significant change in interpretation.</p> <p>The HNS also goes on to say that this is not a policy recommendation but a modelled illustration of how a given need would align with the calculated need. It should also be noted that the HNS is not</p>	<p>Amend para to correct mistake <i>The study concludes on page 66 that the mix should include 60 per cent social and affordable rent and at least 13 per cent shared ownership.</i></p> <p>More analysis and reasoned justification through a background paper</p>	<p>Agree to amend <input checked="" type="checkbox"/></p> <p>See response to the issue of background</p>
--	--	--	--	---	--

				wells specific and covers a much wider area.	including the impacts on viability / deferability and the ability of the adopting the modelled position as policy should be undertaken in order to revise the policy approach and provide proportionate justification and ensure that the approach will deliver on the Plans objectives.	papers above
Housing and Design	WNS3	Objection	Housing Mix	<ul style="list-style-type: none"> The policy first three bullets lacks any specific detail or operable clauses and dilutes the local plan approach as such it does not add any local distinction. The updated reference to 50 % two and three bed homes is welcomed however this applies to sites delivering more than 6 units in the local plan 	<ul style="list-style-type: none"> Review evidence including local plan policy and amend policy. Consider firstly here the need for 	Noted. However policy is to be retained but amended.

				<p>in comparison to your 10 unites so there is conflict that needs to be resolved. The local plan policy HOU2 also goes on to specify of this 50% - 80% should be three bed and 20% 2 bed and in the case of affordable properties the majority should be 2 bed.</p> <p>It is considered that this approach more closely reflects the need.</p> <ul style="list-style-type: none"> • As it reads the NP is seeking to apply this mix to all development proposals and it may not be viable. Perhaps like in the local plan a threshold should be applied • The policy as written conflicts with the strategic approach in HOU2 – although very similar it lacks the detail. if it is to remain the policy should clarify it applies to growth 	<p>such a policy in the plan as the mix that best reflects need is already included in the development plan and as such there is no need to duplicate or repeat policies. There is little local distinction that this policy brings as written or evidenced.</p>	<p>Policy is to be retained and amended .</p>
--	--	--	--	--	--	---

				<p><u>outside the strategic allocations of the local plan</u></p> <ul style="list-style-type: none"> The reference to some housing should be suitable for those with accessibility needs is also rather vague and less descriptive than the policy in the emerging local plan. What is meant by accessibility? What percentage units is supported by your evidence? Policy HOU8 requires all new dwellings to meet Accessible and adaptable standards as set out in building regulations M4(2) and 5% on sites of 20 or more dwellings to meet wheelchair accessibility as set out in building regs M4(3). Such an approach is detailed in chapter 7.8 of the Local Plan and further evidenced through the published background paper on housing standards. <p>Note M4(3) adds significant costs and two much could affect viability and</p>	<p>Consider carefully if the policy will be deliverable and consider if the policy should include an appropriate thresholds for which the mix should apply – see Local plan policy HOU2. and amend policy <u>through evidence and justification.</u></p> <p>Add calcification Outside the strategic allocations of the Local Plan <i>Proposals for new housing should provide for</i></p>	<p>Policy has been amended.</p> <p>See above.</p>
--	--	--	--	---	---	---

				<p>deliverability and potentially compromise the objective .</p> <ul style="list-style-type: none"> • Why should self builds be catered for has the plan evidenced / set a local requirement based on need? If not remove and leave to the local plan see policy hou2 <p>The council have a register of need as required by legislation – please ask for more details around the local elements if any on the register.</p> <ul style="list-style-type: none"> • <i>60% social affordable rent</i> - As detailed above the policy is based on a miss quote from your own evidence and needs to be amended. • Please note the grant regime in North Norfolk does not support social rent so Housing providers will not provide this product • As detailed above ensure greater flexibility for developers to deliver 	<p><i>and contribute to</i></p> <p>Remove this requirement and leave it for the local plan strategic policy or provide the evidence and detail the level of need providing the detail and justification for it , the required standards and quantitative requirement in the policy . any requirement should also understand / detail its effect on viability through a proportionate e review of development costs</p>	<p>NPs are not permitted to require specific standards. The justification has come through consultation with residents.</p>
--	--	--	--	---	---	---

				<p>affordable products are required in relation to need</p> <ul style="list-style-type: none"> It would be clearer if the first homes requirement is separated from the home ownership bullet. National conformity is that 25% of all affordable housing units are delivered as first homes. To avoid misinterpretation it should be made clear that the 25% requirement is of the total affordable housing and not a share of the 40% required for home ownership. As written the approach can be read two ways and clarity is required eg is it 25% of the 40% home ownership requirement as stated or is it 25% of the 100% as is required to be in conformity with national policy. 	<p>that are based on the LP viability study .</p> <p>The NP needs to evidence why accessible dwellings are required, what proportion and stipulate what standards.</p> <p>Remove this requirement and leave it for the local plan strategic policy or provide the evidence and detail the level of need and quantitative retirement in the policy by interrogating the</p>	<p>Noted. This part of the policy has been reviewed <input checked="" type="checkbox"/></p> <p>See above</p> <p>Agree.</p> <p><input checked="" type="checkbox"/></p>
--	--	--	--	--	---	---

					<p>local register held by NNDC</p> <p>Amend policy 60% social and affordable rent</p> <p>It would be better to amend the policy to say Where affordable housing is proposed it should principally comprise of <u>social / affordable</u> rent based on the latest evidence of need</p> <p>Amend policy to up to 25% first homes or not more than 25% first homes</p> <p>Separate out the indented bullet into a clear requirement for</p>	<p>See above</p> <p>See above</p>
--	--	--	--	--	---	-----------------------------------

					<p>not more than / up to 25% affordable homes should be first homes.</p> <p>Clearly once this is done there is scope to rewrite the whole policy in a much succinct and clearer way consider amending whole approach to Where affordable housing is proposed it should principally comprise of <u>social / affordable</u> rent based on the latest evidence of need. Not more than 25% of the affordable homes should be first homes with the remainder up to 15% shared ownership</p>	
--	--	--	--	--	--	--

Housing and Design	5.39 – 5.69		Second Homes & principle Residence Dwellings	<ul style="list-style-type: none"> • Update the figures with the most up to date available / replace table on page 63 • Update date ref in para 5.42 	<p>Update table as below to reflect most up to date figures</p> <p>Number of holiday homes and second homes in Wells-next-the-Sea.24 (31.03.2022)</p> <p>All council tax homes 1560</p> <p>All second homes 383</p> <p>Percentage of second homes 24.6 per cent</p> <p>District average of second homes 8 per cent</p> <p>Holiday homes 244</p> <p>Council tax and registered holiday homes 1804</p> <p>Number of second homes and holiday homes 627</p>	<p>Agree to include the most up to date figures <input checked="" type="checkbox"/></p>
--------------------	-------------	--	--	--	--	---

					Percentage of second homes and holiday homes 34.8 per cent District average of second homes and holiday homes 12.2 per cent	
Housing and Design	WNS 4	Objection	Principal Residence	<p>Please also see detailed comments in the over view section of this schedule.</p> <p>An occupancy condition would require the owner to use the home as their principal home and prevent its use as a second or holiday home. The Council are not supportive of this approach on a number of grounds but principally because:</p> <ol style="list-style-type: none"> I. It could only apply to new-build homes and prospective second/holiday home owners could choose to buy existing properties without an occupancy restriction thereby deflecting demand into the existing housing stock; 	<p>Consider carefully and revise where advised the supporting evidence and if this along with the wider housing approach will in fact deliver on the intended purpose of objective 1 of the WNP.</p> <p>Undertake a proportional review of viability evidence based on the Local Plan methodology as advise in national policy</p>	<p>The supporting text and policy is to be reviewed by the WP in the light of this and other representations received.</p> <p><input checked="" type="checkbox"/></p>

				<p>II. There are doubts about the effectiveness and impacts of such policies;</p> <p>III. It could be difficult and costly to police such restrictions;</p> <p>IV. Limited evidence has been provided/ analysis if the effects and impacts along with consideration of alternatives;</p> <p>V. It is considered to impact on the ability of sites to contribute to the current levels of affordable housing provision (no evidence to counter this has been provided). There is a real concern that, through the approaches presented, there would be less affordable housing delivered within the Neighbourhood Plan Area and as such, this would undermine the aims of both the Local Plan and Neighbourhood Plan.</p> <p><u>It is acknowledged that neighbourhood plans can include such policies but this should only be where the local evidence</u></p>	<p>Produce a standalone evidence paper to consider more widely the option available including those contained in the emerging Levelling Up & Regeneration Bill</p> <p>Amend the policy and / or supporting text to remove conflict with the strategic policies of the local plan making it clear that the approach if kept would only apply to the additional growth brought forward outside the local plan and as such not apply to the strategic allocations.</p>	
--	--	--	--	---	---	--

			<p>justifies them and where it can be concluded that they will achieve their intended purpose. However there is concern that this is seen as a panacea to solve the issue of second homes/ high house prices which is not justified through the statements included in the WNP and would bring additional and avoidable adverse impacts. There is little evidence that the policy will achieve its desired effect and advise its reassessment. Indeed there is no evidence that the policy combined with the wider approach to community led housing and infill development will cause any reduction in the overall proportion of second homes.</p> <p>A more effective approach for the WNP would be to identify and agree a suitable housing requirement (target) and increase the supply of housing through the identification of suitable housing sites (market and or affordable only) and through specific housing allocation policies. This way those sites that are currently being promoted could be utilised to address the objectives of the</p>	<p>Consider allocating further sites for both market and or affordable housing in the WNP with specific allocations policies. A number of sites have been assessed in the Np production with further sites assessed during the local plan production. Some of these sites and or derivatives are currently being actively promoted and there is an opportunity to influence these and bring them forward through amalgamation into the WNP</p>	<p>Noted. This will be subject to the outcome of the HRA and SEA Screening.☑</p>
--	--	--	--	--	--

			<p>np in balancing the housing market, rather than left to the market. As it stands the principle housing policy will make little to know difference in this aim as the NP is only promoting a very small level of growth and in the main only one community housing site which is intended to be for local need in the first place.</p> <p>It must be recognised that the local plan is allocating two further sites in the town in order to provide for the strategic need. These sites seek to address a wider need as identified in the Strategic Market Housing Assessment, SHMA, and also provide for affordable housing in line with the Councils housing allocation policies and statutory obligations under the Housing Act 1996. The Council have a good record of delivering policy compliant levels of affordable housing on these sites which it would not want to undermine. As such it should be made clear that the approach would only apply to the additional growth brought forward outside the local plan and not apply to the strategic allocations.</p>		
--	--	--	--	--	--

				<p>The approach also has the potential to reduce the incentive for infill development – the main form of growth promoted by the WNP and it is recommended that a proportional review of development viability is undertaken so that the economic impacts are understood on small scale development and also and the impacts around affordable housing delivery are understood.</p>		
Housing and Design	5.70 – 5.71	Clarification / advice	Paragraphs 5.70-5.71	<p><u>Infill and windfall development</u> Para. 5.70 regarding infill and windfall development is disconnected from the policy wording and in particular, the criteria for infill development within the policy. The paragraph refers to the AECOM Design Code and specifically to ‘a trend in the town for small outbuildings to be erected in gardens, often for holiday accommodation,’ and within the same paragraph discussing plot area ratios in relation to residential development. However, neither of these matters appear in the policy.</p>	<p>Amend para. 5.70 to align with the policy wording regarding infill development. Add a section aligning this paragraph to the appropriate section in the design code.</p>	<p>Agree this would benefit from rewording along the lines suggested</p>

				<p>In addition, the pre-amble sets out that where such proposals would be supported, they should not have an adverse impact in terms of highways, nature conservation, heritage, flooding or the amenity of adjoining occupiers.’ But, the infill criteria in the policy does not refer to nature conservation or flooding and overall, requires enhancement of the street scene.</p> <p><u>Extensions</u> Paragraph 5.71 regarding extensions does not link very well to the criteria set out in the second part of the policy, which specifically refers to holiday accommodation and does not explain any local dimension to justify the need for the policy, or even connecting it to the AECOM Design Code.</p>	<p>Amend policy criteria to include this criteria on this consideration.</p> <p>Amend para. 5.71 to better align with the policy wording regarding extensions. Add a section aligning this paragraph to the appropriate section in the design code.</p>	<p>Amend paragraph to remove this conflict.</p> <p>Agree this would benefit from rewording <input checked="" type="checkbox"/>.</p>
Housing and Design	WNS5	Clarification/ Advice	Infill developme	The policy wording needs to make specific reference to the design guidance and codes document.	Remove repetitive wording and make specific reference to	Policy has been reworded as

			<p>nt and extensions</p>	<p><u>Infill</u></p> <p>In general, the criterion set out in the policy are largely covered in national and existing and emerging Local Plan policies (adopted plan policies EN4, EN8, CT5, CT6) and emerging policies (ENV6, ENV7, ENV8, CC9, HC7) and also covered in the North Norfolk Design Guide.</p> <p>Specific comments concerning the policy criterion for infill development, are as follows:</p> <ul style="list-style-type: none"> a) Requires the <i>enhancement</i> of the form and character of the streetscene. This requirement would be stronger than that enshrined in legislation and the NPPF (para. 206). As such, the wording will need to be amended to accord with planning legislation and the NPPF. b) How would this criteria be applied if the surrounding properties are of differing materials, scale, massing and/or layout? Particularly as the criteria requires that a proposed infill dwelling should reflect all of 	<p>the supporting design code document in relation to the matters it concerns in the policy.</p> <p>Recommend wording along the lines of 'where the proposal would: a. conserve, and where possible, enhance the form and character of the street scene.'</p> <p>Amend wording of criteria that do not accord with national and local plan policies.</p> <p>Remove duplicated criteria that are covered in existing and emerging local plan policies or if</p>	<p>a consequence of this and other representation. <input checked="" type="checkbox"/></p>
--	--	--	--------------------------	---	---	--

