

Wells Neighbourhood Plan Working Party

Minutes

Friday 1st April 2022 10.30am via Zoom

Present: Cheryl Curtis (CC), Lindsay Dew (LD), John Edwards (JE-Vice Chair), David Fennell (DF), Nichola Holmes (NH), Andrea Long (AL), Peter Rainsford (PR)
Rachel Leggett (RL) joined the meeting at 12.15pm

1. Apologies: Received from Roger Arguile (RA-Chair) and Greg Hewitt (GH).
In Roger's absence, AL hosted and JE chaired the meeting.

2. Minutes of last meeting, 4.3.22
Accepted as a true record.

3. Matters arising

Funding. AL reported that the Wells NP finances for 2021/22 have been settled and GH is returning any unused grant money to Locality. The DLUHC has announced that NP funding will be extended for the financial year 2022/23 and this will be sufficient to complete the Wells NP process. RL is ready to prepare the Locality funding application with GH.

Responses to the draft Local Plan. JE reported that NNDC are now considering formal representations made on the pre-submission version of the Local Plan, after extending the deadline for comment to March 7th. Like Wells, other NPs in preparation are also taking into account district-wide provisions in the new draft LP. It is clear that each NP must take the opportunity to address specific local circumstances to guide future development for the benefit of its community. The NPs of places which have similar problems to Wells provide useful information on how our policies may be formulated. Discussion centred around the Blakeney NP now with NNDC for comment prior to its formal examination. The working party also considered the treatment of issues covered by the Southwold NP, particularly relating to principal residence and holiday lets.

RA will be asked by JE to write to our MP Duncan Baker regarding the current housing situation in Wells, including in relation to North Norfolk generally, as it is quite different to national and district averages. The letter will mention the information in Blakeney's NP from p.44, items 6.69 to 6.78 and also provide the link to a report which refutes Savills' case about the impact of a principal residency policy on house prices in St. Ives, viz:

<https://cornwalldevelopersparadise.wordpress.com/2019/11/22/the-case-of-the-research-study-that-wasnt-st-ives-second-home-ban/>

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

The working party continued their review of the NP policies using AL's latest text, circulated on March 24th with a list of points for discussion. This meeting made further progress on policies relevant to housing, infrastructure and the beach area.

The section on design has been strengthened using the final edition of the Design Guidance document. The question of implementation and monitoring was considered.

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.

LD left the meeting when her phone connection ended.

RL joined the meeting at 12.15pm to talk about future NP timescale and to clarify the inclusion of maps and diagrams as circulated in her email of March 31st. CC's work on important views has been incorporated into the draft plan. CC and PR's survey of property in Wells can be generalised for inclusion as evidence in support of relevant policies.

AL is to finalise the map of Local Green Spaces.

CC to finalise draft map of NDHAs.

NH to draft infrastructure/facilities map for RL.

RL to refine the Beach area map which JE sketched.

Future Timescale. RL hopes that the draft policies text including maps can be sent to Iain Withington at NNDC before the end of April for his initial comments after the Easter break. He and AL propose a meeting for discussion with the working party before the next regular NPWP meeting in May. AL to suggest dates.

The 6 week consultation, including further public exhibition of the draft NP, is proposed for late June or July. PR to ask about availability of the Gordon Barrett Hall on Clubbs Lane for the weekend of July 15/16th. Publicity for the public event was discussed. WTC will need copies of the draft plan at least one week before their meeting on July 4th so that the material can be approved for exhibition.

The draft plan can then be revised in September and submitted for formal examination in October 2022.

5. Communications

PR to prepare a verbal report on NP progress for the WTC meeting on April 4th.

Updates on our NP process continue to appear in The Quay magazine, usually prepared by RA. The piece for May's bulletin will be prepared by JE.

6. AOB

JE will report verbally to RA on this morning's meeting. The working party wish him a good recovery from his illness and hope to welcome him back soon.

7. Date of next meeting

Friday May 20th, 10.30am via Zoom.

Meeting closed 1.03pm

NH