

Wells Neighbourhood Plan Working Party Minutes Friday 4th March 2022 10.30am via Zoom

Present: Roger Arguile (RA-Chair), Lindsay Dew (DF), John Edwards (JE), David Fennell (DF), Nichola Holmes (NH), Andrea Long (AL), Peter Rainsford (PR)

1. Apologies: Received from Cheryl Curtis (CC) and Greg Hewitt (GH). Jacqueline Gray (JG) and Jimmy Tottle (JT) unable to join Zoom meetings.

2. Minutes of last meeting, 4.2.22
Accepted as a true record.

3. Matters arising

Important views. The Zoom meeting on February 17th was attended by RA,CC,JE,DF,GH,NH to discuss the suggested list of important views, for which CC had supplied photos to aid the analysis. Following the group discussion, CC offered to produce descriptions and a map of the views for RL to formulate a draft list for NPWP approval. The working party here expressed thanks for this and it was agreed to recirculate Cheryl's documents sent round on 26th February, for consideration at the next meeting.

Funding. AL reported that RL has been keeping in touch with GH regarding funding from Locality for 2022/23. There has been no official announcement yet.

WTC response to draft Local Plan. At the WTC meeting on February 7th, RA presented to the Town Council the working party's suggestions for comment on the draft LP. There is great concern that the draft plan does not properly address issues specific to Wells, particularly on housing need, infrastructure and flood risk. WTC approved the employment of AL to formulate and submit the town council's representations to NNDC in response to the pre-submission version of the Local Plan. This Andrea did before the end of February, even though the deadline for comment was extended to March 7th. The working party extended their thanks to AL for her hard work, noting that many North Norfolk parishes are trying to ensure that the new LP will address local problems.

4. Continuing the review of NP policies, in the light of the LP pre-submission version.

As with previous discussion, the draft Wells NP policies must remain in general conformity with the emerging LP whilst addressing local issues not covered by the district wide plan. The working party continued their review of the NP policies using AL's developing text. RA had circulated in advance a list of points for discussion. This meeting made further progress on policies relevant to education, infrastructure and the environment. AL requested that proofreading notes on the text so far be sent directly to her for inclusion when the policies document is amended after each meeting.

5. Letter from Holkham Estates.

RA reported that after prompting Peter Mitchell at Holkham, he had sent RA a letter promising a response in due course to WNPWP's request for further information on the Estate's plans for housing development. PM's letter also contained some rhetorical questions about housing development in Wells. RA to circulate to WNPWP for discussion at the next meeting. LD voiced the opinion of all when she said that it was vital to keep lines of communication open with Holkham. JE remarked that the Estate's representations to NNDC regarding the pre-submission version of the LP may be viewed on the NNDC website.

6. Communications

JE brought to the working party's attention a leaflet he had acquired from Silkstone in South Yorkshire, promoting their draft NP in advance of the local referendum. It was delivered to every home in the parish and contained a response form so that each resident could express their opinions privately in writing. It was agreed that this would be a valuable addition to the further public consultation sessions planned in Wells. AL said that RL could design something similar to be used here. JE recommended the Silkstone NP website.

Updates on our NP process continue to appear in The Quay magazine, usually prepared by RA. April's bulletin has been written by JE, covering the WTC response to the emerging LP. General information, documents and minutes of the meetings are on the WTC website.

7. AOB

As part of the work to prepare WTC representations to NNDC on the draft LP, CC and PR attempted to ascertain a more accurate picture of the property occupation in Wells by engaging with local residents and businesses. Using a combination of the official figures available and lengthy enquiries an indicative result of at least 35% second homes or holiday lets across the town has emerged. The working party expressed their thanks and admiration for the time and effort spent on this important evidence gathering. It is hoped that desensitised data, for example on the geographical distribution of property types, can be used to support Wells' NP housing policies.

8. Date of next meeting

Friday April 1st, 10.30am via Zoom.

Meeting closed 12.31pm

NH