

Wells Town Council March 2021

Report on Wells Neighbourhood Plan

Vision The Working Party has revised its Vision Statement after detailed discussion as follows:

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

This will be the basis of the Plan from which a number of objectives will be set out. These are a present in draft prior to public consultation. From the objectives specific planning policies will be produced which will form the practical end purpose of the plan which will then become part of planning law.

Placecheck. As members will have seen from the Quay magazine Wells residents are being invited to express their opinions about the town – what they like, what they don't like and what they would like to see improved – through an online interactive map. They can endorse or disagree with opinions already expressed but cannot 'pack' the system by voting on any entry more than once because the system prevents multiple voting. There are posters around the town. Many people have been contacted personally by email and there is an article in the Quay magazine. A poster has been designed and printed and copies of it are now around the town. Roger Arguile agreed to encourage participation on Facebook - forum for locals and visitors.

Stakeholder consultation. Members of the Working Party are consulting, by telephone, email and text, members of the business community and of interest groups in the town to obtain from them their views as to what will help them in their causes and what will hinder them in the development of the town. Cheryl Curtis is coordinating this.

Housing Needs Assessment. The HNA survey conducted by Richard Turkington of Housing Vision has been completed and its contents will be discussed by the Joint Group on Tuesday March 2nd. It will then be shared with the members of the Working Party and a report will be provided to the Town Council at an early date.

Data Profile. Emma Harrison of RLA has sent to the Working Party a draft Data Profile detailing statistical information about the town which the WP will be discussing at its meeting on March 11th. We shall be meeting three weekly in future.

Website. A section of the Town Council website is being developed by Rachel Leggett who will be webmaster.

Other work will include a Character Appraisal of the town, the production of a Design Guide for present and new housing.

Timetable. The target date for the completion of the plan is January /February 2022 and the completion of the plan by summer 2022. The working Party proposes to report to the Town Council monthly.

Funding Application will need to be made in April to Locality for more funds for the Design and Guidance Work via AECOM who are the company appointed by government to provide technical support for Neighbourhood Plans. This work will therefore be paid for by government and is additional to the £10,000 which is the basic government grant for the Plan process.

Secretary to the Working Party: The appointment of Mrs. Nichola Holmes has been secured initially for a period of six months. She is by profession a librarian and her family have lived here for many years. She has recently moved here with her husband.

Roger Arguile 28th February 2021