

## **Wells-next-the-Sea: Amenity Greenspace Review – November 2020.**

**The following sites were reviewed in accordance with the methodology as detailed in the North Norfolk District Council Amenity Green Space Study. Updated version April 2019 (An appraisal of Open Space, Education & Formal Recreation Spaces, and Local Green Space options, in the Towns, Villages & Open Countryside in North Norfolk).**

The document consists of an assessment of three sites in Wells-next-the-Sea to determine whether they should be designated in the Local Plan as open space/amenity greenspace. The sites were submitted as part of a representation from a member of the public at the Regulation 18 consultation stage of the Draft Local Plan.

### **Assessment Summary**

All three sites form part of the land between the public highway known as East Quay and the harbour. The first site (WEL20) is located adjacent to a residential property named 'Shipwrights' consists of a grass and gravel area that appears to be used as private car parking associated with nearby properties. A small area of this land has been enclosed with low hedges and has the characteristics of a small residential garden. The second site is the main quayside and harbour area, which is part public car park and park working portside. The final site assessed (WEL22) is a medium sized open grassed area that appears to allow public access.

All three sites offer iconic open views across the harbour, the channel and the marshes toward the sea. This openness contributes to the intrinsic character and setting of the area. The 'Shipwrights' site is predominately in private use, although, these current uses do not adversely impact on the openness or character of the area. The assessment has concluded that, of the three areas, only the grassed area (WEL22) satisfies the criteria to be designated as amenity greenspace.

The sites were assessed in line with the methodology and each assessment is carried out using a pro-forma detailed on the following pages with the results summarised in the table below.



Wells-next-the-Sea	Amenity Space Review (post Regulation 18)				
Site Location	Site Review Number	New Site Reference	Provisional Recommendation	Site Area sq m	Reasoned Justification Summary
Land adjacent to 'Shipwrights' at Wells Quayside/Harbour – East Quay	WEL20	N/A	No Designation	tbc	The site does make an important contribution to the character and appearance of the Quay area, however, the site is a small area of land that predominantly functions as private residential parking and garden with no public access. The existing uses maintain the openness and the views across and does not detract from the character of the area. On balance the site does not meet the criteria for AGS.
Main Quayside/Harbour	WEL21	N/A	No Designation	tbc	The site does make an important contribution to the character and appearance of the Quay area and for Wells as a whole. The site forms a utilitarian function providing an area for public car parking and for port activity. These existing uses currently maintain the openness and the views. However, the site does not have the characteristics that would ordinarily be associated with public open space or open land areas in line with the methodology. The site does not have any natural features with the site essentially the man-made quayside with a public car park and busy quayside associated with the working port. The site is owned and managed by the Port of Wells company.  On balance the site does not meet the criteria for AGS.
Former boat storage area at Wells Quayside/Harbour – East Quay	WEL22	tbc	Amenity Green Space	tbc	The site is a medium sized area with public access that provides an excellent resource on the edge of town. It offers the opportunity for rest, picnics, birdwatching and has excellent and unique views across the harbour, channel and marshes. The site is adjacent to the

Wells-next-the-Sea	Amenity Space Review (post Regulation 18)				
Site Location	Site Review Number	New Site Reference	Provisional Recommendation	Site Area sq m	Reasoned Justification Summary
					residential area and the more industrial working element of the Port. The openness and views that the site affords contributes to the character of the settlement.

## Site Assessment Pro-forma

<b>SITE ADDRESS: Land adjacent to 'Shipwrights' at Wells Quayside/Harbour – East Quay</b>		<b>SITE REFERENCE:</b> AGS/WEL20		
SETTLEMENT:	Wells-next-the-Sea	Date of Audit:	23/11/2020	
Area (m <sup>2</sup> )		Site Owner:	NNDC & private	
<b>EXISTING DESIGNATIONS:</b>	Abutting the SAC/SPA			
<b>PLANNING HISTORY:</b>				
<b>1. SITE INFORMATION</b>				
a) <b>SITE LOCATION:</b> e.g. centre of settlement, within housing	Edge of settlement			
b) <b>CURRENT USE:</b> e.g. open space/ sports / built upon?	Garden and car parking? Forms the top of the harbour wall.			
c) <b>SUMMARY SITE DESCRIPTION:</b> e.g. open mown grass, woodland, neighbourhood park, sports field, cemetery.	Grassed and gravel area used for residential/car parking?			
d) <b>SITE BOUNDARIES:</b> e.g. fencing, railings, hedgerow, none	Stakes and rope fencing. There are private parking signs on the land			
e) <b>TOPOGRAPHY:</b> is the site level or sloping?	Level – but has steep wall falling into harbour			
<b>2. SITE CHARACTERISTICS</b>				
a) <b>LANDSCAPE FEATURES:</b> (approx % of total area)	Short mown grass	yes	Scrub	-
	Meadow/long grass	-	Planted areas	-
	Trees	-	Ponds	-
	Hedges	-	Allotments	-
b) <b>BUILT FEATURES:</b>	Buildings	-	Built Play Areas	-
	Toilets	-	Sports Pitches	-
	Picnic tables	-	Skate Park	-
	Surfaced Paths	-	Youth Shelter	-
	Benches	A single bench	Signage	There are private parking signs on the land