				<p>these elements for all of the surrounding properties. In any event, these matters; materials, scale, massing and layout, are already covered by national guidance and existing and emerging local plan policies and the NNDC Design Guide.</p> <p>c) This repeats parts of a. and b. but adds height as a new matter for consideration. All matters are already covered by national guidance and existing and emerging local plan policies and the NNDC Design Guide.</p> <p>d) This matter is already covered by national and local plan policies (see above).</p> <p>e) This matter is already covered by national and local plan policies (see above).</p> <p>f) This is already covered by national and local plan policies (see above).</p> <p>g) Requiring on-site parking would not provide the flexibility needed to assess the individual circumstances of a proposal as set</p>	<p>retained, refer to how they are worded in the local plan, to avoid conflict and diluting the intention.</p> <p>Add reference to NNDC Design Guide SPD.</p>	
--	--	--	--	--	---	--

				<p>out in existing and emerging policies. The requirement also conflicts with the Design Guidance and Design Codes document at DC.2.2 – Residential parking (i), which states 'Vehicle parking should mainly be provided on-site. In general, the approach to the provision of parking should be flexible.....' As such, the criteria should be amended to accord with this supporting document, as well as, local plan policies.</p> <p><u>Extensions</u></p> <p>The criterion set out in the policy are largely covered in national and existing and emerging Local Plan policies (adopted plan policies EN4, EN8, CT5, CT6) and emerging policies (ENV6, ENV7, ENV8, CC9, HC7) and also covered in the North Norfolk Design Guide. Specific reference to holiday accommodation is confusing in relation to extensions in the policy wording and should be removed. Specific comments concerning the policy criterion for extensions are as follows:</p>		
--	--	--	--	--	--	--

				<p>h) This matter is already covered by national and local plan policies (see above).</p> <p>i) This is a repeat as it is covered in Policy WNS11 – Protecting the Historic Environment. In addition, the matter is already covered by national and local plan policies (see above).</p> <p>j) The matters are already covered by national and local plan policies (see above). The specific requirements of the criteria are unjustified and should be removed.</p> <p>k) This matter is already covered by national and local plan policies (see above).</p> <p>l) This matter is already covered by national and local plan policies (see above).</p> <p>m) Requiring sufficient on-site parking would not provide the flexibility needed to assess the individual circumstances of a proposed extension as set out in existing and emerging policies. The</p>	<p>Remove duplicated criteria that are covered in existing and emerging local plan policies or if retained, refer to how they are worded in the local plan, to avoid conflict and diluting the intention. Better still, these criteria should be focussed on local considerations evidenced in the character appraisal.</p>	
--	--	--	--	--	---	--

				<p>requirement also conflicts with the Design Guidance and Design Codes document at DC.2.2 – Residential parking (i), which states 'Vehicle parking should mainly be provided on-site. In general, the approach to the provision of parking should be flexible.....'. As such, the criteria should be amended to accord with this supporting document, as well as, local plan policies.</p> <p>n) This matter is already covered by national and local plan policies (see above).</p>	<p>If retained, this needs justifying and improved phrasing.</p>	
Housing and Design	Paragraphs 5.72-5.77	Clarification / advice	Design	<p>Paragraphs 5.76 and 5.77 refer to national policy in relation to design but omit to refer to any of the existing and emerging local plan policies and the North Norfolk Design Guide that clearly reflect the NPPF and PPG in relation to design matters. As such, it appears to the reader that no regard has been given to this tier of planning policy and guidance.</p>	<p>Add reference to existing and emerging local plan policies and the North Norfolk Design Guide, which is an adopted SPD.</p>	<p>Agree add these references <input checked="" type="checkbox"/></p>

Housing and Design	Paragraphs 5.78-5.79	Clarification / advice	Character Appraisal	Paragraph 5.78 should make proper reference to the supporting document, giving it's full title and date produced – Wells-next-the-Sea Design Guidance and Codes Final Report (February 2022).	Add full reference to the Wells-next-the-Sea Design Guidance and Codes Final Report (February 2022).	Agree add this reference <input checked="" type="checkbox"/>
Housing and Design	Paragraphs 5.80-5.83	Clarification / advice	Design Codes and Guidance	The paragraphs refer to national design codes and guides but do not mention the existence of the North Norfolk Design Guide even though Para. 129 of the NPPF states that ' <i>These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.</i> ' As such, it is considered important for these paragraphs to set out the full complement of the existing design guidance available. In addition, it would be helpful for these paragraphs to summarise the matters that the design guidance and codes cover.	Add reference to existing and emerging local plan policies and the North Norfolk Design Guide SPD. Add summary of the matters that the design guidance and codes cover. Overall, it would be better for this section and policy to only reference the matters contained within the Wells design guidance and codes evidence document.	Agree add reference to Design Guide <input checked="" type="checkbox"/> Agree this would be useful <input checked="" type="checkbox"/>

Housing and Design	Paragraphs 5.84-5.86	Clarification / advice	Consultation results – policy ideas exhibition	<p>Any details of consultation events are better placed within an Appendix in full, in order to be transparent. Paragraph 5.85 sets out some comments logged at the policy ideas exhibition held in October 2021, but some of the responses chosen for inclusion, for example, ‘High quality only if it’s affordable’ and ‘This does not happen now’ may be difficult to comprehend for the reader.</p> <p>Paragraph 5.86 omits any mention of local planning policies and design guidance, which will give the reader a false sense of the full suite of formal design related planning policies and guidance present at this local government level.</p> <p>The last sentence refers to ‘scale’ giving examples as being ‘residential extensions, conversions, changes of use and non-residential developments.’ It is considered that these are examples of ‘types’ of development and not scale.</p>	<p>Recommend moving details of the public event to an Appendix and providing a full log of the responses captured.</p> <p>Note: evidence of consultation is only evidence that consultation has taken place, not evidence that justifies or substantiates an approach.</p> <p>Include reference to existing and emerging local planning policies and NNDC design guide SPD.</p>	<p>The consultation statement will cover some of this.</p> <p>Disagree. It gives a flavour of local views. If the results of consultation are not considered by NNDC as evidence or to justify an approach then consultation itself is pointless. NPs are community led.</p>
--------------------	----------------------	------------------------	--	--	---	--

					Amend sentence by replacing 'scale' with something like 'size and type'.	Agree to replace 'scale' with size and type
Housing and Design	WNS6	Clarification / advice / objection	High Quality Design	<p>In general, the criterion set out in the policy are largely covered in national and existing and emerging Local Plan policies (adopted plan policies EN4, EN6, EN8, EN9, EN10, CT5, CT6) and emerging policies (CC3, CC10, CC11, CC12, HC2, HC7, ENV6, ENV7, ENV8, CC9,) and also covered in the North Norfolk Design Guide.</p> <p>It is suggested that the policy wording specifically refers to the character area appraisal in the first part of the policy as this evidence is overarching to all of the criteria, not just point 'a.'</p> <p>The criteria appears to summarise some of the design codes and parameters set out in the supporting Design Guidance and Codes Final Report. It is considered that in order to avoid the significant length, omission and duplication of the design code details and findings, the</p>	<p>Remove repeated criteria that are covered in existing and emerging local plan policies – see list of policies opposite.</p> <p>Add specific reference to the character appraisal contained within the design code document.</p> <p>Recommend the policy wording requires that proposals must</p>	<p>Caution: see comments above about the status of the emerging local plan.</p> <p>Agree to add this reference</p> <p>Agree to add this wording <input checked="" type="checkbox"/></p>

			<p>policy wording should require demonstration of how a proposal has addressed the design matters identified within the relevant character area where the site is located (see matrix on pages 41 and 42 of the document).</p> <p>As written, whilst the opening sentence states that the design of all new development 'will reflect the local distinctiveness', it then goes on to say that 'consideration should be given' to the Guidance and Design Codes document, which will not require an applicant to demonstrate any adherence to it. In addition, some of the criteria cover matters that would ideally form a separate policy, for example, regarding SuDS, biodiversity and open space. As set out below the criteria are contained within this supporting document:</p> <ol style="list-style-type: none"> a. Contained in design code DC.1.1. b. Contained in design code. DC.1.2 c. Contained in design code. DC.1.2 d. Contained in design code. DC.2.1 e. Contained in design code. DC.2.1 	<p>demonstrate how it has addressed the design matters identified within the relevant character area where the site is located (see matrix on pages 41 and 42 of the document). Consequently, therefore, the details of the design matters copied from the design code will not need to be duplicated in the policy itself.</p> <p>This will add clarity, make the policy locally distinctive, remove conflict and confusion with the local plan and help make the policy</p>	<p>See above</p>
--	--	--	---	--	------------------

				<p>f. Contained in design code. DC.2.2. This partly repeats points g. and m. in policy WNS5 and as it would apply to all development here, it is suggested that the parking criteria is removed in policy WNS5.</p> <p>g. Contained in design code. DC.6.1. The absolute requirement for no development above two stories is considered unduly restrictive, as whilst such a height restriction would generally be the case, there are locations within the town where more than two storeys would serve a useful purpose (e.g. as a focal point) or where it would be in keeping with its surroundings (e.g. if the undeveloped site on the Quayside ever comes forward). Requires the insertion of 'normally'.</p> <p>h. Contained within design code. DC.6.2</p> <p>How can density enhance the character of the existing settlement? Suggest amending wording to say 'in keeping.'</p>	<p>effective and allow the local planning authority to apply it.</p> <p>See comments above. Remove those criteria that duplicate existing and emerging local plan policies and amend the policy to only list the remaining matters which are evidenced in the wells character appraisal and design code. As above, the policy could simply refer to the relevant sections of the evidence and will also pick up any sections that you</p>	<p>Existing policy wording adequately reflects this.</p>
--	--	--	--	---	---	--

				<p>i. Contained within design code. DC.6.4</p> <p>The criteria requires some amendment in order to clarify that a proposal 'positively contributes' and that materials 'should' reinforce and 'be respectful of' local distinctiveness.</p> <p>j. Contained within design code. DC.7.1. Note, as written, this will lead to a proliferation of existing neighbourhoods, good or bad.</p> <p>k. Contained within design code. DC.8.1. Consider open space as a separate policy or link with LGS policy given the number of elements to it.</p> <p>l. Contained within design code. DC.8.2</p> <p>m. Contained within design code. DC.9.1.</p> <p>n. Contained within design code. DC.9.5</p>	<p>have not managed to reference.</p> <p>Suggest amending wording to say 'in keeping.'</p> <p>Amend wording as appropriate.</p> <p>Amend policy to specifically state what local distinctiveness you need, using your own evidence.</p> <p>Make a separate policy or link in with</p>	<p>See above</p> <p>See above</p> <p>LGS are existing spaces; they must be to meet the LGS criteria. The policy provides guidance for the design of new green spaces. This policy needs to include the key elements</p>
--	--	--	--	--	---	---

					<p>LGS/ open space policy.</p> <p>This is an unnecessary repetition of existing policy and dilutes the policy approach. Already covered by national and district policies. There is no need to add the justification for it in the policy itself. Given this NP is promoting small scale infill development, it is highly unlikely that SuDS will be appropriate.</p>	<p>of design in one policy to ensure that they are given due weight by decisionmakers and the designers of schemes</p> <p>See response from LLFA</p>
Employment and Retail	6.6	Clarifications / advice	Employment in Wells-next-the-Sea	Sites 1a, and 1b Ref that the sites are part of strategic employment land EMP 23	Amend text to state and acknowledge that the employment sites are designated as part of the Local	Agree to add this additional text. <input checked="" type="checkbox"/>

					plan under EMP 23 and fall under local plan policy E2.	
Employment and Retail	WNP 7	Clarifications / advice / objection	Redevelopment Opportunities	<p>Marylands site 1 a - is part of the designated employment site EMP23 as such it comes under strategic policy E2 of the Local Plan. This fact needs highlighting in the NP so as there is no conflict</p> <p>Apart from the ref to residential above the employment uses the approach is a duplication of the existing Local Plan policy, though the strategic policy has more detail and specific criteria and as written your policy could undermine and weaken the approach. (Which would be against your objectives). Suggest the policy is amended to remove the unnecessary duplication , ref the local plan and only be used to add the local distinguishing feature / requirement and operable clauses to make the policy mean something and direct the decision maker</p> <p>Question are the sites deliverable and the uses compatible with the known flood risk</p>	<p>Amend policy to include only the local specific requirements of the WNP.in relation to Maylands. Delate the elements of the policy that duplicate the existing strategic policy (though with less detail) and the elements that are not deliverable.</p> <p>Three sites are identified within the town as having the potential to provide for redevelopment and environmental enhancement which would improve the vitality and viability of the sites and their</p>	Policy wording has been reviewed. <input checked="" type="checkbox"/>

				<p>– do the policies need a clause in theme RE flood risk assessment flood risk?</p> <p>Site 1B is also part of the strategic employment designation and falls under policy E2 of the local plan where Uses classes E(g) , B2 and B8 are supported subject to 6 specified criteria. It is not a redevelopment opportunity it is a designated employment site which is currently in use and has a live permission on it. Although it looks like part of the site could be vacant, was approved for Change of use to Builders Yard/caravan & Boat repairs & storage/ Haulage. Current use is for storage and therefore, it is fully developed. PF/82/0551 - 0.23HA</p> <p>site 1b should be deleted from the plan</p>	<p>immediate surroundings and the visual appearance and character of the area (figure 27 and 28).</p> <p>Site 1a: Land south of Maryland (including Great Eastern Way) which is identified for redevelopment for a mix of uses predominantly as set out in the Local Plan E2 with the addition of residential use on upper floors in relation to B8 storage use and subject to appropriate flood risk assessment and surface water management plan including Industrial (B2), Commercial, Business and Service</p>	
--	--	--	--	--	--	--

