

WALBERSWICK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

Informal consultation event – 23rd/24th August 2026



WHY ARE WE HERE THIS WEEKEND?

- The NDP working group wants to update the village on progress to date and to get input and views from Parishioners to enable completion of the NDP.
- NDP requirements mean they always take a long while , but ours has also been delayed by Covid and then by the NSIP onslaught of SZC, Lionlink and Sealink consultations and DCO hearings & Conservation Area Article 4 consultation.
- **We acknowledge consultation overload and fatigue of WPC and the Parish but it is very important to get the NDP done and over-the-line!**
- The posters around the room are there to:
 - Show you the Vision and Approach and Objectives set for the NDP
 - Show you a summary of the draft policies that have emerged from the NDP work so far
 - Give you access to the full draft NDP and policies now submitted to East Suffolk District Council for their comments

WHY HAVE A NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)?

WITHOUT AN NDP, WE ARE VERY LIMITED IN OUR ABILITY TO INFLUENCE PLANNING DECISIONS

- As **enabled by the Localism Act 2011**, neighbourhood planning empowers local communities, including parish and town councils, to shape their areas' development by creating Neighbourhood Development Plans. It:
 - Is written by the local community; the people who know and love the area, rather than the Local Planning Authority (LPA)
 - Sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications – a mechanism that has legal standing
- Once a Neighbourhood Plan comes into force, Local Planning authorities and Planning Inspectors considering Planning applications or appeals must make their decisions in accordance with the policies of the NDP, unless material considerations indicate otherwise
- NDPs are rolling out everywhere. Both Reydon and Southwold have completed their own NDPs and are using them to try and protect their areas from inappropriate development

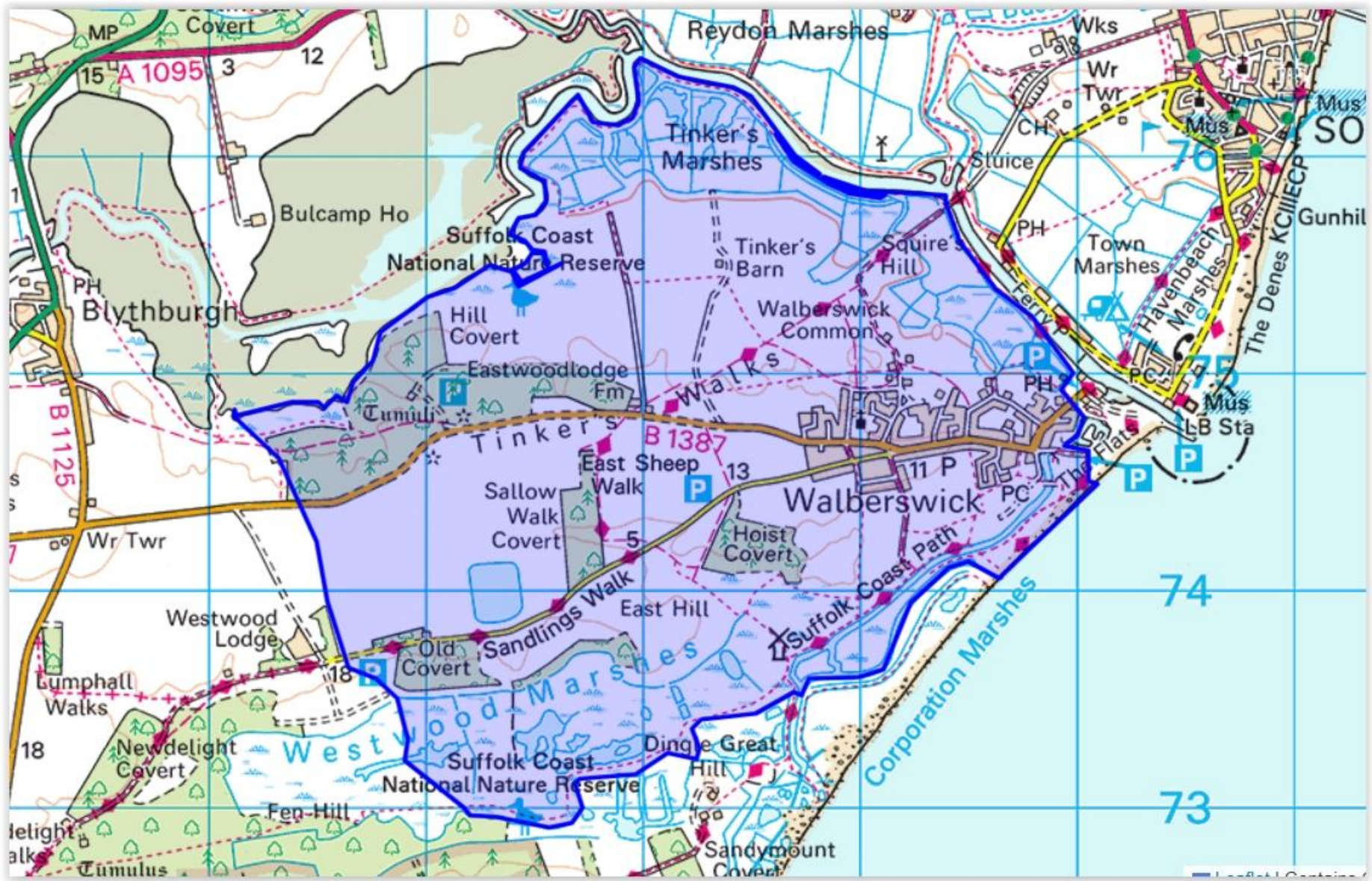
HOW DOES AN NDP GET CREATED?

