

Wells Town Council

Meeting January 9th 2023

Agenda Item 8b

Report of Neighbourhood Plan Working Party

Since the last council meeting, the Working Party has met with Holkham Estates, at their request and as reported at the last council meeting, on December 6th 2022 on Zoom. Holkham was represented by Mr. G. Armstrong of Armstrong, Rigg, planning consultants and Peter Mitchell and James Bracey of Holkham Estates.

In brief, the earlier proposed development (March 2022) named Warham Rise for 120 houses off Warham Road was not now part of any discussions. The proposals, outlined in the *Holkham Gazette*, called Policy Plus Plus, are for the development of two sites, Market Lane and Mill Road/Holkham Road the details of which the Working Party will consider at its next meeting on January 13th. These plots are already in the District Council's Local Plan, in the process of consideration and as such their designation is not open to the Working Party to consider. The discussions centred on what kind of housing would be built. Further discussions are envisaged.

Following the meeting, the Working Party set out in writing its view as to how the development of an additional site, the Mill Road/Two Furlong Hill Triangle proposed in the Neighbourhood Plan (WNS2) would be carried forward. The Plan, as a planning document, can only make provision for the allocation of land for specific purposes. Its actual implementation would only take place once the Plan had been agreed. (A copy of the letter containing the Working Party's view is enclosed. Its detailed proposals would have to be the subject of decisions by the Town Council in due course.)

Since the meeting the Working Party has received from *Locality*, the appointed government agency charged with various assessments which impact upon the Plan, a copy of its *Habitats Regulation Assessment*. It is a legal requirement that such an assessment be made as to the 'likely significant effects' of any proposed development which, if adverse, would only be permitted if there were 'imperative reasons of overriding public interest'. The report is 117 pages long so it will take some digesting. Its conclusions and their effect will be discussed by the Working Party and our observations reported to the Town Council.

The next meeting of the Working Party has been arranged for January 13th after which at either the February or March meeting the Working Party hopes to report to the Town Council.

Roger Arguile January 4th. 2023