			<p>Suggest car parking is not an employment generating use compatible with delivering jobs and as such this should be removed. Furthermore no evidence has been provided to justify this use.</p> <p>Site 2 is not a redevelopment opportunity and should be removed from the plan.</p> <p>The site is currently being developed under application PF/17/1939 – and a recent reserved matters RV/21/1344.</p> <p>Demolition of the existing grain store building and the erection of 9 dwellings comprising of a detached two storey dwelling, 3no. Two storey terrace dwellings and 5no. Three storey terrace dwellings with integral garaging, associated car parking, access and erection of external steps to facilitate means of escape. As such this area is possibly no longer a redevelopment opportunity and the Plan should NOT MISLEAD the community on the ability of this site to contribute to commercial uses, including retail this – remove ref consider removing the policy aspect.</p>	<p>Uses including offices (Class E), and Storage (B8) at ground floor with residential above (open market and affordable)</p> <p>• site 1b should be deleted from the plan</p> <p>Site 1b – Land south of Great Eastern Way and north of Bluebell Gardens which is currently underused and is identified as being suitable for a mixed-use development including light industrial and some car parking, subject to compatibility with adjoining uses.</p>	<p>Agree to remove reference to Site 2</p>
--	--	--	---	--	--

				<u>Site 2 should be is deleted from the plan</u>	<p>Remove site 2</p> <ul style="list-style-type: none"> • Site 2: Land on south side of Freeman Street (former Ark Royal Public House) which is identified for a mix of uses including Commercial and Business Uses (Class E) and Retail (F2a and E(a)), with some residential and parking.30 	
Retail and Town Centre	WNP 8	Clarification / Advice / objection	Retail and Town Centre	The policy adds little to no local distinction to the approach to town centres and main town centre uses as set out in the local plan. In fact the approach seems broad and potentially undermines the more considered strategic retail and town centre policy in the local plan. As a	The pre able to the policy should include reference to the local plan and the strategic approach its sets out in policy E4	

			<p>result there is the strong potential that including a policy of this nature would reduce the ability of the local planning authority to direct retail growth of an appropriate scale and type to enhance the viability of the town and maintain its function for local residents.</p> <p>In line with national policy Retail proposals would first be directed to the designated primary shopping area and the sequential test applied. As such the approach is in conflict with the Local plan and national policy with regard to the named streets and sequential test. The local plan sets an approach that includes the use of a locally derived impact threshold and the requirement to demonstrate the level of impact on the existing retail and main town centre uses. The local plan also reviews and updates the primary shopping area and town centre boundaries and have been consulted on. Ref to the policy being used in conjunction with the local plan policy would assist in strengthening the WNP approach but in the main it is not needed.</p>	<p>if such a policy is to be kept it should be rewritten making sure it includes specific and justified additional local considerations(i.e a background evidence paper setting out the issues and the considerations of planning options) over and above those set out in the local plan strategic policy that developers and officers should consider when submitting and determining proposals. As such the first 3 paras of the policy are superfluous and should be deleted and the second half amended as detail below. This</p>	<p>Policy is to be retained. <input checked="" type="checkbox"/></p>
--	--	--	--	---	--

			<p>Remembering that s106 and other contributions can only be sought where they are necessary and directly related to the development and fairly and reasonably related to scale and the kind of development. See NPPF para 55 – 58.</p> <p>For example the proposals for retailers to also provide parking for visitors is not considered reasonable especially within the main retail streets/ frontage</p> <p>The requirement of the policy supporting first floor residential accommodation on the residential street of Freeman St could not be implemented as the street is already a mix of residential and retail units with accommodation upstairs. That is located outside the PSA but within the town centre where residential development is already supported.</p> <p>The ref to supporting residential development only where it enhances the night time economy and vitality and viability of the town centre <u>outside main</u></p>	<p>will ensure that the policy adds to the material considerations</p> <p>Proposals will be supported that contribute to achieving a vibrant and bustling town centre comprising a healthy mix of retail, service sector, business, entertainment, cultural and residential uses.</p> <p>Proposals for new or expanded retail in Staithe Street, The Quay and</p>	
--	--	--	---	--	--

			<p>shopping hrs is also befalling. Is the intention that residents should be conditioned not to spend during the day? Should the policy not be supportive of retail and main town centre uses that extend the main shopping hrs ?</p> <p>amend policy as suggested opposite</p> <p>Note there are also permitted development rights which allow residential development above retail and some commercial units. Ref to this and hence the limitations of the policy in this aspect should be incorporated into the NP</p> <p>The policy requirement to favour specific users such as independent retailers is not a land use policy and is in conflict with national policy.</p> <p>delate the requirement</p>	<p>Freeman Street which would reinforce the retail role of the town and promote a diverse town centre will be supported. Proposals that would add to the number of independent retailers will also be supported. Proposals for residential development in these areas will be directed to first floor level. Residential development will be supported where it would add to the vitality and viability of the town centre outside of main shopping</p>	<p>Amend Policy; however the suggested wording</p>
--	--	--	--	---	--

					<p>hours and support the night-time economy.</p> <p>Replace second half of policy with: Eg</p> <p>Proposals for retail and other Main town centre uses in and around the town centre will be supported in line with sequential test and where (if otherwise appropriate) they contribute to the following aims, as appropriate:</p> <ul style="list-style-type: none"> • Reinforcing the area's distinctiveness priorities 	<p>lacks clarity. <input checked="" type="checkbox"/></p>
--	--	--	--	--	--	---

					<p>and reinforce the PSA and town centre and attractive character as a location where pedestrian activity is prioritised and users have a high sense of safety and belonging.</p> <ul style="list-style-type: none"> • Ensuring the impact of vehicular traffic is relatively low and frontageservicing is minimised. • Supporting good connectivity 	
--	--	--	--	--	--	--

					<p>between the different areas of the town centre by creating a pedestrian friendly environment and extending existing footpaths/pavements to improve pedestrians safety e.g. north side of Station Road.</p> <ul style="list-style-type: none">• Enhance pedestrian and cycle accessibility and connection between urban spaces	
--	--	--	--	--	--	--

					<ul style="list-style-type: none"> • Ensuring the impact of vehicular traffic is relatively low and frontage servicing is minimised. Adequate rear servicing facilities are provided. • Improving accessibility and safety for pedestrians, cyclists, and other town centre users including provision of cycle parking. Enhance public realm within the PSA. 	<p>Paragraph 6.9 already refers to PDR although agree to include the reference to residential pdr. <input checked="" type="checkbox"/></p>
--	--	--	--	--	--	--

					<ul style="list-style-type: none"> • Providing for parking within easy walking distance from the town centre to encourage walking. <p>Proposals for residential development within the primary shopping area will be supported provided that they are above ground floor level and include a separate secure access, preferably at the rear of the property which does not result in a net loss of ground floor retail space and adequate parking provision is demonstrated.</p>	
--	--	--	--	--	---	--

					Note there are also permitted development rights which allow residential development above retail and some commercial units. Ref to this and hence the limitations of the policy in this aspect should be incorporated into the NP	
Infrastructure and Services	7.2	Clarification/ advice	Community Facilities	<p>Clarification required</p> <ul style="list-style-type: none"> • NNDC do not have a CIL • Planning obligations must only be sought where they meet all of the following tests: <p>a) necessary to make the development acceptable in planning terms; b) directly related to the development; and</p>	<p>Amend text</p> <p><i>Housing and other development will be expected to contribute towards improving local services and infrastructure as directed by national planning policy</i></p>	<p>Agree to amend text however, the proposed text lacks clarity. ☑</p>

			<p>c) fairly and reasonably related in scale and kind to the development</p> <p>as such is it misleading and raises expectations to states that:</p> <p><i>Housing and other development will be expected to contribute towards improving local services and infrastructure through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via a Section 106 agreement/Section 278 agreement); or use of a planning condition.</i></p>	<p><i>where a proposal is fairly and reasonable related in scale and kind to the development , is directly related to the development and is required to make it acceptable in planning terms through either the payment of a Community Infrastructure Levy (CIL); planning obligations (via a Section 106 agreement/Section 278 agreement); or use of a planning condition. Such planning obligations will be secured through s106 contributions / s278(highways) and or upfront collection</i></p>	
--	--	--	--	---	--

					through S111 process	
Infrastructure and Services	7.3 / 7.8	Clarification/ advice	Community Facilities	<p>The level of facilities and services is commensurate to the position of the town in the settlement hierarchy.</p> <p>It is questioned that the statement that 70 more dwellings in the town will be to the detriment of the services . This is a small level of growth which will help maintain services. Investment in community services is often through growth and the more planned growth there is the more likely that there will be investment strategies through third party to meet the growth eg medical services.</p> <p>Para 7.4 states that: <i>It is essential that thought is given to community infrastructure at an early stage and that the needs of the current community, the capacity of existing services and the anticipated needs of new residents are taken into account.</i></p> <p>What are the, where are the gaps and what is it that the community want.</p>	<p>Rephrase or remove this section</p> <p>If it can be ascertained and justified Include</p>	Section to be retained.

				<p>Through the NP there is the opportunity to include a policy or an aspiration which sets out the priorities for community infrastructure improvement.</p> <p>Para 7.8 states that <i>The Town Council believes that developers should work proactively to ensure that the timing of new infrastructure coincides with the timing of growth and is planned well in advance rather than seen as an afterthought and this is an important element of good development.</i></p> <p>If the NP was to include further housing sites it would ensure that other service providers are aware on the potential for growth and as such appropriate forecasting and potential investment could be better planned.</p>	<p>community priorities around infrastructure improvements as long as they evidence not just opinions. Eg what are the specific junction improvements required, what should any s106 monies for the support of improvements to medical provision be direct to ? any specific open space , play area equipment provision required ?that could be considered appropriate by a developer. ?</p>	
Infrastructure and Services	7.09 – 7.11 – WSN9	Clarification / Advice	Visitor parking	<p>Its recognised that there are strongly held views including those around parking however the approach put forward raises a number of concerns.</p> <p>a) It is based on opinions. What evidence is there around quantum</p>		The Town Council are looking at traffic issues in the town as a separate

				<p>of car parking spaces in the town and the available capacity against need in low and high season?</p> <p>b) The policy is akin to an allocation and as such will need an assessment along with any alternatives and it should not be assumed that this site is the most suitable or indeed suitable and its use supported in a specific policy</p> <p>c) The site has been used in the past without permission for such use and it is subject to ongoing live enquiries and discussion with NNDC as to the suitability of the site for both temporary use and or permanent use.</p> <p>Moving forward an evidence base should be established around the capacity and need for the town and from that a review of the alternative approaches undertaken including if necessary an assessment of potential car parking site options to establish the most suitable site</p>	<p>Commission a specify car parking study to inform approaches and / identify any suitable sites</p>	<p>matter. A parking study was commissioned in February 2022 with Norfolk County Council although no progress has been made. This site is a temporary/ Seasonal car park.</p>
--	--	--	--	--	--	---

				<p>Failing that then the approach should be altered to not specifically state a preferred location</p>	<p>Alter policy to state:</p> <p>Proposals that allow for suitably located temporary/seasonal car parking, for example at the Pitch and Putt site off Beach Road to be made available for visitors at peak times will be supported subject to :</p> <p>a)demonstration of need ; b)suitable located with easy access to the main routes into the town; c)have safe access and egress; and d)allow for easy accessible pedestrian routes to the town centre and or beach</p>	<p>Amend Policy WNS9 as requested.</p>
--	--	--	--	--	--	--

					Such temporary arrangements should be in locations with easy access to the main routes into the town, have safe access and egress and allow for easy pedestrian routes to the town centre, beach, and other facilities.	
Infrastructure and Services	7.13 - 7.15 – WSN 10	Clarification/ advice	Former Track Beds / Opportunities for sustainable transport	<p>The relevance of the references to park and ride in St Ives etc are questioned. Presumably they are connected to public railways – no such railway exists in Wells – no such park and ride exists in Wells and the location would conflict with your own policy WSN9 if it were to be used for car parking. NPs should be based on local evidence not elsewhere</p> <p>Para 7.15 the Lp does not omit this land. It is not sought to be protected as there is no current plans to use it for wider railway</p>	Re write the section with a specific local dimension for its retention as land for future sustainable transport links – how is the tourist attraction important to the town? What is its passenger numbers? , why should the track bed be protected and for what reasons.	Text to be amended to make it clear that the wider trackbed extends beyond the Neighbourhood area Agree to remove references to locations

			<p>connection of rail freight. It is currently a narrow gauge tourist attraction</p> <p>In order for this policy to be applied the area of track bed intended needs to be identified and mapped and added to the policy mapping/ section in the draft Plan. Can the track bed be protected in its entirety outside the parish in order for it to be re connect to the main line? eg physically and financially ?</p> <p>The second half of the policy which seeks to restrict all land that has the potential for a rail freight development is potentially a broad brush protectionist approach that could prevent appropriate development and is not appropriate.</p> <p>What evidence is there that the track bed could be used for rail freight, or would be used for rail freight if the track was there in the future – is it not the case that there is a desire to return to passenger services, though this would need further connections outside the NPA? Is this still</p>	<p>Delate the paragraph – clarity and not needed</p> <p>Identify on the WNP policies map the area of land you wish to protect</p> <p>The requirements for and the identification of such land needs to be evidenced and justified and the specific area/ site location identified in the policy / policies</p>	<p>outside of the NP<input checked="" type="checkbox"/></p> <p>Map to be provided<input checked="" type="checkbox"/></p> <p>A map has been provided and some further details<input checked="" type="checkbox"/></p>
--	--	--	--	--	---