- **Designation of neighbourhood area** —Designate the boundary of the neighbourhood area within which the plan will apply.
- **Community engagement, consultation, surveys and research** —involves extensive engagement with local residents, businesses, and stakeholders, undertaking surveys, etc..
- **Drafting the plan** — Parish Council designates a group to draft the plan. It may cover various issues, including housing, transport, amenities, and conservation. But only can deal with issues related to planning policy (so can't recommend roadways, public services, traffic, etc)
- **Examination and referendum** — Once the draft plan is complete, an independent examiner submits it to East Suffolk Council. If the plan meets legal requirements and passes the examination, it proceeds to a local referendum.
- **Adoption and legal force** — If the plan is approved by a majority of voters in the referendum, it is formally adopted by the local planning authority. The neighbourhood plan then becomes part of the statutory development plan for the area and carries legal weight in the planning process.
- **Monitoring and review:** The Walberswick Plan suggests a fifteen-year horizon. Monitoring is usually on a five year cycle to ensure it remains relevant and effective.

PROGRESS AND MAJOR MILESTONES TIMELINE

COMPLETED MILESTONES	
Launch and formation of Working Group	✓
ESC Approval of NDP Area and definitive map	✓
Two weekends of initial consultations with public, information sharing at Annual Parish Meetings, Village News Updates, Dedicated Page on village website	✓
Obtained grant financing of £10,000 to support NDP	✓
Hiring of Community Action Suffolk, Village-wise Housing Needs Survey, completion of Housing Needs Assessment and Report	✓
Hiring of PLACE Associates to assist in Character Assessment, Protected Views and Green Spaces Report	✓
Second round public information sharing and consultation	✓
First draft of NDP completed and submitted to ESDC for comments	✓
STILL TO COME	
Complete NDP and Wide Scale Public Consultations on policy recommendations	
Sign-off by East Suffolk Council	
Approval by Referendum by all eligible voters on the electoral roll. WE HOPE BY 2027 ELECTIONS	

FIRST THINGS FIRST – THE BOUNDARY



CONTENT OF THE DRAFT NDP (I)

EIGHT CHAPTERS IN TOTAL COVERING ALL ASPECTS OF THE VILLAGE:

- **Chapter 1: Approach, Vision and Objectives**
- **Chapter 2: Walberswick as a place – Village and Surrounding Countryside**
- **Chapter 3: Natural Environment**
 - Landscape character
 - Designations – International, National, Regional
 - The lands in and around Walberswick
 - Key Views
 - Biodiversity
- **Chapter 4: Built Environment**
 - Character Areas
 - Walberswick Conservation Area and Article 4
 - Heritage Assets
 - Non-designated Heritage Assets
 - Views
- **Chapter 5: Residential development**
 - Providing Primary Residences
 - Affordable and Smaller Housing

CONTENT OF THE DRAFT NDP (2)

EIGHT CHAPTERS IN TOTAL COVERING ALL ASPECTS OF THE VILLAGE:

- **Chapter 6: The Village Economy**
 - Composition of the Village Economy
 - Business Areas
 - Visitor Sources
- **Chapter 7: Community Life**
 - Community Organisations and the Walberswick Common Lands Charity
 - Community Assets
 - Green Spaces and PRow
 - Shared Space
- **Chapter 8: 'Resilience'.**
 - Fluvial Flooding
 - Coastal Erosion
 - Surface Water
 - Climate Change
 - Threat of NSIPs

POLICIES OF THE DRAFT NDP (I)

POLICY PROPOSALS AND THEIR PURPOSE CAN BE SEEN ON THE DISPLAYS AROUND THE ROOM. THERE ARE 26 PROPOSED POLICIES IN TOTAL SUPPORTED BY THE CONTENT OF THE NDP REPORT.

- Policy 1 -- Principle of Sustainable Development
- Policy 2: Overall Form and Pattern of Settlement
- Policy 3-- Countryside Zone
- Policy 4 -- Natural Capital & Ecosystem Services
- Policy 5-- Protected Sites. (SSSI / SAC / SPAB etc)
- Policy 6 -- National Landscape Quality
- Policy 7– Biodiversity Net Gain
- Policy 8: Street Scene, Character and Residential Environment
- Policy 9 -- Walberswick Conservation Area
- Policy 10 -- Heritage Assets
- Policy 11 -- Principal Residences
- Policy 12-- New Homes
- Policy 13 – Affordable Housing

