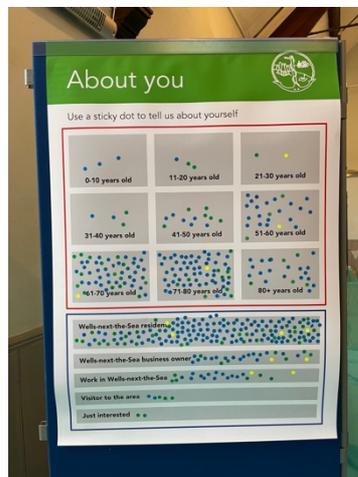


Wells-next-the-Sea Neighbourhood Plan

Report for the consultation event on draft ideas, 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 more large 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

			<p>Lane development. Surely all of the key aims is to keep local character. 'Anywhere Homes' don't do this.</p> <ul style="list-style-type: none"> • *Any new housing wherever it is must be for local needs and not allowed to be sold to 2nd homes (see stance taken by councils in Cornwall). • 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.
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			<ul style="list-style-type: none"> • There is inadequate care provision both in peoples homes and care homes, to support our population. I would support more care provision, both homes for local carers and care homes, potentially on community hospital site. • 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.
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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 site including Public Open Space)	Housing and open space	60 dwellings A mix of open market and affordable	All but 0.7 hectares (western part) is proposed for allocation in the emerging NNDC Local Plan.	Landscape sensitivity; access from Mill Road
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Comments

- 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

- *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. • **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, ensuring they complement the character of the area. See draft Design Guidance and Codes document. <i>What do you think?</i></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. • 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

Comments

- 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>Protect existing employment sites from change of use that would result in the loss of employment land available. <i>Where?</i></p>	99	4	<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. • ***** 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>	103	12	<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.

<p>1. Former Maryland – for industrial, business, office, and commercial uses</p> <p>2. Former Ark Royal Pub on Freeman Street – for commercial, retail and business uses</p> <p><i>Are there any others?</i></p>			<ul style="list-style-type: none"> • 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. <i>What new infrastructure is needed in particular?</i></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. • 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.

			<ul style="list-style-type: none"> • 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. • 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</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.

<p>parking provision. New development should not cause safety issues or congestion. Off-street parking encouraged and on street parking discouraged.</p>			<ul style="list-style-type: none"> • *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. • 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>	<p>49</p>	<p>1</p>	<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.

			<ul style="list-style-type: none"> • 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. • 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.
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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	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?)

<p>heritage of the town e.g. Listed Buildings, Conservation Area.</p>			<ul style="list-style-type: none"> • 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.
<p>WSN15: Non-Designated Heritage Assets</p> <p>Recognise important unlisted buildings</p> <ol style="list-style-type: none"> Water Tower (off Warham Road) California Terrace WI sign for the town at primary school turning circle Town Sign near Arch House Mill Farm buildings Former Wells Cottage Hospital Wall running down east side of unmade road to Temple Court Whelk sheds Maryland Mill buildings (vets and 	<p>169</p> <p>Support for all areas</p>	<p>4</p>	<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 in a fast-moving world and is a complete eyesore (e.g. Maryland). • 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.

antique centre) j. Old boatbuilding yard, opposite main slipway (now shipyard studios and shipyard cottage) k. Old Railway Station <i>Any others?</i>			
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	Agree	Disagree	Comments
WNS16: Local Green Spaces Green areas that are not already protected Local Plan a. Pitch and putt field b. Northfield Crescent strip c. Tug Boat Yard (a formally designated village green) d. Turning circle at Bluebell Gardens (primary school) e. Former railway cutting at Warham Road	163 Support for all areas		<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.

f. Mill Road allotments <i>Any others?</i>			
<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 habitats, create new green corridors, through new development, incorporate wildlife friendly features, e.g. bat boxes, swift boxes etc.</p> <p><i>What else?</i></p>	113	1	<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. • 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: a) Long distance</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?

<p>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 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</p>			<ul style="list-style-type: none"> • 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.
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<p>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 views will need to be justified]</i></p>			
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	Agree	Disagree	Comments
<p>WNS19: Landscape and dark skies</p> <p>Recognising the national importance of the Area of</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.

<p>Outstanding Natural Beauty. Control new lighting to protect dark skies (and prevent light pollution).</p>			<ul style="list-style-type: none"> • 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.</p> <p><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. • 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</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.

environmental impact, location, amenity, access, parking and provision of facilities on site.			<ul style="list-style-type: none"> • 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. • *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
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<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>	<p>85</p> <p>0</p>	<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> <p>Promotion of measures for climate adaptation and mitigation <i>What is needed?</i></p>	<p>62</p> <p>0</p>	<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. • *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

			<p>journey will be by rail, or as a park and ride from the A148 at Fakenham. Green transport.</p> <ul style="list-style-type: none"> • 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.
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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 beach via non car modes e.g. walking and cycling routes <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>	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. • *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.

		<ul style="list-style-type: none"> • 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 • ** 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.

			<ul style="list-style-type: none"> • 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. • 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.
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Any other comments

- And dogs are an issue, especially walking down Staithe Street and some shops/cafés, 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 a 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 overcongested 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 offstreet 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 onstreet 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 TwoFurlong 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 dogowners 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 Egmere 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*
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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 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.