				<p>possible or being pursued by third parties such as the Norfolk orbital train group?</p> <p>What areas of land are currently used and which areas of land are seen as having the potential for the provision for rail freight terminal and need to be protected and why? How much land is needed for such development? Where is the assessment of its suitability and any alternatives?</p>	<p>mapping for it to be applied .</p> <p>Eg amend second half of the policy subject to appropriate evidence and justification)</p> <p>In addition, any areas of land that are either currently in use as or has the potential for the provision of rail freight terminal facilities within the Neighbourhood Area will be protected from development and identified as Land Safeguarded for Sustainable Transport. The area of land identified on the policies mapping is safeguarded for the</p>	
--	--	--	--	---	---	--

					provision of future rail terminal facilities	
Environment	Paragraphs 8.1 – 8.11	Clarification / advice	Environment	<p>There is no mention within the pre-amble paragraphs about the national design guide or the North Norfolk Design Guide SPD, which has specific advice on historic buildings, conservation areas, shopfronts, advertisements and materials.</p> <p>Paragraphs 8.6 and 8.7 need to qualify that some development referred to can't be controlled through the planning system, for example, extensions and alterations allowed under permitted development rights and signage that is deemed consent under the advertisement regulations.</p> <p>Paragraph 8.8 is quite restrictive and somewhat misleading, as it does not explain that, sometimes, materials are beyond the control of the planning system, for example, as part of works that are permitted development.</p> <p>At paragraph 8.8 the reference to the avoidance of using non-traditional materials within the Conservation Area pre-determines that all modern/contemporary design/materials</p>	<p>Consider adding references to national and local design guidance, permitted development rights and the advertisement regulations.</p> <p>Consider rephrasing paragraph 8.8 and add 'where appropriate' in order to ensure flexibility.</p>	<p>Agree to add North Norfolk Design guide references <input checked="" type="checkbox"/></p> <p>Agree to rephrase <input checked="" type="checkbox"/></p>

				would be inappropriate, as it would be classed as non-traditional.		
Environment	Paragraphs 8.12-8.13	Clarification / advice	Shopfronts in the Conservation Area	Paragraphs 8.12 and 8.13 appear to give a general overview of conservation areas and the difficulties that many towns have faced over recent years. As a Neighbourhood Plan, it is suggested that the paragraphs are more focussed on what challenges Wells has faced in relation to these matters. Has the town lost its post office, bank or any pubs, for example?	Consider making the paragraphs more focussed about Wells.	Agree some local specificity would be beneficial, however the paragraph is largely contextual.
Environment	Paragraph 8.14	Clarification / advice	Signage	There is no reference to the national Town and Country Planning (Control of Advertisements) (England) Regulations 2007, which sets out what signs deemed consent, ie. do not require advertisement consent. Also, there is guidance contained within the North Norfolk Design Guide regarding shopfronts and signage. The paragraph is specific about what is considered unacceptable, but this is not translated into the policy wording.	Consider adding references about the advertisement regulations and North Norfolk Design Guide. Consider rephrasing paragraph to remove the very specific content that appears to be policy wording, for example, 'hanging signs should be held by slender,	Agree to refer to advert guidance . The North Norfolk Design Guidance is already mentioned. <input checked="" type="checkbox"/>

					well-designed brackets...’ Refer to what guidance there is regarding signage in the design code and explain importance of sensitive signage within the town.	Agree to amend <input checked="" type="checkbox"/>
Environment	Paragraphs 8.15-8.17	Clarification / advice	Lighting and safety	These paragraphs appear to be quite disconnected in relation to contents of the policy as they refer to lighting, illumination, of signage as well as roller shutters, public realm matters such as street furniture and also refers to third party advice on Historic Town Centres. Matters such as highway signage fall under the authority of Norfolk County Council.	Recommend removing paragraphs as these matters are not related to the policy wording. Matters such as highway signage fall under the authority of Norfolk County Council.	Consider these should be retained as they provide useful context. <input checked="" type="checkbox"/>
Environment	WNS11	Clarification / advice / objection	Protecting the Historic Environment	Much of the policy is already covered within existing and emerging local plan policies and guidance. It is considered that the policy should refer to the character appraisal contained within the design guidance and codes supporting	Alter policy removing reference to existing criteria and add the local distinctive criteria, as set out in your evidenced character appraisal	Agree this requires rewording .

			<p>document in relation to development proposals.</p> <p><u>Conservation Area</u> With regard to specific comments on the criterion:</p> <ul style="list-style-type: none"> a. This is aspirational and as such, can be encouraged, but there is no statutory duty to maintain or repair traditional buildings. Therefore, consider moving to form an aspiration? b. – e. these matters are largely covered by existing and emerging local plan policies and guidance, where they can be controlled. f. This is a restrictive condition, as it appears to pre-determine that all modern/contemporary detailing/materials would be inappropriate, as it would be classed as non-traditional. The construction industry is moving away from wet trades towards more modern methods of construction and so it is not clear how sustainable this position will be going forward. 	<p>that you wish proposals to take into consideration, in addition to those already in the local plan.</p> <p>Remove/ make this an aspiration.</p>	<p>Agree to reword <input checked="" type="checkbox"/></p>
--	--	--	--	--	--

			<p>Suggest adding words of '<i>where possible</i>, enhance local distinctiveness.</p> <p><u>Signage and shopfronts</u> How could an applicant demonstrate that a new sign or advertisement would enhance the character and appearance of the conservation area? The policy makes reference to highway and directional signs, which fall under the jurisdiction of the Highways Authority and will be governed by highway safety regulations particularly in terms of standardised size, design and location.</p>	<p>Suggest adding words of 'where possible, enhance local distinctiveness.</p> <p>Change policy wording: <i>Where new or reconfigured advertising and signage (including shopfronts, highway signage and directional signage) is proposed consideration should be given to its size, design, and siting to ensure that it enhances the character and</i></p>	<p>Agree to reword <input checked="" type="checkbox"/></p>
--	--	--	---	---	--

					<p><i>appearance of the Conservation Area.</i></p> <p><i>Proposals that seek to rationalise or reduce the amount of signage in the Conservation Area will be supported encouraged</i></p>	
Environment	Paragraphs 8.18-8.21	Clarification / advice	Non-designated Heritage Assets	For information, it is advised that the draft Wells Conservation Area Appraisal, identified over 20 buildings that would be eligible for local listing status and consequently, there is concern that some buildings have not been identified, when others that have been in this document are not considered worthy of being designated as a non-designated heritage asset.	Re scope potential for inclusion	The CAA is still in draft and little progress has been made on it for some time. The NDHA will be reviewed . <input checked="" type="checkbox"/>
Environment	WNS12	Clarification/ Advice/Objection	Non-designated Heritage Assets	The overall methodology that has been used to identify non-designated heritage assets is considered acceptable, on the basis that the NNDC criteria and Historic	Recommend that the policy wording requires amending so that it accords with	Agree to reconcile policy with the act <input checked="" type="checkbox"/>

			<p>England guidance has been taken into account, as stated. However, there is concern about how the methodology has been applied in concluding that some of the suggested non-designated heritage assets are on the list, while other obvious choices have not been included. The evidence appears selective and incomplete and does not justify the end result.</p> <p>It is suggested that the list of non-designated heritage assets is moved to an Appendix rather than being in the policy itself, as this will be easier to update and amend if necessary.</p> <p>See comments regarding Appendix B. There are significant concerns about the robustness of the assessment for the proposed non-designated heritage assets. As such, a review of the application of the criteria is considered necessary.</p> <p>For example, 3. Town Sign near Arch House – object to its inclusion as although attractive, a 2002 sign would most likely be ruled out on age grounds. Was an age</p>	<p>national legislation, s72 of the Planning (Listed Buildings & Conservation Areas) Act, 1990, to conserve and where possible enhance...</p> <p>Thorough review required of the application of the assessment criteria – see comments to Appendix B.</p> <p>Evidence should be moved from Appendix B in to a</p>	<p>Noted</p> <p>It is considered that the information should remain part of the plan to ensure its use by decision makers and</p>
--	--	--	--	---	---

				<p>range set as part of the Age criteria? It should be if you have followed the Historic England Advice Note, as you said you have.</p> <p>There are considered to be some surprising omissions from the above list, for example, the iconic former F&G Smith maltings building on the Quay.</p> <p>The policy wording requires amending so that it accords with national legislation, s72 of the Planning (Listed Buildings & Conservation Areas) Act, 1990, to conserve and <i>where possible</i> enhance....</p>	<p>Background Paper. The Paper should clearly set out the methodology, include a scope of potential assets and update the assessment to fully accord with the assessment methodology, which you state you've followed.</p> <p>The policy wording requires amending so that it accords with national legislation, s72 of the Planning (Listed Buildings & Conservation Areas) Act, 1990, to conserve and where possible enhance</p>	<p>potential applicants.</p> <p>Agree to reword on this basis <input checked="" type="checkbox"/></p>
Environment	Paragraphs 8.22-8.26	Clarification / advice	Paragraphs 8.22-8.26	The paragraphs do not refer to any existing (policy CT1) and emerging (Policy	The assessments don't reflect the most	The assessment

			<p>HC2) local plan policies relating to open space or the Amenity Green Space Study (AGS), which is published evidence (June 2018 updated 2019). Please note this is about to be updated and republished with additional sites submitted through the local plan process. The AGS has reviewed the sites suggested by Town and Parish councils for LGS designation against the NPPF and PPG. The NPPF is clear that LGS designation will not apply to most green areas or open space and that it is for spaces that are unique in the benefits they provide to local communities and meet a tailored set of criteria. Where the nominated review sites have not met the LGS assessment criteria they have been reviewed for Open Space Designations such as AGS and or Education/Formal Recreation Area. Consequently, for those areas of land listed in the policy that conflict with the AGS assessments, there will need to be an acknowledgement of this and an explanation / justification. See comments on Appendix C for additional details. As written, the</p>	<p>up to date evidence and the assessments are inadequate and incomplete.</p> <p>Redo using the full proforma.</p>	<p>uses the NPPF criteria which are those that are required to determine LGS. The NNDC criteria is additional and has also been referenced. Each proposed LGS will be reviewed for consistency. The detail of assessment is enough to make a judgement.</p> <p><input checked="" type="checkbox"/></p>
--	--	--	---	--	--

				assessments are considered to be inadequate and incomplete.		
Environment	WNS13	Clarification/ Advice/ Objection	Local Green Spaces	<p>See NNDC’s Amenity Green Space Study (AGS) for full assessment details:</p> <ul style="list-style-type: none"> a. The Buttlands – does not meet the tests for LGS (see AGS). This land will benefit from an open land area designation in the existing and emerging local plan. Full LGS justification is required. b. St Nicholas Church, Cemetery - this land benefits from an open land area designation within the emerging local plan. Full LGS justification is required. c. Market Lane Cemetery – this land benefits from an open land area designation in the emerging local plan. Full LGS justification is required. d. Home Piece (known as Land at Market Lane South) – a larger area of land including this land benefits from an open land area designation in the emerging local plan. Full LGS justification is required. 	<p>As evidenced and written, it is considered that none of the identified LGS has been adequately assessed and consequently, it has not been demonstrated that the spaces meet the relevant criteria.</p> <p>It is strongly advised to use the proforma set out in NPG6/ NNDC Neighbourhood Plan guidance on LGS, as the basis for the LGS review.</p>	<p>Disagree. It should be noted that the criteria underpinning the open land area designation is not clear or justified. The emerging Local Plan is yet to be tested.</p>

				<p>e. Turning circle at Bluebell Gardens –this does not appear to meet the tests to be LGS –full justification is required.</p> <p>f. Mill Road Allotments –this land does not appear to meet the tests for LGS. A larger area of land benefits from an open land area designation in the emerging local plan. Full LGS justification is required.</p> <p>g. Mill Road meadow, north of Mill Road. Emerging site allocation Policy W07/1- Land adjacent Holkham Road, includes at point 3. that convenient and safe vehicular access to the site will be provided from Mill Road. The specific area of land is currently unknown, but its location will be within the identified LGS area. As such, this designation would be in conflict with the strategic site allocation W07/1 in the emerging local plan. National policy states that LGS designations should not be used to prevent development.</p>	<p>Remove LGS designation g.Mill Road meadow, north of Mill Road, due to conflict with access to site allocation Policy W07/1 – Land at adjacent Holkham</p>	<p>The WP have reviewed all of the LGS Assessments and Mill Road Meadow is to remain in the policy. It is appropriate to be</p>
--	--	--	--	---	---	---

				<p>As such, this proposed LGS designation is strongly objected to.</p>	<p>Road in the emerging local plan.</p> <p>The updated assessments should be a standalone evidence document and include reference to the AGS assessments.</p>	<p>included in appendices.</p>
<p>Environment</p>	<p>Paragraphs 8.27-8.28</p>	<p>Clarification / advice</p>	<p>Important views</p>	<p>Paragraph 8.27 should add a caveat that the North Norfolk Sensitivity Assessment SPD was specifically produced to aid identification of potential sites, assessment of and development of policy, in relation to renewable and low carbon energy.</p> <p>The explanation in terms of methodology, choice of views, summary of view description, photographs set out in paragraph 8.28 are not considered adequate to provide the necessary supporting evidence. In addition, Figure 34 is not of a scale that provides the necessary detail about the position of</p>	<p>Update paragraph 8.27.</p> <p>A standalone background paper should be produced to explain the methodology and assessment /evidence should be set out in a rather than summarised in</p>	<p>Agree detail can be included in the paragraph <input checked="" type="checkbox"/></p> <p>It is not considered necessary for a standalone background document to be produced.</p>

