

Wells Town Council

Meeting of July 5th 2021

Agenda Item 11 Neighbourhood Plan Report

NNDC/Medcentres proposals

Following a meeting with a number of town councillors on 16th November 2020 when the idea was first introduced, Nicky Debbage of NNDC presented an outline proposal for 'housing with extra care' (sheltered accommodation for the elderly) which NNDC envisage might be built on the Two Furlong Hill site, to be built by Medcentres, a commercial health care provider. This was discussed in the light of alternative proposals which Homes for Wells had introduced which were discussed by the Town Council in May. No concrete proposal has yet been put forward for the consideration of the Town Council and it is understood that Holkham has not been approached. The agreement of both would be necessary if the proposal (or any other) were to be advanced.

Call for Sites

In 2019 the Town Council responded to a call for sites by North Norfolk District Council as part of the Local Plan process which is ongoing. The Neighbourhood Plan Working Party undertook a further call for sites to see if there are any sites which might be suitable for future development in the parish that were not put forward as part of the NNDC consultation.

The responses were as follows:

1. Wells Town Council - part of the land off Two Furlong Hill/ Mill Road
2. Holkham Estates - strip of land at the top of Market Lane/Fakenham Road
3. Land between Mill road and Holkham Road
4. Land south of Warham road

Numbers 2 to 4 were submitted to NNDC in 2019 and 2 and 3 form part of the draft Local Plan. These sites together with the explanatory submissions and maps have been received by our consultants and passed on to AECOM, the government agency employed to assess the suitability of sites from a planning point of view. AECOM expects to respond by the end of the summer.

Character Appraisal

A detailed description of the streets and buildings of Wells, their age, history, architecture and use has been compiled by members of the working party and collated by one of its members and has now been submitted to AECOM as part of their work.

Policies

The five broad objectives (housing, employment, infrastructure and services, environment and tourism, sustainability and climate change) have to be translated into policies relating to particular pieces of land. Discussion of these is now in process ready for presentation to the public at the consultation.

Consultation

A drop-in consultation will take place on October 1st and 2nd. when members of the public will be able to examine the policy proposals in detail and to offer their comments.

RA 5th July 2021