

Wells Neighbourhood Plan Working Party

Minutes

Thursday 9th December 2021 2pm, at the Holkham Estate Office

Present: Hosts James Bracey and Peter Mitchell, for Holkham Estate.

Roger Arguile (RA-Chair), Cheryl Curtis (CC), Lindsay Dew (LD), John Edwards (JE), Nichola Holmes (NH), Andrea Long (AL), Peter Rainsford (PR)

1. Apologies: Received from DF.

2. Minutes of last meeting, 25.11.21

Accepted as a true record.

3. Matters arising

Deferred to the next WNPWP meeting.

4. Neighbourhood Plan policies: Holkham Estate response – PM & JB

AL explained the current state of progress on preparation of the NP and next steps. Peter Mitchell, Holkham Estate Managing Director and James Bracey, Holkham Estate General Manager, presented a 10 page document of comments from Holkham Estate on the draft Neighbourhood Plan, in advance of the formal consultation stage, to explore some of the local issues.

5. Proposal of Holkham Estate in relation to the Call for Sites - PM

PM presented a proposal to formally include in the draft NP the site designated CFS3/H0288, an area of land to the south of Warham Rd. PM outlined possible scenarios for development. Members of the working party sought clarification on a number of details in the ideas being put forward.

With regard to the triangle of land designated CSF2/H1013, between Mill Rd. and Two Furlong Hill, CC asked about Holkham's covenant which restricts development on the site. PM indicated that this would be a matter for the Holkham trustees to discuss.

The area of land comprising CFS1/H1011/H0699 between Mill Rd. & Holkham Rd. was not discussed. Some of this area already appears in the emerging Local Plan.

The area of land designated CFS4/H0700 at Market Lane was not discussed. This area already appears in the emerging Local Plan. It was previously allocated for affordable housing development.

Meeting closed 3.30pm.

NH