				<p>each viewpoint. A map would need to be produced for each viewpoint.</p> <p>A full explanation of the methodology and assessment/evidence should be set out in a standalone background paper, rather than summarised in paragraph 8.28. It should explain the rationale and methodology for the choice of views and criteria used, assessing the views against the cited susceptibility and value criteria. Setting out a proforma for these criteria for each view listed (and including others that were originally considered).</p>	<p>paragraph 8.28. It should explain the rationale and methodology for the choice of views and criteria used, assessing the views against the cited susceptibility and value criteria. Setting out a proforma for these criteria for each view listed (and including others that were originally considered).</p>	
Environment	WNS14	Clarification/Advice/Objection	Important views	<p>See comments above.</p> <p>The Policy is considered to lack adequate explanation and evidence to support it. Without this necessary evidence, the policy, as written is considered to be unjustified and will be challenged given the long distance/ wide and open nature of the landscapes within the parish.</p> <p>There is concern that certain views have been identified to potentially prevent</p>	<p>See comments above.</p> <p>The Policy is considered to lack the required explanation and evidence to support it. Without this necessary evidence, the policy, as written is considered to be</p>	<p>Noted</p> <p>However it is considered there is sufficient justification and mandate.</p> <p>No change</p>

				<p>development, as a number of views seem to be in locations where of known proposals.</p> <p>Irrespective of the above, the policy wording is vague and ambiguous. What is meant by 'unacceptable adverse impact'? It would be better if the policy was more positively worded, such as, development proposals should demonstrate that their location, scale, design and materials will protect, conserve and enhance, in relation to the defining qualities of the landscape character type, including its key characteristics, valued features and qualities.</p>	<p>unjustified and will be challenged given the long distance/ wide and open nature of the landscapes within the parish.</p> <p>Remove policy or provide necessary evidence to support it, as described.</p> <p>Consider amending policy to link into appropriately evidenced important views and how they should be treated in proposals.</p>	
Sustainability and Climate Change	9.1- 9.5- WNP 15	Clarification/ advice/ objection	Sea level rise and flood risk	<p>The section describes in the main an existing flooding issue in a specific area of the town.</p> <p>It's not appropriate that land use policy around new development can fix existing</p>	<p>Delete the policy – national and strategic policies already cover this area in specific detail over and above what is mentioned here. It is not</p>	<p>The WP have reviewed the policy in the light of the comments made and have</p>

			<p>issues especially when they are not necessarily within the scope of the Np or required to make the proposal acceptable in planning terms e.g. in this case away from the areas at risk of flooding. Remember NPPF stipulates infrastructure that is only necessary to make the development acceptable; in planning terms and <u>related to the development proposal</u></p> <p>Any development in a flood risk zone would first have to pass the sequential and exception tests set out in national policy, safe access and regress would need to be established. this policy is not needed, is not evidenced and would not deliver the access corridors stated</p> <p>Part two of the policy is covered through national policy and not necessary, especially as the Np is not directing growth to these areas. THE LOCAL PLAN COVERS THIS IN MIUCH MORE DETAIL AND IS Evidenced. Inclusion of these requirements are not justified in NP and</p>	evidenced or required.	concluded it should remain but will be amended to include greater local specificity and to reflect comments from other consultees.
--	--	--	---	------------------------	--

			<p>are a further duplication of existing policy both nationally and district wide at strategic level but also as written bring less value. The requirements for proposals and which type of development to provide flood risk assessments and when are first set out set out in national policy and the local plan. The reference in the policy to all development and the requirement to produce a flood risk assessment is in conflict with higher order approaches.</p> <p>This policy seems unjustified, does not take account of existing national and district policy approaches and not properly and proportionally evidenced. It is seen as unhelpful, in parts not deliverable and in the main is an example where the policy seems to have been included irrespective of acknowledging the scope and presence of national and district policy (which is also stronger). The policy should be removed or re written to target specific development proposals</p>		
--	--	--	--	--	--

				<p>Note the SFRA identifies the areas affected where there is a requirement for evacuation plans in areas of risk and which informs the required evacuation plans and response to flooding.</p> <p>Since when does development create its own flooding? Do you mean all development? Eg that includes change of use , applications for chimneys etc</p>		
Sustainability and Climate Change	Paragraphs 9.6-9.7	Clarification / advice	Pollution	<p>The paragraphs do not mention existing and emerging local plan policies regarding pollution matters, in relation to health, living conditions and the natural environment, which cover all of the areas of pollution mentioned in the policy itself. Lighting is discussed in paragraph 9.7, but it should qualify the permitted development rights associated with external/internal lighting. The paragraph needs to explain the different types of pollution the policy is covering and the local concerns relating to these types of pollution.</p>	<p>Remove paragraphs as no local justification/ evidence has been provided to support the inclusion of the policy.</p> <p>See below.</p>	<p>The WP have reviewed this policy and supporting text and concluded it should remain albeit amended.</p>

Sustainability and Climate Change	WN S16	Clarification/Advice/Objection	Pollution	<p>The policy content is covered by existing and emerging local plan policies. It's inclusion does not appear to have been locally evidenced and as such, it does not set out any additional considerations.</p> <p>There does not seem to be any local specific area identified as a locally specific issue that is not already covered within the development plan.</p>	The policy content is covered by existing and emerging local plan policies. It's inclusion does not appear to have been locally evidenced and as such, it does not set out any additional considerations.	The WP have reviewed this policy and supporting text and concluded it should remain albeit amended
Site Specific Policies	WNS17	Clarification/advice	Wells Beach	<ul style="list-style-type: none"> The first half has no operable clauses and introduces significant ambiguity – it is unlikely to survive examination. This seems coastal management rather than any planning aspects , Suggest the approach would be more locally distinctive and of value if the policy identifies the access improvements you wish to be delivered / promoted and could act as material considerations in any off site GI consideration or town council aspiration. as written it brings no 	To be effective and meaningful the approach should be identify the access improvements you wish to be delivered / promoted and could act as material considerations in any off site GI consideration	<p>These provide context for the remainder of the policy and a statement of intent.</p> <p>The policy has been amended as a result of the HRA/AA</p>

				<p>value to the development process</p> <ul style="list-style-type: none"> • Second part of the policy is not positive and conflicts with Local Plan in relation to caravan sites and extensions as well as coastal roll back policies that facilitate mitigation and adaptation to climate change. There is ambiguity and conflict here and the issue of climate change is not being addressed. Why is the approach not supported? What issue does it cause and what evidence is there to support such an approach? There is no justification in the Np on this issues • The provision of retail would need to follow the sequential test that directs provision to the primary shopping area and then town centre. As such elements of the approach is in conflict with national and district strategic 	<p>Rephrase to better align with the councils strategic roll back approach and also tourism policies. The issues around growth / non growth approach will also need to be evidenced and justified.</p>	
--	--	--	--	---	--	--

				<p>policy while other aspects remain a duplication.</p> <ul style="list-style-type: none"> • The identification of any suitable out of town retail area would need to be assessed and justified as well as its location / new area boundary identified and shown on the policies map. • What is meant by small scale – this will need to be quantified and justified in order to set a threshold on size and be implemented. As written such an approach would allow the development of all types of retail including convenience, comparison, café – is this the intention? • What is the evidence that retail is required in this location? • What would the impacts be on the existing car parking which would need to be displaced if such provision went ahead? 	<p>Retail here is considered out of town and against national policy. Based on an assessment and evidenced position you would have to identify a suitable area for retail and the appropriate scale/ threshold and identify it on the policies mapping. In doing so there should be an assessment of alternatives and a sustainability appraisal. The policy or reasoned justification section should also clarify what type of retail is sought. As written it is too broad and vague.</p>	<p>Small scale retail to meet a specific need is not contrary to national policy.</p>
--	--	--	--	--	---	---

				<ul style="list-style-type: none"> Should any policy not stipulate no reduction in parking places or provide for an addition of X number of spaces? especially as this seems to be the local issue ... <p>Beech huts Given that the existing huts in this area are fixed they could be considered permanent structures and as such would lend further to the argument that they any further extension would have to seek permission.</p> <p>The change wording from the previous version to that of a more positive approach of support subject to criteria is welcome. However the justification for the inclusion of the policy is questioned. Why is there is a need for the policy and on what basis. As written the policy seems to be based on an opinion or would like to do bias without good reason.</p>	<p>Consider restricting growth to that which does not reduce car parking or which better provides for additional car parking.</p> <p>What evidence is there and what are</p>	<p>The policy wording is to be amended as a consequence of this and other representation.</p> <p>The policy wording is to be amended as a consequence</p>
--	--	--	--	---	--	---

			<p>The policy will need to identify the existing area on the policy map in order to be effective and be implemented.</p> <p>It is likely that a project level HRA would need to be undertaken given the sensitivity of the location.. this would be tested once the emerging plan has undergone HRA scoping</p> <p>Any provision would also have to contribute to the strategic GIRAMS strategy which is set up to ensure no adverse impacts on European sites in relation to in combination effects , however it is likely at a further project level HRA would have to look at "alone effects" . The requirement for GIRAMS contribution could however be added to the policy now.</p> <ul style="list-style-type: none"> • How does this policy link with the fig 35 "the beach policy area. fig 35 seems to define a specific area 	<p>the reasons for the policy approach- what is it seeking to do and why?</p> <p>Identify and justify the area where policy applies eg identify the boundaries of existing development on the Np's policies mapping / in the policy, add the following to the policy</p> <p><i>Proposals to extend the area of beach huts beyond the existing area currently used for beach huts as identified on the</i></p>	<p>of the HRA/AA.</p>
--	--	--	---	---	-----------------------

				<p>but it is not designated in ant policy , nor is policy 17 appropriate for the entire area</p>	<p><i>policies mapping will only be supported where:.....</i></p> <ul style="list-style-type: none"> • Add criteria as below and any other updated consideration: • Appropriate contributions and mitigation measures secured in line with the Norfolk Green infrastructure and recreational impact avoidance and mitigation strategy GIRAMS. (in relation to recreational use) 	<p>Agree this may be a suitable rewording</p> <p>To delineate where the policy applies.</p>
--	--	--	--	--	--	---

					<ul style="list-style-type: none"> Clarify the purpose and designation of fig 35 	
Site Specific Policies	Fig 35	Clarification / relevance / advice	Beach Policy Area?	<ul style="list-style-type: none"> What is the purpose of this fig? What is the purpose of the Beach policy Area? There is no previous mention / There is no link to any text or policy, how has it been defined and what alternatives considered? Is it this area that policy WNS17 is meant to refer to? If so is that your intention. How does this relate to other policies such as WNS9 which also falls into this area? Is the idea to designate this area as a policy area : if so then there needs to be a designation policy and a policy that then controls the land use within it 	<ul style="list-style-type: none"> Clarification and linkages to policy areas needed. Area needs to be described, evidenced and justified The plan needs to explain what the area is identified and for what purpose The designation needs a specific policy. 	See above
Site Specific Policies	10.4 – 10.7 - WNS18	Clarification / advice	The Harbour	The policy itself is rather general and lacking in operable clauses and is rather non-specific.	Reword to be specific along the lines of the below	Agree the area needs defining and

				<p>What is the defined Harbour area?</p> <p>Its presumed the policy is meant to support employment provision that supports the areas use as a harbour – but the policy does not say this</p>	<p>A – designated the required area and provide the map for the policies map B – rephrase around development proposals should support and enhance the harbour area as a working and functioning port, enhance historical understanding of the harbours role in the towns heritage</p>	<p>a map is to be included. See also other responses from other consultees <input checked="" type="checkbox"/></p> <p>Agree to review wording <input checked="" type="checkbox"/></p>
Implementation/ monitoring		Clarification	Implementation	Clarification – the NP will be used by WTC to guide and inform its responses a to planning matters and by NNDC as the local planning authority in the determination of planning proposals in association with the wider development plan including the local plan and national policy	Amend the text	Agree this amendment <input checked="" type="checkbox"/>
Monitoring &	11.1	Clarification / advice	Implementation	Incorrect statement - Suggest that the town councils role is more than that stated in this para :	Correct this statement	Agree this needs better wording <input checked="" type="checkbox"/>

Implementa tion				<p><i>The Town Council's role is to bring its influence to bear on matters which lie outside the control of the planning system, but which are of vital importance to the life of the town and the achievement of the vision.</i></p> <p>By the very nature of this neighbourhood Plan the Town Council as the qualifying body promoting this NP and seeking to influence planning. So the above statement is incorrect</p>		
Appendix						
Appendix B	Heritage assets	Objection	Heritage assets	<p>Page 9 of the 'Local Heritage Listing: Historic England Advice Note 7' in the opening paragraph of the Appendix, does not give information about criteria, as stated, it shows a flowchart detailing the key stages in the development of a local heritage list. Amend to refer to 'Criteria - defining the scope of the local heritage list, pages 11-13.'</p> <p>The criteria list is considered appropriate for the assessment of non-designated heritage assets. However, the application</p>	<p>Include as a full standalone background paper and ensure the criteria used reflect the descriptions cited – Historic England and NNDC. Review/ amend choice of proposed non-designated heritage assets based</p>	<p>See comments above re stand alone documents</p> <p>The criteria do need updating</p>

				<p>of the criteria is questioned. For example, as stated in the Historic England advice Note 7, 'Age' is likely to be 'an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.' It is not known whether an age range was established for the assessment process here. However, the inclusion of a town sign dated 2002 suggests one hasn't been set. As such, this criteria does not appear to have been used as an appropriate assessment tool.</p> <p>Overall, it is considered that the known criteria descriptions referred to (Historic England Advice Note 7) do not appear to reflect the contents for each of the proposed non-designated heritage assets. Consequently, it is considered that a thorough review of the assessment process is carried out in order to ensure it is robust and sound.</p> <p>As compiled, there is a number of queries and objections to the inclusion of some of the buildings/ structures proposed.</p>	<p>on a full assessment against the criteria.</p>	
--	--	--	--	---	---	--