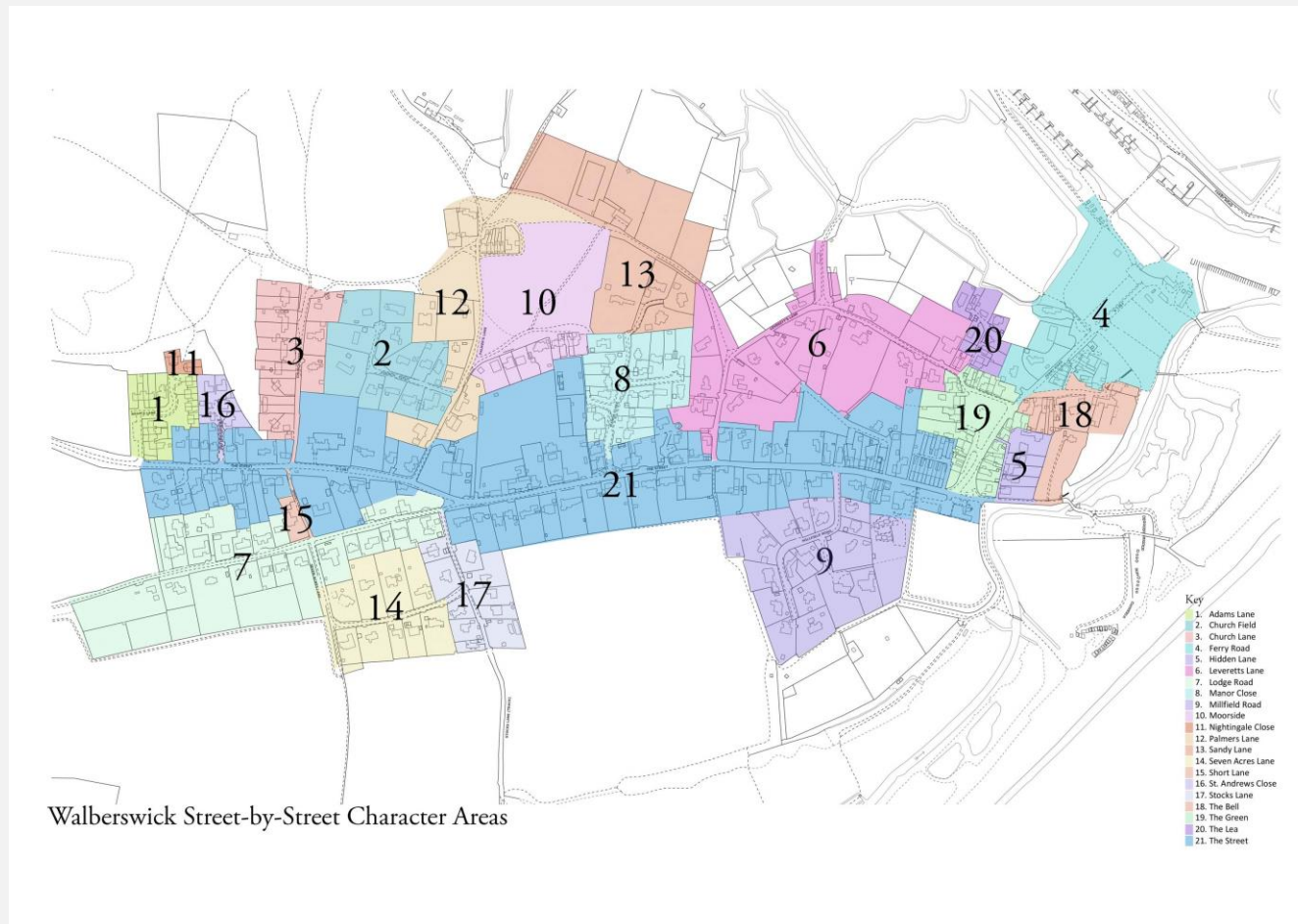
POLICIES OF THE DRAFT NDP (2)

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- Policy 14-- Replacement Dwellings
- Policy 15 -- Annexes and Outbuildings
- Policy 16 – Extensions
- Policy 17 -- Small Shop Units
- Policy 18 -- Advertising and Signage
- Policy 19 -- Touring and Permanent Holiday Accommodation.
- Policy 20 -- Community Assets
- Policy 21 -- Local Green Spaces
- Policy 22-- Protecting and Maintaining Public Rights of Way and Access to the Countryside
- Policy 23 – Shared Space
- Policy 24 -- Minimising the Impact of Flooding
- Policy 25 -- Water Resource Management
- Policy 26 -- Nationally Significant Infrastructure Projects