### 3. SITE ASSESSMENT

		COMMENTS	
<b>a) ACCESS</b>			
Does the site have public access?	<b>The site appears to have no public access</b>		
Are there multiple access points?	<b>There appears to be access point for private residential car parking</b>		
Does the site connect to adjoining spaces?	<b>It connects to the adjacent harbour walls</b>		
Is the site readily accessible by local community e.g. walking distance or by car?	n/a		
<b>b) VISIBILITY</b>			
How visible is the site from the surrounding area?	Very visible from the road and East Quay properties		
How visible is the site within the wider settlement?	Forms part of the open quayside frontage		
Views out of site e.g. open/closed – confined?	Open views across the harbour channel and marshes		
<b>c) USE</b>			
Is the site used by the public?	No		
• By dog walkers	n/a		
• By young children	n/a		
• By teenagers	n/a		
• By the elderly	n/a		
• Accessed by all	n/a		
Is the site used for public events? e.g. fetes, local sports events	Please state if not known: <b>Not known</b>	Description:	

Is the site used regularly by local clubs?	Please state if not known <b>Not known</b>	Description:	
<b>d) MAINTENANCE</b>	Assess the standard of maintenance of the following: i.e. neglected / maintained		
<ul style="list-style-type: none"> <li>Horticulture (regular mown grass, pruned and managed trees, hedges and shrubs)</li> </ul>	Semi managed grass with some surfaced areas There is an area to the east of the site that appears to be a residential garden area (although detached from any property)		
<ul style="list-style-type: none"> <li>Conservation/Biodiversity (Variety of habitat)</li> </ul>			
<ul style="list-style-type: none"> <li>Buildings &amp; use</li> </ul>			
<ul style="list-style-type: none"> <li>Equipment e.g. play, seating</li> </ul>			
<ul style="list-style-type: none"> <li>Waste Management (litter &amp; dog bins)</li> </ul>			
<b>e) CONTEXT</b>			
Does the site/part of site contribute to the character and appearance of the settlement?	The site is an open area of grass and gravel that does contribute to the open character along the quayside. The quayside is intrinsic to the character of Wells.		
Does the site contribute to the setting of a Listed Building?	The site is within the conservation area and close to a number of listed buildings. The site contributes to the character of the conservation area – but doesn't generally relate to the setting of the listed buildings.		
<b>f) FUNCTION</b>			
Does the site provide public benefits? Does it provide elements of beauty, tranquillity, recreational value, wildlife etc	The site provides an open area with views across the quayside and marshes.		

<b>Has the extent</b> of the site changed in any way since the 2008 Proposals Map?	(if so include sketch for updated mapping) N/A	
<b>RECOMMENDATION</b>	<b>The site is not designated</b>	
	Designation upheld:	N/A
	Site is de-designated:	N/A
	Designation/layer name to use on Proposals Map e.g. Education/Recreation, Amenity Green Space	
<b>JUSTIFICATION</b>		
Access/Amount of use	The site does make an important contribution to the character and appearance of the Quay area, however, the site is a small area of land that predominantly functions as private residential parking and garden with no public access. The existing uses maintain the openness and the views across and do not detract from the character of the area.	
Function (recreation, tranquillity, biodiversity)		
Contribution to character of the settlement		
Additional Notes		