Appendix C	Appendix c LGS	objection	Appendix c LGS	<p>Appendix C sets out the justification for the LGS.</p> <p>It states that the criteria is based on para. 101 of the NPPF. This reference needs to be updated to para. 102, where the criteria is listed. The LGS assessment in the NP uses the three criteria within para. 102 as its base, but does not go in to much detail, particularly in relation to the second and third criteria.</p> <p>Whilst there is some consideration of historic significance, there appears to be little or no consideration of beauty, recreational value, tranquillity or richness of wildlife, as criteria to demonstrate the local significance of the green space.</p> <p>Also, although local character forms part of criteria three, none of the assessments identify or expand on the nature of the local character.</p> <p>The PPG should be referred to where you will find further guidance along with the NNDC NPG6 guidance document.</p> <p>Consequently, it is considered that the LGS assessments are not properly evidenced and detailed to demonstrate their compliance with the criteria,</p>	<p>Review methodology and it's application.</p> <p>Include a full standalone background paper providing the full assessment details, which also takes account of existing published material and guidance - PPG and NNDC NPG6 document and assessment proforma and also note the land with current open land designations in the local plan.</p> <p>Update paragraph reference to 102 of the NPPF.</p>	<p>See comments above on standalone documents and this issue</p>
------------	----------------	-----------	----------------	--	--	--

				particularly with regard to how the land is 'demonstrably special to a local community' and why each area 'holds a particular local significance.'		
Appendix D - Glossary		Advice	Glossary	Clarify that the definitions are taken from the NPPF where appropriate. The glossary should be reviewed to only include those items that are mentioned in the NP. There appears to be many that are not Amend LPA to only ref NNDC as the statutory planning authority	Review as appropriate	Review the glossary
Design Guidance and Codes	Design Guidance and Codes	Advice	Design Guidance and Codes	Section 1.5 omits the North Norfolk Design Guide from the list of key reference policy documents for District design guidance, which has, not only, shaped design in the parish probably more than any other document, but is a formally adopted supplementary planning document. Overall, Section 2, the context analysis/ character appraisal evidence is considered to be sound, but is not utilised to its full potential through the policies.	Include the North Norfolk Design Guide in Section 1.5 – within the district design guidance. Suggest removal of generic guidance in Section 3.2, on new residential layouts	Agree to include reference to NNDC guidance. AECOM to review all

			<p>It is advised that Section 3, the design guidance and codes, has more local details added, where possible, rather than being too generic 'good practice' based.</p> <p>For example, DC.3.2 involves generic guidance on new residential layouts; e.g. the hierarchy of streets, which could apply almost anywhere else. As such, it is likely to have limited application in Wells where the opportunities for significant development are likely to be restricted. It would be more beneficial to include tailored design guidance to the kind of small-scale development pressures faced by the town.</p> <p>DC.7.4 – in contrast to policy WNS11, criterion iii. , this suggests that PVC can be acceptable in certain circumstances.</p> <p>DC. 7.6 – includes that chimneys must serve a function, but it is not clear whether this means an actual function or whether it can just serve an important</p>	<p>and the provision of more tailored design guidance for potential small scale development that Wells faces.</p> <p>Ensure policy WNS11, criterion ii., accords with contents of DC.7.4.</p> <p>Clarify meaning of DC.7.6 with regard to chimneys and explain what is meant by an 'out-of-scale wall' in criterion ii.</p>	<p>other comments</p>
--	--	--	--	--	-----------------------

				<p>function visually. Also under criterion ii. What does the term "out-scale wall" mean?</p> <p>DC.8 Open Space – connect this to the LGS review and wider open space designations.</p>		
--	--	--	--	---	--	--

Written correspondence between Holkham Estate and the Wells Neighbourhood Plan Working Party, in respect of Land at Two Furlong Hill ('the triangle'), principal residence policy ('prp') and proposed development ('policy plus plus').

Latest at the top

From: WORKING PARTY

Subject: Wells Neighbourhood Plan - offer of talks

Date: 19 May 2023 at 09:28:04 BST

To: "'HOLKHAM ESTATE'"

Thank you for your very detailed and considered email. It just happens that we were in the middle of our meeting when it came through. I was therefore able to read it to the Working party members, some of whom had made strenuous efforts to attend at short notice. Although the Working Party did not have sight of the email, I read it several times and I think we were fully conversant with its terms.

I think we agree that there is a need to respect the issue of what you rightly call the consultation-led desire to retain PRP in such a way as to enable rather than impede the provision of needed housing in the town in which both the two sites identified in the Local Plan and the triangle will play their respective parts. We also agree with your two questions – residency policies and the terms of the development of the triangle. We spent yesterday morning hammering out a form of words which would deal with the first and trust as you say that if we have got that right, the second will follow seamlessly.

As to the method of achieving this, we agreed that, while grateful for your offer, we felt it right to work as a whole group, which is what we have done this morning. It is not just that we are required to deal with the respondents to the plan on an equal basis though we are. We do recognise that Holkham is a major player, along with NNDC, which is of course why we have engaged in correspondence and meetings post the consultation period. The clarification obtained since September has been enormously helpful. Our conversation on Monday was helpful too as was the Statement of Community Involvement sent by Armstrong Rigg which arrived yesterday and which we looked at in some detail today. But I think the extension of the process by sending two of our number to talk separately would not remove the need for further discussion by the Working Party, which might not be happy with some of the wording which would mean further delay and so on. We obviously hope that what we have produced today will be acceptable to the trustees. All members of the group made substantial contributions from their experience in the formulation of revised wording in the text of the Plan which I think is a strength. I am sure this is not the end of the road. I sincerely hope not. We have much to achieve in what I hope are our common aims.

PS Two particular questions arose: in the implementation of Policy Plus Plus who would own the Homes for Wells/Victory houses? Would Holkham retain ownership or would it pass to the respective associations? Likewise would the privately rented properties be let to Holkham employees only , to local people or on the open market? “

From: Holkham Estate
Sent: 18 May 2023 10:59
To: Working Party
Subject: Wells Neighbourhood Plan

Dear Neighbourhood Plan Working Group colleagues,

I drew encouragement from the update given to the town council meeting on Monday night. It sounded like we are closing in on a shared basis for moving forward, and the prize of doing so is hopefully now within our reach.

I think there is a majority view that an agreement between the NPWG and Holkham on the key issues is the best way forward. But there is not yet clarity on how to reconcile the consultation-led desire to retain PRP in some guise with this being an obstacle for a shared plan.

I sense there is also a suspicion about whether Holkham can be trusted to deliver, and a nervousness about process. This is spilling over into an unwillingness to discuss solutions and instead leading towards the possibility of a stance on PRP and on the Triangle Site being printed into a hardcopy draft NP which hasnt been shared with me.

My strong preference is to find a way through this which leads us to a shared housing plan which is attractive to you, to me, to the ballot-participants and to Holkhams Trustees. We all have the option to proceed without agreement, to stick to separate positions, and some of what we can achieve in a shared plan may be salvageable, but it will be a missed opportunity and turn a huge positive into a tricky year or two.

If encouragement is needed that the prize is within reach, I would highlight how far we have come already. Since the start of the discussions between Holkham and the WG:

- Holkham has moved from early concept discussions about adding new properties for Homes for Wells onto the edge of a potential site at Warham Road, to having Policy Plus Plus shared, supported by our Trustees and by HfW, and embedded in the thinking at the two allocated sites at Ashburton Close and Mill Road.
- We have broken new ground at NNDC in securing their Planning Teams support to include Homes for Wells in the allocation of new-build housing operating their own local list for intermediate rent tenants.
- We have moved from wondering how much Holkham would charge the site developer to lift the covenant at the triangle site, to the brink of having Holkham facilitate this without charge, and
- Some of the WTC and NPWG have, I believe, been receptive to Policy Plus Plus as a valid and constructive response to the housing challenges in Wells.

But we have two vital tasks still to do and I believe these need to be tackled before the next NP draft is finalised and presented to WTC for approval:

- (i) to try to find a mutually acceptable treatment of any residency policies in the amended draft NP, and
- (ii) to try to find a mutually acceptable terms under which Holkham will consent the development of the triangle site.

The first task needs wisdom, awareness, careful thought and careful drafting. The second, I think, will slot into place relatively easily if the first is solved. It may not need much more than a professional check over the ideas already put forward done but the end-result needs to be clear enough to satisfy the Inspectors criteria for deliverability of the site.

So today I am writing to request that, say, two members of your group are encouraged to meet me next week and help me draft wording which I can then put forward to the NPWG in the hope that it can then be adopted in the amended draft NP on the tight timetable you have set for yourselves. I do not expect these individuals to negotiate on behalf of, or to speak on behalf of the wider NPWG, but to bring their wisdom to the process of finding a route I can then propose for the NPWG to consider and respond to.

I look forward to hearing your response to this suggestion.

Kind regards,
Holkham Estate

From: Holkham Estate

Sent: 11 May 2023 13:11
To: Working Party
Subject: Wells Neighbourhood Plan

You asked me to sound out the Estates Trustees on the points raised in our discussion last month and I am pleased to be able to share with you these comments. Thank you for your patience.

- a) It is our view that that the proposals need to be understood as parts of a whole so that each part is dependent on the rest;
Recognition of this interdependency is welcomed

- b) that the principal residence requirement represents the wish of the town as expressed in consultations which needs to be respected;
It is hoped that the Working Group can resolve this difficulty. Holkham do not envisage support for a housing plan which would impose residency covenants on properties sold from the Estates current or future housing schemes and believe any such covenants stand in the way of the opportunity to support Homes for Wells and stand in the way of a boosted supply of rental properties into the town. Holkham MD will assist the Working Group to define a carve-out for current and future Local Plan allocated sites if that is concluded by the Working Group to be a practical way to resolve this.

- c) however that with a view to achieving wider agreement the possibility of excluding that requirement from those sites allocated in the Local Plan at present in process should be seriously explored with NNDC;
This is welcomed. NNDCs position on the matter is not believed to be an obstacle to agreeing this.

- d) If that were the case, it would nevertheless be the wish of the Working party that the Estate should seek to sell to those intending to be residents, even at small cost;
Holkham would prefer to sell to those intending to live in the properties on a full-time basis.

- e) that the lifting of the covenant on the Triangle at no cost by binding agreement as part of the agreement is welcomed
Holkham welcomed the approach outlined by the Working Group providing up-front reassurance about the trigger for lifting the covenant on the proposed site.

- f) In order for the Neighbourhood Plan to be accepted for independent examination, the agreement to the lifting of the covenant would have to be made public and the subject of legal agreement at an early stage

Holkham is prepared to notify the Inspector of the criteria agreed for the lifting of the covenant, so that the Inspector can be clear about this aspect of the deliverability of the proposed exception site.

g) the combination of Policy Plus Plus in respect of the sites allocated in the Local Plan and the NP proposal for the Triangle would together considerably improve the provision of affordable housing for local people in the town.

Agreed. Collaboration between the Estate and the Town Council to support each others ambitions in a combined housing plan will make a remarkable difference in Wells.

I very much hope the Working Group concludes we have a basis to move forward with a shared housing plan for Wells. If that is the case, I believe it will be possible to pick up the pace and move into working up the detail on the assurances each of us will need from the other, so that the arrangements for the covenant can reach the point where the "Triangle" site meets the deliverability criteria to enable its inclusion in the Neighbourhood Plan submitted to the inspector. I can work with you next week to start to establish what each of us will need for our respective sign-offs and who we will need to involve on that path. I look forward to hearing from you in due course.

Kind regards,
Holkham Estate

From: Working Party

Sent: 10 May 2023 09:08

To: Holkham Estate

Subject: Wells-next-the-Sea Neighbourhood Plan - schedule

Following our meeting yesterday morning, the Working Party has now finalised the Wells Neighbourhood Plan for presentation to the Town Council, subject only to the decision of the Holkham trustees as to the acceptability of our proposals contained in our letter of April 13th. As you will appreciate, in order to meet the regulatory requirements for publishing information the Plan must be finalised by the end of next week. As at present formulated, the Plan includes the Principal Residence Requirement in its original form. Obviously we would prefer to revise it in line with your letter of March 8th and our response of April 13th. In order to meet our deadlines we need a reply by close of business at say 5 on May 16th at the latest. I look forward to hearing from you.

Yours
Working Party

**Wells Neighbourhood Plan Working Party
Aide-Memoire from
Thursday 13th April 2023 10.30 am Zoom meeting
with Holkham Estate Managing Director**

Present:

Roger Arguile (RA-Chair), Cheryl Curtis (CC), John Edwards (JE), David Fennell (DF),
Nichola Holmes (NH), Andrea Long (AL),
James Bracey (JB) and Peter Mitchell (PM) on behalf of Holkham Estate

Apologies: Received from Lindsay Dew (LD), Peter Rainsford (PR)

Background

6.12.22 Zoom meeting with PM/Armstrong Rigg. PM requested WNPWP position on Triangle development.

31.12.22 WNPWP Letter to Peter Mitchell setting out proposal for affordable housing development and requesting Trustees' position on lifting the Triangle covenant.

20.2.23 WNPWP Reminder letter to PM to elicit response.

8.3.23 Holkham Estate Trustees formal response letter from PM. Phone call to RA clarifying this would be kept confidential to the wp.

12.4.23 WNPWP formal response by email ahead of ...

13.4.23 Zoom meeting to discuss relative positions on the housing policies in the draft Wells NP and the question of the covenant on the Triangle.

Discussion

RA asked PM for his comments on the 7 points (a-g) which the working party had offered as a basis for discussion. PM welcomed the opportunity to seek ways to move forward.

JB sitting in, General Manager for Land and Property, seemed to be taking notes, he didn't make any comments and left the meeting before PM for another appointment.

PM wished to make a distinction between 1. what both parties considered most important for progress, where they could give each other assurances that what they said they intend, they will do and 2. whether both parties are in agreement as to the way forward.

