

# Wells Town Council

Meeting of May 9<sup>th</sup> 2022

## Agenda Item 15 Neighbourhood Plan

### Progress Report

We have received notification that the final tranche of the grant from Locality has been approved.

The Plan is almost complete. It has been sent to Iain Withington, the Neighbourhood Plan officer of NNDC, for his informal comments prior to its being presented to the District Council for a formal examination. His first response was extremely positive about the quality of the work. Subsequent detailed comments have now been received and were discussed at a meeting with him this morning where we received professional assistance from Andrea Long our planning consultant. It has to be said that without her guidance we should have made nothing like the progress we have made.

Without prejudging our progress the two most important issues concern the principal residence requirement and the allocation of a site or sites for affordable housing for rent (referred to by our vice-chairman in the May edition of the Quay magazine). Both issues are contentious and we have been advised that until we are able to present a well-evidenced case, the detail will have to remain confidential. We hope that the council will understand. There are other issues relating to infilling and house extensions, community infrastructure, the preservation of green spaces, of particular views, of rights of way and matters relating to pollution and flood risk which the Working Party is keen to retain. These are some of them contained in the Local Plan but their application to Wells is not the same as in other places. Following this morning's discussion these matters are to be reviewed and will be discussed and decided upon at our next meeting.

### Draft Schedule

May 20 <sup>th</sup>	Final version of Neighbourhood Plan agreed by Working Party
June 6 <sup>th</sup>	Presentation of Neighbourhood Plan to Wells Town Council
July 4 <sup>th</sup>	Signing off of Neighbourhood Plan by Wells Town Council
July 14 <sup>th</sup> -15 <sup>th</sup>	Statutory Consultation with the Town (Gordon Barrett Hall)

From the sending out of agenda to the Town Council in the last week of May the details will be public and there will be debate on social media and elsewhere. Printed copies will be made available to Councillors. The purpose of a two-stage discussion is to enable discussion and reflection on the Plan prior to a final decision being made. Inevitably not everything in the Plan will be universally approved. The Plan will not, in any case, be put to the town in a referendum until it has been approved by NNDC's examiners and commented through the statutory consultation, after which it may be changed. The intention is to publicise the Consultation as widely as possible.

The Schedule is dependent on a number of factors, the first being whether there is robust agreement by the Working Party on all aspects of the Plan so far, and the second being the approval of the Town Council.

Roger Arguile (chairman, NPWP)

May 8<sup>th</sup> 2022