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Site photos: AGS/ WEL20



<b>SITE ADDRESS: Main Quayside/Harbour</b>		<b>SITE REFERENCE:</b>	AGS/WEL21
SETTLEMENT:	Wells-next-the-Sea	Date of Audit:	23/11/2020
Area (m <sup>2</sup> )		Site Owner:	Port of Wells
<b>EXISTING DESIGNATIONS:</b>	Adjacent to the SAC/SPA		
<b>PLANNING HISTORY:</b>			
<b>4. SITE INFORMATION</b>			
<b>f) SITE LOCATION:</b> e.g. centre of settlement, within housing	Edge of settlement		
<b>g) CURRENT USE:</b> e.g. open space/ sports / built upon?	Forms the edge of the harbour with public car parking and concrete apron used for harbour activities – i.e. unloading and loading fishing boats.		
<b>h) SUMMARY SITE DESCRIPTION:</b> e.g. open mown grass, woodland, neighbourhood park, sports field, cemetery.	Concrete apron of harbour with car parking. No natural features.		
<b>i) SITE BOUNDARIES:</b> e.g. fencing, railings, hedgerow, none			
<b>j) TOPOGRAPHY:</b> is the site level or sloping?	Level – but has steep wall falling into harbour		
<b>5. SITE CHARACTERISTICS</b>			
<b>c) LANDSCAPE FEATURES:</b> (approx % of total area)	The entire site is made of concrete with no natural features.		
<b>d) BUILT FEATURES:</b>			
<b>6. SITE ASSESSMENT</b>			
	<b>COMMENTS</b>		
<b>g) ACCESS</b>			
Does the site have public access?	<b>Yes</b>		
Are there multiple access points?			
Does the site connect to adjoining spaces?			

Is the site readily accessible by local community e.g. walking distance or by car?	<b>yes</b>		
<b>h) VISIBILITY</b>			
How visible is the site from the surrounding area?	Highly visible from the road and East Quay properties and from Beach Road		
How visible is the site within the wider settlement?	Forms part of the open quayside frontage		
Views out of site e.g. open/closed – confined?	Open views across the harbour channel and marshes		
<b>i) USE</b>			
Is the site used by the public?	Yes - all		
• By dog walkers	n/a		
• By young children	n/a		
• By teenagers	n/a		
• By the elderly	n/a		
• Accessed by all	n/a		
Is the site used for public events? e.g. fetes, local sports events	Please state if not known: Not known – probably not	Description:	
Is the site used regularly by local clubs?	Please state if not known Not known:	Description:	
<b>j) MAINTENANCE</b>	Assess the standard of maintenance of the following: i.e. neglected / maintained		
• Horticulture (regular mown grass, pruned and managed trees, hedges and shrubs)	None		
• Conservation/Biodiversity (Variety of habitat)	None		

• Buildings & use	None	
• Equipment e.g. play, seating	None	
• Waste Management (litter & dog bins)	None	
<b>k) CONTEXT</b>		
Does the site/part of site contribute to the character and appearance of the settlement?	The site is an open area of concrete that does contribute to the open character along the quayside. The quayside is intrinsic to the character of Wells.	
Does the site contribute to the setting of a Listed Building?	The site is close to the conservation area and a number of listed buildings. The site contributes to the character of the conservation area and to the setting of the listed buildings.	
<b>l) FUNCTION</b>		
Does the site provide public benefits? Does it provide elements of beauty, tranquillity, recreational value, wildlife etc	The site provides an open area with views across the quayside and marshes. It provides a utilitarian area for working access to the harbour and general public car parking. It allows the public to enjoy excellent views of the coast together with observing the day to day activity of a working port.	
<b>Has the extent</b> of the site changed in any way since the 2008 Proposals Map?	(if so include sketch for updated mapping) N/A	
<b>RECOMMENDATION</b>	<b>The site is not designated</b>	
	Designation upheld:	N/A
	Site is de-designated:	N/A
	Designation/layer name to use on Proposals Map e.g. Education/Recreation, Amenity Green Space	

<b>JUSTIFICATION</b>	
Access/Amount of use	The site does make an important contribution to the character and appearance of the Quay area. The site forms a utilitarian function providing an area for public car parking and for port activity. These existing uses currently maintain the openness and the views. However, the site does not meet the criteria to be designated as public open space. The site is part public car park and part quayside associated with the working port. The site is owned and managed by the Port of Wells company. The site is made of concrete and does not have any natural features.
Function (recreation, tranquillity, biodiversity)	
Contribution to character of the settlement	
Additional Notes	