RA welcomed the Estate's letter of 8.3.23 as a significant advance in negotiation and agreed that success depends on mutual trust. The NP has to get through further consultation, scrutiny and public referendum.

PM said it was very helpful to have details of the wp's genuine intent on the Triangle development. He acknowledged that it was honest in facing the obstacles.

Discussion moved to the interpretation of Holkham's letter and the wp 7point response. PM seemed unsure what a) meant and RA said it matched Holkham's statement in their para 6 regarding the combined housing plan: that all 3 sites needed to work together.

JE asked directly if the lifting of the covenant was subject to the principal residence policy (PRP) being removed from the draft Wells NP. PM confirmed that it is the official position of the Trustees and that is what he is authorised to convey.

RA said that throughout the public consultation process, Wells town demonstrated solid support for PRP.

PM replied that town support was not unanimous and that by presenting only PRP as a solution to the housing problem the single answer had been reinforced. He claimed that concerns about PRP had also been expressed by NNDC, WTC, HfW and Duncan Baker MP.

PR repeated the wp conviction that PRP is not a standalone "solution" but is the NP's only tool in the box to make a difference to the current housing situation, it is an important factor in positive change and this view is now supported by Homes for Wells. Other means of rebalancing the second home/holiday let proportions in Wells (Council Tax, Planning Permission) require national government legislation.

AL pointed out that opinions were shifting on PRP as part of a combined approach to promoting healthy communities, citing the recently submitted Blakeney NP which includes PRP. The PRP included in the draft Wells NP would provide a break/brake on the rising percentage of non-permanent residential properties in the town so that the situation doesn't get worse whilst waiting for other measures to be brought forward, implemented and tested for effectiveness.

JE said that it would be difficult to justify scrapping PRP, given its consistent support during consultation.

Including it in this NP would enable the policy to be given a chance to work. Each planning application would be considered on its own merits and the NP review process may even overtake development on all 3 proposed sites.

RA asked PM what is the difficulty in accepting the exclusion of Ashburton Close (W01/1) and Holkham Rd (W07/1) sites from the PRP, as suggested in c), because Holkham could still develop both sites under the Policy++ within the life of this NP.

PM said that it is the Trustees' view that PRP is not the right solution to boosting the rental supply in Wells. It sets a difficult precedent and why should Holkham's hands be tied for the future? It would be a barrier to the Warham Rd. development and would require much effort for the PRP to be unpicked in

10 or 15 years' time. Better not to have a blocking policy on the books which may never be used if development doesn't go ahead. Holkham wants rental rich development and wishes to support the local community.

[NB. If this 3fold scheme goes ahead as proposed, Holkham will add only 13 rental properties to HfW portfolio whilst building 33 properties for open market sale. NH]

RA suggested that with a PRP policy, brownfield sites such as Maryland could be brought forward as mixed development including rental properties for the benefit of the local community.

JE said that by 2040 the Wells NP will have been reviewed and the effectiveness of PRP assessed. Under the wp proposals for excluding the 2 sites in the draft Local Plan, PRP is not a hindrance to their development and the Policy++ effectiveness can also be assessed. It will be possible to see which approach works best for supporting the economic and social health of the town.

PM reiterated the Holkham position that removing PRP from the draft NP is entirely reasonable. He was dismayed that the wp may have come into this discussion with uncertainty about Holkham's position or thinking that the 8.3.23 letter promised more than it could deliver. He agreed that Wells has an important working population.

JE mentioned point d) which encourages Holkham to prefer local buyers when they sell open market properties. PM's reaction was lukewarm.

AL asked that PM put the wp's 7points to the Trustees for their consideration. PM agreed to do so. RA to forward after this meeting.

It was agreed that all parties were keen to make the combined housing plan work, as per point g).

PM left the meeting at 11.33am

The working party agreed the wording of the 7point response to Holkham's 8.3.23 letter and the email RA has sent to PM for the consideration of the Trustees is reproduced below. (NB incorrect spelling Holkkham)

CC suggested that if the Trustees want to charge for lifting the covenant, they should be asked directly what the cost would be. JE of the opinion it would make a CLT development unviable.

If the exclusion of the 2 LP proposed sites is to become part of the draft NP, further text will be required in WNS4 and supporting text. AL to draft ahead of the meeting with IW on April 24th.

Date of next meeting

With NNDC to update on draft NP Housing policies.

Monday 24th April 10.30am by Zoom

Meeting closed at 12.18pm

NH

P.S. Subsequent to the meeting, Working Party sent this email with the points for Holkham Estate to put to the Trustees.

From: Working Party
Sent: 13 April 2023 12:37
To: Holkham Estate
Subject: Holkham/Wells NPWP meeting April 13th.

Thank you for today's meeting which I hope enabled us to take a step or two forwards.

I enclose the points presented to the meeting which we would be grateful if you would take to the trustees. It would help our time schedule if you were able to offer their views by the end of May.

For ourselves, we shall take away your concerns not least about the Principal Residence Requirement in the light of possible future developments in the town.

Yours,

Working Party

- a) It is our view that that the proposals need to be understood as parts of a whole so that each part is dependent on the rest;
- b) that the principal residence requirement represents the wish of the town as expressed in consultations which needs to be respected;
- c) however that with a view to achieving wider agreement the possibility of excluding that requirement from those sites allocated in the Local Plan at present in process should be seriously explored with NNDC;
- d) If that were the case, it would nevertheless be the wish of the Working party that the Estate should seek to sell to those intending to be residents, even at small cost;
- e) that the lifting of the covenant on the Triangle at no cost by binding agreement as part of the agreement is welcomed

- f) In order for the Neighbourhood Plan to be accepted for independent examination, the agreement to the lifting of the covenant would have to be made public and the subject of legal agreement at an early stage
 - g) - the combination of Policy Plus Plus in respect of the sites allocated in the Local Plan and the NP proposal for the Triangle would together considerably improve the provision of affordable housing for local people in the town. “
-

From: Holkham Estate
Sent: 29 March 2023 13:19
To: Working Party
Subject: RE: PS

I have just got hold of a copy of the leaflet and worked out you are commenting on the sentence “Discussions have taken place with North Norfolk District Council and Wells Town Council who have been generally supportive of our plans.”

I fully understand your point that WTC support for (or objection or no comment) re. the proposal will be an outcome of a vote when the finalised application comes forward to the Planning Committee.

Although I didnt write the leaflet or choose the words “generally supportive”, I do think they are a fair description of the feedback, the points, the questions raised by councillors at the recent meeting. Im sorry if this has led to any confusion. I am encouraged to hear you think the proposal has a good chance of getting WTC support. We just may be entering a new chapter of meaningful collaboration...

Also pleased to see that the project team took on board the concerns that the scheme should improve rather than exacerbate the turn-around at the top of Market Lane.

Kind regards,
Holkham Estate

LETTER

Wednesday 8th March, 2023

Dear Working Party

I write in response to your letter dated 31st December, in which you asked me to procure a response from the Holkham Estates Trustees setting out their position in relation to the possibility of lifting the covenant over part of the triangle site, west of Two Furlong Hill. The position of the Trustees is also informed by the letter you sent me on 20th February.

Thank you for your patience.

The Estate wants to avoid over-promising and then needing to step back from an earlier position. We are living with unusual volatility in construction prices and house prices over the last 5 months. These price movements directly affect the house allocation figures, which, you will see below, are at the core of explaining the Holkham Estates position.

However, for the Estate to hold back longer from sharing its position with the NP working group risks becoming more unhelpful than sharing figures which might subsequently need to move. The Estate offers reassurance that the housing numbers are provided in good faith, and that they are the same numbers currently in our project plans, but they may continue to move from month-to-month.

So, with that health warning, I can share below the Holkham Estate Trustees response:

1. The Trustees are fully aware that housing challenges have become a priority concern in Wells. Whilst many in the town have done well from rising house prices, there are too few houses available to those on middle and lower incomes who have longstanding connections with Wells or to those who wish to take up a job in the town providing important services to the community.
2. The Trustees recognise there is an opportunity for the Holkham Estate and the Town Council each to contribute towards tackling the housing challenge and each to support the other in their respective contributions. With this in mind, the Trustees wish to support a housing plan for Wells which combines the opportunities that exist at the sites on Ashburton Close (c.23 properties), Mill Lane (c.51 properties) and the Two Furlong Hill site (c.45 properties).

3. By combining the proposed c.74 houses at the first two sites, developed under a Policy-Plus-Plus approach, with the proposed c.45 houses at the third site developed under the proposed community-led housing scheme, Wells would benefit from c.119 new houses over the life of the new Local Plan. Crucially, c.86 of these houses will be residential rental homes or Shared Equity homes to help first-time buyers onto the housing market.
4. The remaining c.33 homes will be sold on the open market. The Trustees are aware that some would prefer to see these covenanted to restrict who can buy these homes and who can live in them. The Trustees are firmly of the view that this would be a less effective alternative to focusing on boosting rental supply and an obstacle to Holkham's support for the wider housing plan.
5. The combined housing plan also offers the opportunity for Homes for Wells to almost triple its scale and impact, adding c.58 new houses to its portfolio, taking it to almost 90 homes with an allocation list shaped by local need, providing the rental properties much needed by the town's key workers and others not assisted by the large regional Registered Providers. The Holkham team have made a breakthrough in securing NNDCs' agreement that Holkham can assign new affordable housing to Homes for Wells for them to own and operate in their locally-focused way. Holkham Estate, and Lord & Lady Leicester in their personal capacity, will continue to support Homes for Wells, financially and practically, as it grows to perform this vital role.
6. The Trustees are aware that the covenant on the Two Furlong Hill site has significant commercial value which they are obliged to take into account in discharging their duty to protect the Estate's assets for future generations. Nonetheless, the Trustees are willing to lift the covenant in line with the approach set-out in the letter dated 31/12/22 from the Neighbourhood Plan Working Group and to do so free-of-charge to facilitate the above aims. The Trustees do this with the expectation that Wells Town Council will proceed with the housing plan set out above. If the town council decide to pursue a different approach, then the Trustees will reconsider their position.
7. The Trustees believe this housing plan for the 3 sites represents the biggest opportunity since the 1970s (when the opportunity was squandered) for the Estate and the Town Council to adopt a housing plan which will generate a substantial and affordable rental portfolio to redress the erosion of this over the last 20 years and, by doing so, provide the most impactful and deliverable solution to the call to "do something" about the housing challenges in Wells. The Trustees are willing to enter into a binding agreement with Wells Town Council and North Norfolk District Council to facilitate the implementation of this proposed housing plan.

I will be out of the country 10th-28th March. I hope the NP Working Group will Party I will welcome the chance to discuss this letter, its implications and how best to move forward. I hope we can fix a meeting in April to do so

Kind regards,

LETTER

Wells Town Council Neighbourhood Plan Working Party

February 20th 2023

The Wells Neighbourhood Plan Working Party has now almost completed its work of revision of the Plan in the light of the many comments made during last summers statutory consultation. We have also taken account of further developments including the recent approval by the examiner of the Blakeney Neighbourhood Plan.

Although there are 19 Policy statements, those devoted to Housing, numbers 1 to 6 have occupied much of our time. At our last meeting on February 17th we gave a large amount of time to the reconsideration of WNS 4 on principal residence. We recognised that this is a policy on which there has been a deal of comment, including the response of Savills on behalf of Holkham Estates, but also from the town.

We are presently minded to retain the substance of WNS4. We were encouraged by the fact that the examiner of the Blakeney Plan which contains similar policies, held that it has met all the relevant legal requirements and it seems likely that the District Council will accept it. We are fully aware of the position taken by the Estate and of the board of Homes for Wells. We also recognise that the impact on overall housing percentages, particularly that on second and holiday homes, would be small but that the trend needed to be downwards. As it stands it is clear and, we believe, enforceable.

We were also concerned that more houses be built and that the percentage of affordable housing for rent for local people should increase. We all recognise the crying need for more such houses and that the proposed development at Ashburton Close will only make a very small contribution to addressing that need. That is a reason for our retaining and strengthening the provisions of Policy WNS2 which proposes the development of additional housing on part of the Triangle. Our concern for the viability of the town as a thriving community is one which is known to you and which we know you share. Even fifty more affordable houses would alleviate although it would not fully meet the need.

Thus, a second reason for my writing is to ask whether the Estate is able to answer our request for the release of the covenant made in our letter of December 31st. last. An agreement on this matter would help to make the Plan a means of making substantial progress in the achievement of our common objectives. There would be a lot to discuss. The detail would have to be right. But the principle comes first. It would help us if you were able to let us know whether or not the covenant will be released as outlined in the earlier letter, and if at present you are not able to give us an answer, when such a response is likely.

We look forward to sharing with you the revised plan as it will be presented for authorisation by the Town council this spring and we hope then taken forward for examination and referendum.

Yours,

From: Working Party
Sent: 31 December 2022 08:06
To: Holkham Estate

Subject: Wells Neighbourhood Plan - follow up to December 6th meeting with Holkham

Following the discussions between the Neighbourhood Plan Working Party and yourselves, Holkham Estates and Armstrong Rigg, I enclose the promised letter setting out our position in relation to the land owned by Wells Town Council as promised in those discussions. For clarity's sake I enclose a copy of the map as contained in the Neighbourhood Plan. We look forward to your response in due course.

Happy New Year

Yours,
Working Party

LETTER

Wells Town Council Neighbourhood Working Party

December 31st 2022

On behalf of the Working Party I would like to thank you for facilitating the dialogue which we have resumed, after some delay. (I think the WP met you last, face to face, on December 9th 2021.) We look forward to carrying on the discussion in the New Year.

We said we would write to set out our ideas for the development of part of what we have called the Triangle, between Two Furlong Hill, Mill Road and the track of the old Heacham railway line. The whole area is owned by Wells Town Council under a conveyance dated December 9th 1999 and is subject to a covenant prohibiting the Town Council from using or permitting the use of the land for other than smallholdings or allotments. The central area consists of allotment gardens. To the east is a horse paddock.