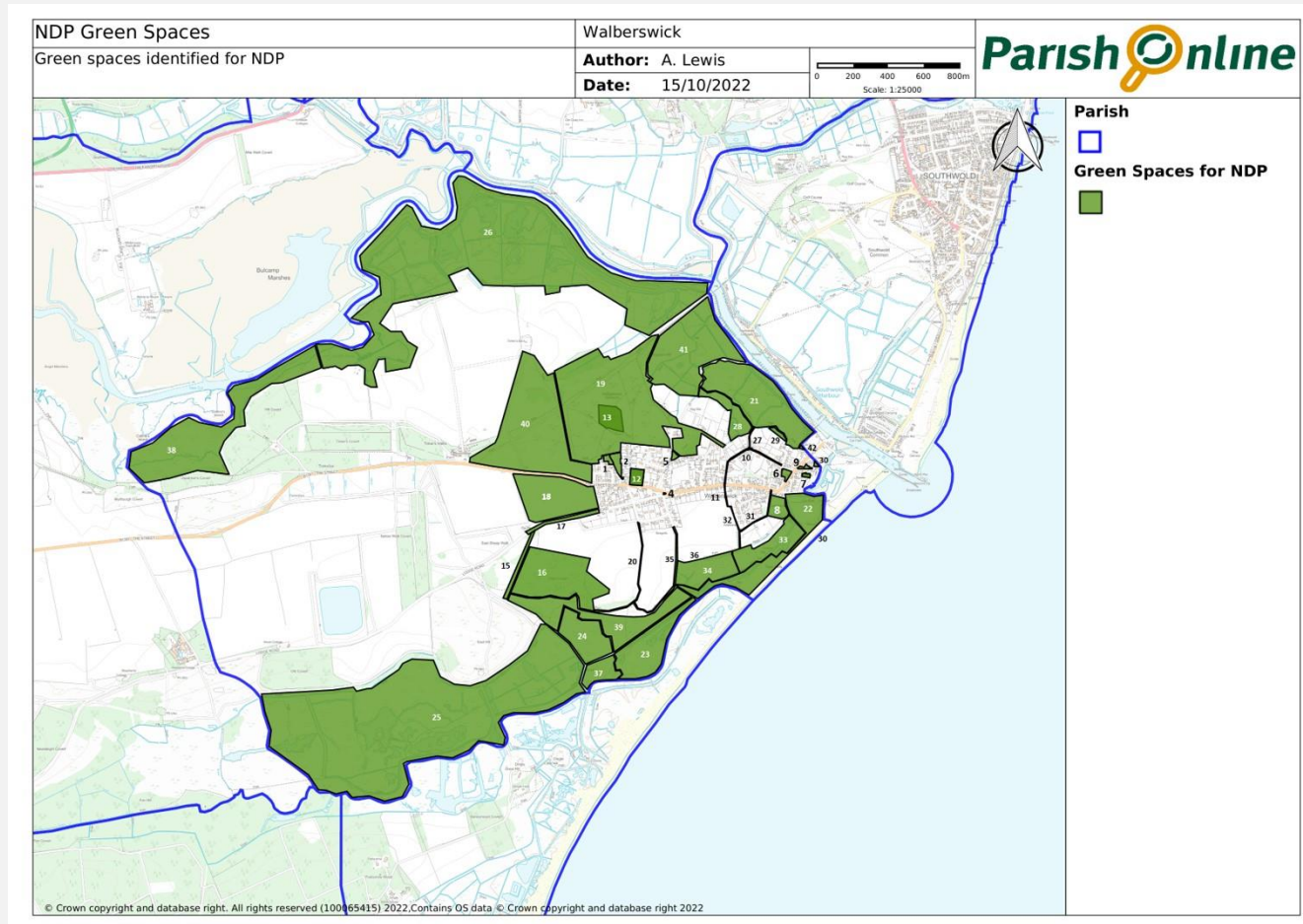
MAPS AND ANALYSIS (I)

To prepare the NDP, the working group has done a lot of analysis of Walberswick, its housing, its character and setting to develop policies that are suited to preserve and enhance the village. For example, we have worked with experts to define 21 character areas to understand what makes the village special.



MAPS AND ANALYSIS (2)

Understanding and mapping the natural environment both surrounding the village and within are critical to getting the right policies for Walberswick. For example, the map below shows “Green Spaces” that are essential to the village’s character and sense of space.



PLEASE GIVE US YOUR COMMENTS AND SUGGESTIONS...

- We are happy to take questions now or later (if you wish to email, please send to: clerk@walberswick-pc.gov.uk)
- Please have a look at the proposed policies on the boards to give us any thoughts you may have
- Let us know of any questions comments or criticisms you may have based on what you have seen/heard today
- Are we on the right track? If there was a snap vote tomorrow, would you vote “Yes” to adopting the NDP or “No”? – If No, why?