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# Site photos: AGS/WEL21



<b>SITE ADDRESS: Former boat storage area at Wells Quayside/Harbour – East Quay</b>		<b>SITE REFERENCE:</b> AGS/WEL22		
SETTLEMENT:	Wells-next-the-Sea	Date of Audit:	23/11/2020	
Area (m <sup>2</sup> )		Site Owner:	NNDCC	
<b>EXISTING DESIGNATIONS:</b>	Abutting the SAC/SPA			
<b>PLANNING HISTORY:</b>				
<b>7. SITE INFORMATION</b>				
k) <b>SITE LOCATION:</b> e.g. centre of settlement, within housing	Edge of settlement			
l) <b>CURRENT USE:</b> e.g. open space/ sports / built upon?	Medium sized open area of grass – previously used as boat storage			
m) <b>SUMMARY SITE DESCRIPTION:</b> e.g. open mown grass, woodland, neighbourhood park, sports field, cemetery.	Small grass area with a bench and views across the harbour, channel and marshes			
n) <b>SITE BOUNDARIES:</b> e.g. fencing, railings, hedgerow, none	Concrete bollards			
o) <b>TOPOGRAPHY:</b> is the site level or sloping?	Level – but has steep wall falling into harbour			
<b>8. SITE CHARACTERISTICS</b>				
e) <b>LANDSCAPE FEATURES:</b> (approx % of total area)	Short mown grass	yes	Scrub	-
	Meadow/long grass	-	Planted areas	-
	Trees	-	Ponds	-
	Hedges	-	Allotments	-
f) <b>BUILT FEATURES:</b>	Buildings	-	Built Play Areas	-
	Toilets	-	Sports Pitches	-
	Picnic tables	-	Skate Park	-
	Surfaced Paths	-	Youth Shelter	-
	Benches	A single bench	Signage	Coastal path sign

9. SITE ASSESSMENT		
	COMMENTS	
<b>m) ACCESS</b>		
Does the site have public access?	<b>The site appears to allow public access</b>	
Are there multiple access points?	<b>The site is accessible along East Quay</b>	
Does the site connect to adjoining spaces?	<b>No.</b>	
Is the site readily accessible by local community e.g. walking distance or by car?	<b>Yes- it is within walking distance of the town</b>	
<b>n) VISIBILITY</b>		
How visible is the site from the surrounding area?	Very visible from the road and East Quay properties	
How visible is the site within the wider settlement?	Forms part of the open quayside frontage	
Views out of site e.g. open/closed – confined?	Open views across the harbour channel and marshes	
<b>o) USE</b>		
Is the site used by the public?	Yes – all uses	
• By dog walkers	n/a	
• By young children	n/a	
• By teenagers	n/a	
• By the elderly	n/a	
• Accessed by all	n/a	
Is the site used for public events? e.g. fetes, local sports events	Please state if not known: Not known	Description:



Is the site used regularly by local clubs?	Please state if not known Not known:	Description:	
<b>p) MAINTENANCE</b>	Assess the standard of maintenance of the following: i.e. neglected / maintained		
<ul style="list-style-type: none"> <li>Horticulture (regular mown grass, pruned and managed trees, hedges and shrubs)</li> </ul>	Semi managed grass		
<ul style="list-style-type: none"> <li>Conservation/Biodiversity (Variety of habitat)</li> </ul>			
<ul style="list-style-type: none"> <li>Buildings &amp; use</li> </ul>			
<ul style="list-style-type: none"> <li>Equipment e.g. play, seating</li> </ul>			
<ul style="list-style-type: none"> <li>Waste Management (litter &amp; dog bins)</li> </ul>			
<b>q) CONTEXT</b>			
Does the site/part of site contribute to the character and appearance of the settlement?	The site is an open area of grass that does contribute to the open character along the quayside. The quayside is intrinsic to the character of Wells.		
Does the site contribute to the setting of a Listed Building?	No		
<b>r) FUNCTION</b>			
Does the site provide public benefits? Does it provide elements of beauty, tranquillity, recreational value, wildlife etc	The site provides an open area with excellent unobstructed views across the quayside and marshes.		

<b>Has the extent</b> of the site changed in any way since the 2008 Proposals Map?	(if so include sketch for updated mapping) N/A	
<b>RECOMMENDATION</b>	<b>To designate as Amenity Greenspace</b>	
	Designation upheld:	N/A
	Site is de-designated:	N/A
	Designation/layer name to use on Proposals Map e.g. Education/Recreation, Amenity Green Space	Amenity Greenspace
<b>JUSTIFICATION</b>	The site is a medium sized area with public access that provides an excellent resource on the edge of town. It offers the opportunity for, rest, picnics, birdwatching and has excellent and unique views across the harbour, channel and marshes. The site is adjacent to the residential area and the more industrial working element of the Port. The openness and views that the site affords contributes to the character of the settlement.	
Access/Amount of use		
Function (recreation, tranquillity, biodiversity)		
Contribution to character of the settlement		
Additional Notes		

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Site photos: AGS/WEL21