As was stated in the current draft of the Neighbourhood Plan the area (WNS 3 pp.58-9) the proposal is for the development of 1.89 ha. delimited in the plan bounded in red for the building of 45 affordable houses, consisting of a mix of houses and bungalows, accessed from Two Furlong Hill. The intention is that they be allocated by a Community Led Housing Association such as Homes for Wells.

Following the guidance provided in the two public consultations conducted in October 2021 and July 2022, these would be affordable houses for rent by local people. As stated in the Plan, WNS1 (p.54) the intention is that the housing remain affordable and available in perpetuity for those identifiable as being in housing need by being unable to buy or rent properties in the parish at open market prices, and offered in the first instance to those with a demonstrated local connection as identified by Homes for Wells or the relevant NNDC housing policies.

The financing of the development would be facilitated by the landowners, Wells Town Council, not charging other than for legal fees for the transfer of the land to a board of trustees under which Homes for Wells would administer the tenancies of the properties. The hope is that the current covenant holders, Holkham Estates, would be prepared to discount any commercial valuation of the release of the covenant for the benefit of the people of the town, meeting needs identified in the joint Housing Needs Assessment produced jointly by Holkham Estates and the Town Council in 2020-21 and further evidence provided by Homes for Wells. There would be no commercial benefit to any party. The cost of the development would be met by grants from such as Homes England, from NNDC and the National Lottery in addition to which long term low interest loans would be sought. Inevitably there would have to be some fundraising, both local and regional. There being no land cost to be met or profits to be made, the major costs would be the development itself which would enable the building of good quality carbon neutral houses and bungalows at modest prices to be rented in perpetuity at affordable prices for local people.

The land would be transferred by Wells Town Council to a board of trustees, a community land trust, which would consist of representatives of the Town Council, Homes for Wells and Holkham Estates. It would appoint a Project Manager to recruit the necessary development team to do the initial costings, produce plans and designs and to appoint builders for the task. The transfer of the land would take place once it was established that there was sufficient finance and legal agreements for the project to proceed. The legal release of the covenant would take place at the same time.

Inevitably there is a lot more detail to be worked out. The Neighbourhood Plan, once agreed, merely provides for the process to begin. That detail would follow its acceptance and the agreement of Holkham Estates that the proposals could go forward.

Yours,

Wells Town Council Neighbourhood Plan Working Party

From: Holkham Estate

Sent: 19 October 2022 13:00

To: Working Party

Subject: Re: [External] Gazette Article on housing

Thank you for your email. Its helpful to hear about what you are facing in terms of NP workload and you have my admiration for your commitment to the task.

I trust you will agree that your email to me should not be treated as a response to the request made by our adviser, in August for a meeting with the town councils chosen representatives regarding the Neighbourhood Plan. That request still merits a formal response conveyed by Clerk on timetable and format for a meeting.

Waiting 4-months for this discussion certainly makes our own planning processes more complicated, so I hope it may be possible to expedite this meeting.

Despite the turbulence in every aspect of house building over the last 6 months, I believe we have an approach which makes lots of sense for Wells. Please dont let that be marginalised by the desire to close-out the NP project.

I take on board your comment about whether my Gazette article should have cited consultation support for PRP. But where in the August NP draft and supporting papers was any visibility given to the points I made in the earlier consultation? The Gazette article is written to stimulate a wider constructive discussion about housing in Wells including the counter arguments to a policy built around PRP.

I hope the town council and the working party will agree it is worth making time to participate in discussions about Policy Plus Plus sooner rather than later with Holkham and Homes for Wells, and subsequently NNDC.

Kind regards
Holkham Estate

PREVIOUS TO Pre-submission consultation (June/July/August 2022)

From: Holkham Estate
Sent: 01 March 2022 09:06
To: Working Party
Subject: RE: [External] Wells Neighbourhood Plan

My attention has been on the Local Plan in the last few weeks, as the timetable for Reg 19 representations to NNDC has been upon us. It is unfortunate for all of us that WTCNP is running in parallel, but we are where we are.

With this nearly done, I am better placed to respond to you on the points you raised in your email of 19 January, which I will do very shortly. The work we have done over the last few weeks has reinforced in my mind that the proposal I set out for you on 9 December continues to be a really innovative way forward that could make a remarkable, positive difference to Wells.

I can see it will be helpful to us all if this is set-out in a short document so that it can be shared with your working group, and with Homes for Wells, and with the full Town Council. I will get to that as soon as I can.

You asked about my reaction to your NP update to WTC. For me it highlighted just how difficult the process is for a NP Working Group. You are tackling a vast and complex topic, that needs your group to acquire a working understanding of so many topics, and you need to find a path which achieves a working balance between what the residents (who haven't been briefed on the trade-offs) put their tick against, what NNDC will require to demonstrate compliance, what those who are able to invest will see as viable, and what you/we/everyone instinctively feels is best for the town.

As housing is so central to the NP, I was surprised that your debrief to WTC made only passing reference to any of what, from my perspective, are five key questions in this NP process:

1. Is the triangle site or the Warham Road site or neither the best option for an uplift on the provision of affordable homes in Wells?
2. Does evidence exist to support a principal residence policy as a tool that will have a clear positive impact on the housing issues facing Wells?

3. If the NP introduces policies which block or hinder particular sites selected to fulfil the districts obligation to a housing supply over the next 15 years, then can the NP be expected to offer up better replacement sites?
4. Can (and should) the NP be a catalyst for scaling up the contribution which Homes for Wells makes to the town?
5. How will the WG and the Town Council navigate through the remaining stages of the NP process if the path they conclude to be the “right” one is at odds with the viewed expressed in the public consultation?

It could be very useful if we had a discussion about your views on whether any of these 5 questions make it into your top 5. I am happy to do this either “off the record” to get your personal insight, and/or (perhaps thereafter) Might you have time to do this? I expect your top 5 will overlap but also be different. If we understand each others perspective better, that might help us consider how effectively we are working towards the answers to these questions.

What do you think?

Kind regards
Holkham Estate

From: Working Party
Sent: 19 January 2022 09:44
To: Holkham Estate
Subject: Neighbourhood Plan - WP response to Holkham Estate proposals of 9.12.21

Following the meeting of the Working party last week I am responding to your presentation on December 9th. last There were, as you may guess a number of comments as well as some decisions.

You will be aware that the proposals for a development at Warham Road are potentially in conflict with the results of the Consultation held in October last, (and with the emerging Local Plan in terms of site selection). in particular the principle residence requirement which was expressed strongly by those participating in the Consultation. This was also the case with the preference for affordable housing for rent as the only kind of houses to be built. We are fully aware of the difficulties that these issues present. It scarcely needs saying that unless the Neighbourhood Plan gets a positive result at the referendum, it falls. The question is how we can arrive at a compromise which will sufficiently satisfy all parties. Clearly the greater the advantage to the town, the more likely it is to accept our proposals.

The Working Party felt that before we could consider in detail ~~to~~ your proposals, we needed to see them in writing to provide clarity on a number of matters as follows:

- a) the number of affordable houses for rent and who would own them.
- b) Precise site area e.g. red line on a map
- c) any details of location and lay out
- d) We noted that calculations as to the viability of any scheme would depend on costings. You explained that the land already belonged to you which removed its cost from calculations which would make the principal residence requirement less of a burden. Costings are bound to be speculative as we are aware, but it obviously helps if we are able to see what might be achieved and what is impossible of achievement.
- e) Status of the proposals. There was some concern as to what the status of any proposals was. Are these informal or have they been formally agreed by your Trustees? We would want some kind of assurance that any proposals were firm. We were reminded of the fact that the Market Lane strip was originally proposed as an exceptions site and that its status has changed according to the current Local Plan proposals.

The various proposals are to some degree alternatives but they might possible relate to each other. Also, the Triangle development was briefly discussed. It would help us for you to set out the various steps that are required to enable the covenant to be released. The trustees would presumably want detail from the Town Council when deciding what the cost of releasing the covenant might be.

Finally, we are looking at the latest version of the Local Plan just published. We assume that you will be preparing a response as we shall be. Given the tight time scale it may not be possible to provide a detailed response but whatever you are able to say will help. We meet next on 4th February.

Yours,

(Chairman, WTCNPWP)

From: Holkham Estate

Sent: 09 December 2021 09:25

To: Working Party

Subject: RE: [External] Neighbourhood Plan working Party meeting December 9th

Thank you for your note last night and suggested agenda.

I feel it would be useful to add to the agenda Holkhams feedback on the WNP draft policy document, so that the working group can hear and respond to this handful of suggestions.

Could you please share with me the AECOM Site Assessment Report and, just as importantly, your suggested amendments. I hope you will agree that transparency to how this report is written and revised is important to its credibility.

I look forward to welcoming you all later today.

Kind regards
Holkham Estate

From: Working Party
Sent: 08 December 2021 21:11
To: Holkham Estate
Subject: [External] Neighbourhood Plan working Party meeting December 9th

We didnt clearly establish the nature of tomorrows meeting. My understanding is that it is a meeting of the Neighbourhood Plan Working Party at which Holkham estates wish to present a proposal which relates to the issue of Site options. I hope that it is therefore in order for me to provide an agenda . It is appropriate that the meeting has a particular focus but it should, I think, have the format of a minuted meeting. My suggestion is that the agenda is as follows:

- 1 Apologies
- 2 Minutes of the meeting of November 25th.
3. Matters arising (which may be deferred)
4. Proposal of Holkham Estates in relation to the call for sites.
5. Any Other business (previously notified)

I realise that this is a vestigial agenda and that any detailed discussions of item 4 will have to take place subsequently in relation to the AECOM Site Options and Assessment Report of which we have only so far received only a draft copy but I wanted to ensure that we adhere to a protocol for meetings which will

bear scrutiny subsequently. We shall have to take all the information received to a subsequent meeting and report to the Town Council in due course. I hope that this procedure is acceptable to all parties. If there are any amendments proposed either to the procedure or to the content of the agenda I am sure we can agree them in short order. I enclose the minutes of the last meeting in draft.

Yours,
Working Party

From: Working Party
Sent: 04 October 2021 15:09
To: Holkham Estate
Subject: Neighbourhood Plan Consultation

The Consultation over the weekend was well attended and we have a deal of data to digest and on which to cogitate. I thought that, as someone who works in and around the town you might want to comment on the detail. There is provision for comment online which you might wish to take advantage of though as I indicated there is separate provision for landowners to make their comments and you might wish to obtain advice before sending it. Thus as well as sending you the Wells website address I would draw attention to a particular concern of yours which related to permanent residence. At present it is to be found on Para 9.6-8 of the first draft Local Plan on which it invites comment. I can tell you that the most populated response from those attending the Consultation was that relating to principle residence requirements which was supported wholesale. As soon as the full detail is available I will let you have it.

Perhaps I can offer some minor reflections of my own which relate to our conversation. I accept that the Policies which I sent to you are pretty conservative. It is inevitable that people living in a community are likely to prefer it to stay as it is. That is, of course, the nature of the beast and one reason why local democracy has its limitations. It is also why the Neighbourhood Plan has to be reconcilable with the Districts Local Plan which proposes development. My task is to seek to ensure that any development is of a kind which the evidence obtained (HNA etc.) and the legitimate wishes of the local people point towards. An exceptions site providing affordable housing for rent seems to be indicated so far, though we shall see. Commercial pressures may suggest a different solution but my overall desire is that however we proceed, the trust of local people in the Town Council, various housing providers and the Estate is enhanced rather than otherwise. There will always be those whose negativity is unlikely to be dented but a solution in which nobody gets what they want in its entirety but which allows everyone to get something is one which I am directing my energies towards. (The devil is usual is in the detail.) I would like as a bonus there to be discussions about an overall strategy with regard to the Triangle as a whole in the long term.

The Consultation has been useful, not only because it has given us a steer but also because it has raised issues - such as main services - which have not been fully dealt with or at all but which are essential pre-requisites to the placing of builders boots on the ground.

I wonder if we can look at a joint meeting sometime before the end of the year. I dont want present difficulties to inhibit our attempts at some kind of resolution or at least increased mutual understanding.

Yours,
Working Party

From: Working Party
Sent: 14 September 2021 12:36
To: Holkham Estate
Cc: [clerk](#)
Subject: RE: [External] Wells Neighbourhood Plan - CONFIDENTIAL

I thought I would just touch base as it were. You will know of the decision of the Town council to reject the proposal of Medcentres to develop the Triangle site on Mill road. I think you did well to miss the meeting though I think that your presence of itself gives a sense that Holkham is concerned about Wells and you know that you are always welcome to come.

I am now in the process of preparing for the drop-in consultation for the Neighbourhood Plan which will be at the Congregational Hall on Friday October 1st from 5-8 and on Saturday 2nd from 10 – 3. Please pop in to see what stage we have reached. I doubt whether any of the Policies will be site specific but can send you the documents after they have been finalized. We are basically saying: are these the right policies and are we taking them in the right direction.

Just to specify a little: they are about

- a) housing (new provision/housing mix/principle residence requirements/infill/exception sites for affordable housing/design/extensions of existing dwellings
- b) employment (sites/redevelopment/retail and town centre)
- c) Infrastructure (medical, education, leisure, transport/access – parking)

- d) Environment (heritage protection/non-designated assets/green spaces/conservation/views/dark skies/access to countryside, tourism)
- e) Sustainability and Climate change (flood risk/sea level rise/pollution)

So quite a range of issues!

Finally, I would like to follow up your suggestion of an informal meeting to explore possibilities. I have been in touch with Flagship following the Medcentres matter and to inform myself of how they operate, but I think it might be useful for WTC , Homes for Wells and you to meet to see whether we have enough in common to see how we might work together.

Yours

Working Party
