

**SUBMISSION OF THE NEIGHBOURHOOD DEVELOPMENT PLAN FOR  
WELLS-NEXT-THE SEA (THE “WELLS NEIGHBOURHOOD PLAN”):**

**CONSULTATION UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING  
(GENERAL) REGULATIONS 2012**



Wells-next-the-Sea Town Council has submitted a Draft Neighbourhood Development Plan to North Norfolk District Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended). Ahead of independent examination, it is the Council's role to publicise and bring the proposal to the attention of people who live, work or carry on business in the neighbourhood area, detailing how the draft plan and associated documents may be inspected, and how you can make representations for the appointed examiner to consider as part of the independent examination.

Following the independent examination, should the draft or modified plan proceed to referendum and be subject to a positive result, the plan would become part of the North Norfolk Development Plan and be used in conjunction with the District-wide strategic policies set out in the Local Plan, the National Planning Policy Framework (NPPF), and national planning guidance, to determine planning applications in the Wells Neighbourhood Plan Area, which is designated as the parish of Wells-next-the Sea.

### **THE PLAN PROPOSAL**

In accordance with Regulation 16, North Norfolk District Council is **now consulting upon the Wells-next-the-Sea Submission Version Neighbourhood Plan, June 2023** and associated Plan documents.

**The consultation will run for six weeks between Monday 2 October & Monday 13 November, 2023.**

The draft plan proposal comprises the following documents:

1. Proposed Neighbourhood Development Plan Submission Version (June 2023)
2. Basic Conditions Statement (June 2023)
3. Consultation Statement (June 2023)
4. Well-next-the-Sea Design Guide and Codes (June 2023)
5. Housing Needs Assessment: Wells, Holkham, Walsingham and Wighton (March 2021)
6. Strategic Environmental Assessment, SEA Scoping Report (February 2023)
7. Strategic Environmental Assessment SEA Environmental report (June 2023)
8. Habitat Regulations Assessment, HRA (April 2023)
9. Site Options and Assessment report (December 2021)
10. Data Profile (March 2021)
11. Correspondence: Holkham Estate and Wells NP Working Party (June 2023)
12. Wells-next-the-Sea Town Council Minutes, 5<sup>th</sup> June 2023

In addition, previous versions of the emerging draft neighbourhood plan and SEA/HRA screening reports are also available at the web site below.

**The documents and prescribed consultation response form can be viewed online at**

[www.north-norfolk.gov.uk/wellsnp](http://www.north-norfolk.gov.uk/wellsnp). Paper copies are available to view at Wells-next-the-Sea Town Council, Wells Community Hospital, Mill Road, Wells-next-the-Sea, NR23 1RF by prior arrangement with the parish clerk. A printed copy can be requested from [clerk@wellstowncouncil.org.uk](mailto:clerk@wellstowncouncil.org.uk) or by telephoning 01328 710564. Copies can also be viewed at Wells Library and North Norfolk District Council offices, Holt Road, Cromer, NR27 9EN during normal opening hours.

## HOW TO RESPOND

Representations are invited on the content of the draft Wells-next-the-Sea Neighbourhood Plan and in particular on whether or not the plan proposal fulfils the 'basic conditions' and other matters that the appointed examiner is required to consider under [paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990](#) (as amended).

**The prescribed Consultation Response Form should be completed and returned to:**

- [planningpolicy@north-norfolk.gov.uk](mailto:planningpolicy@north-norfolk.gov.uk); or,
- **Planning Policy Team, NNDC, Council Offices, Holt Road, Cromer, Norfolk NR27 9EN**

Responses should be received by **Monday 13 November 2023**. Late representations may not be accepted. If you have any difficulty in responding using the prescribed form, please call 01263 516318.

Personal data will be processed in line with the Councils Data Protection and Privacy Policies. All responses will be made available to the third-party examiner and be made publically available, however personal contact details will not be publically disclosed.

## REQUEST TO BE NOTIFIED OF THE DECISION TO ADOPT THE PLAN

Any person making a representation at this stage may request to be notified of the local planning authority's decision under Regulation 19 (to adopt the Plan for use). If you wish to be notified, please indicate this in the appropriate place on the Consultation Response Form.

## THE BASIC CONDITIONS

The representations received at this stage will be forwarded to an independent appointed examiner who will consider if the Neighbourhood Plan and supporting documents meet the relevant 'basic conditions' and other matters that the examiner is required to consider under [paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990](#) (as amended).

These require that the plan:

1. Has regard to national policy and advice contained in guidance from the Secretary of State;
2. Contributes to the achievement of sustainable development;
3. Is in general conformity with the strategic policy of the development plan for the area or any part of that area; (*i.e the Local Plan*);
4. Doesn't breach and is otherwise compatible with EU obligations – this includes the SEA Directive of 2001/42/EC, and;
5. That prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Further information can be found at [www.gov.uk/guidance/neighbourhood-planning--2](http://www.gov.uk/guidance/neighbourhood-planning--2)

**For further information with regard the content of the Neighbourhood Plan please contact Well-next-the-Sea Town Council** [clerk@wellstowncouncil.org.uk](mailto:clerk@wellstowncouncil.org.uk) or 01328 710564

## Data Protection & Privacy Notice

Please note that all responses to this consultation will be forwarded with the Plan and supporting documentation to an independent examiner who will consider whether the Plan meets certain legal and procedural requirements. For these reasons the information you provide (including your name, and organisation if you represent one) will be made publically available and may be published on the council's web site. Other personal information including email and property address details will not be published or made available for public inspection and will be processed in accordance with the General Data Protection Regulations and the Data Protection Act 2018.

For more information on how we process your data please see our [Data Protection](#) and [Privacy Policies](#)