

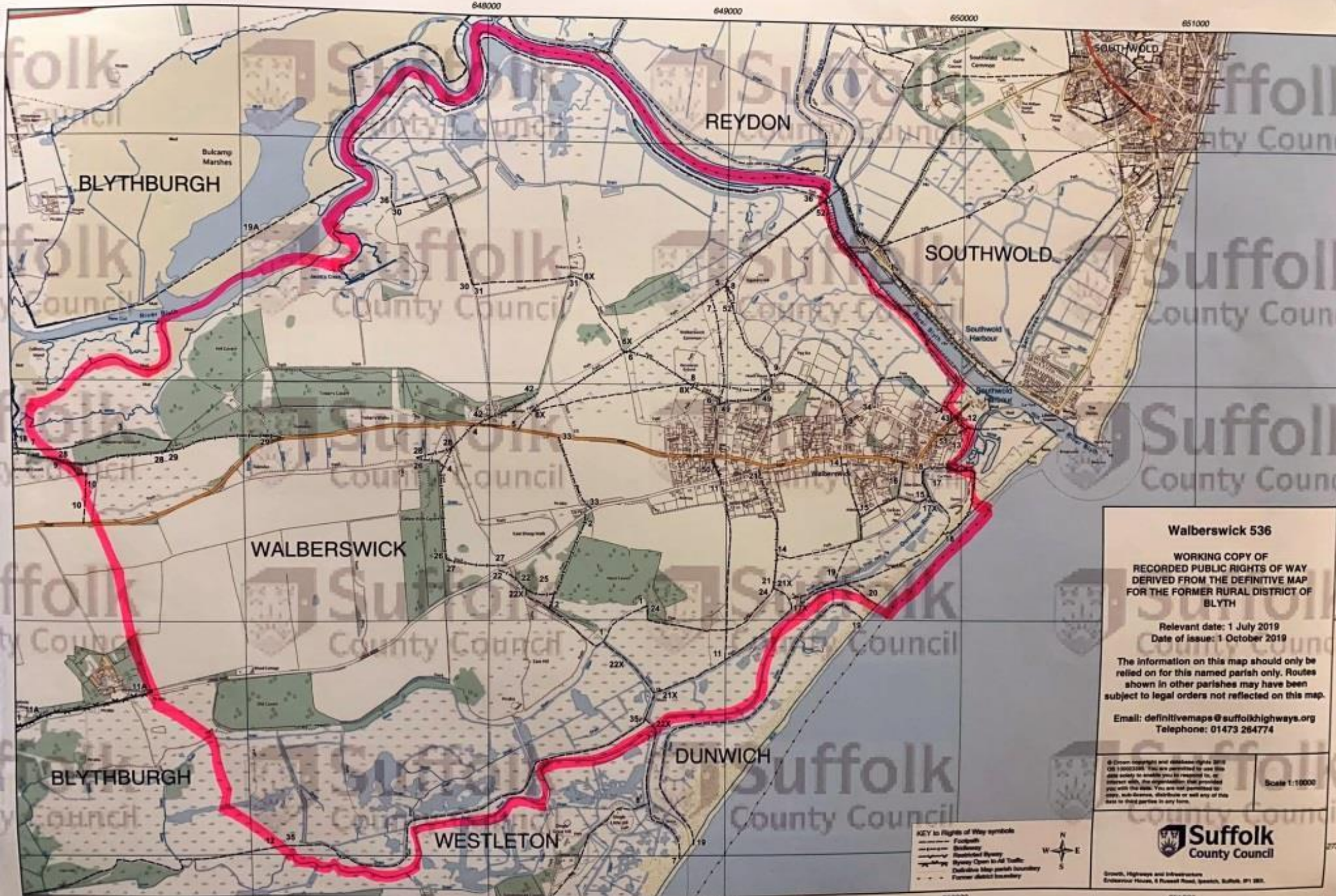
# WALBERSWICK NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

Consultation event – 3/4<sup>th</sup> December 2022



## 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
- The posters around the room are there to:
  - Recap on what an NDP is, including a map of the NDP area
  - Share our milestones and timeline
  - Share key findings from housing needs survey
  - Introduce character assessments, green spaces and protected views as part of our NDP
  - Ask you for your input and feedback



**Walberswick 536**

WORKING COPY OF  
RECORDED PUBLIC RIGHTS OF WAY  
DERIVED FROM THE DEFINITIVE MAP  
FOR THE FORMER RURAL DISTRICT OF  
BLYTH

Relevant date: 1 July 2019  
Date of issue: 1 October 2019

The information on this map should only be  
relied on for this named parish only. Routes  
shown in other parishes may have been  
subject to legal orders not reflected on this map.

Email: [definitivemaps@suffolkhighways.org](mailto:definitivemaps@suffolkhighways.org)  
Telephone: 01473 264774

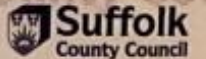
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Scale 1:10000

**KEY to Rights of Way symbols**

- Footpath
- Bridleway
- Restricted Byway
- Byway Open to All Traffic
- Definitive map parish boundary
- Former district boundary

N  
E  
S  
W



Gravel, Highways and Infrastructure  
Enterprise House, 6 Russell Road, Ipswich, Suffolk, IP1 1BS.

# WHAT IS AN NDP?

- Neighbourhood Planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities statutory powers to shape how their communities develop.
- A Neighbourhood Plan is:
  - A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
  - Written by the local community; the people who know and love the area, rather than the Local Planning Authority
  - A powerful tool to ensure the community gets the right types of development, in the right place
- 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 Neighbourhood Plan, unless material considerations indicate otherwise
- A Neighbourhood Plan is the only way in which the people of Walberswick can have an effective say in the planning process using a mechanism that has legal standing
- Both Reydon and Southwold have recently completed the process of creating their own Neighbourhood Plans and are using them to try and protect their areas from inappropriate development

# PROGRESS AND MAJOR MILESTONES TIMELINE

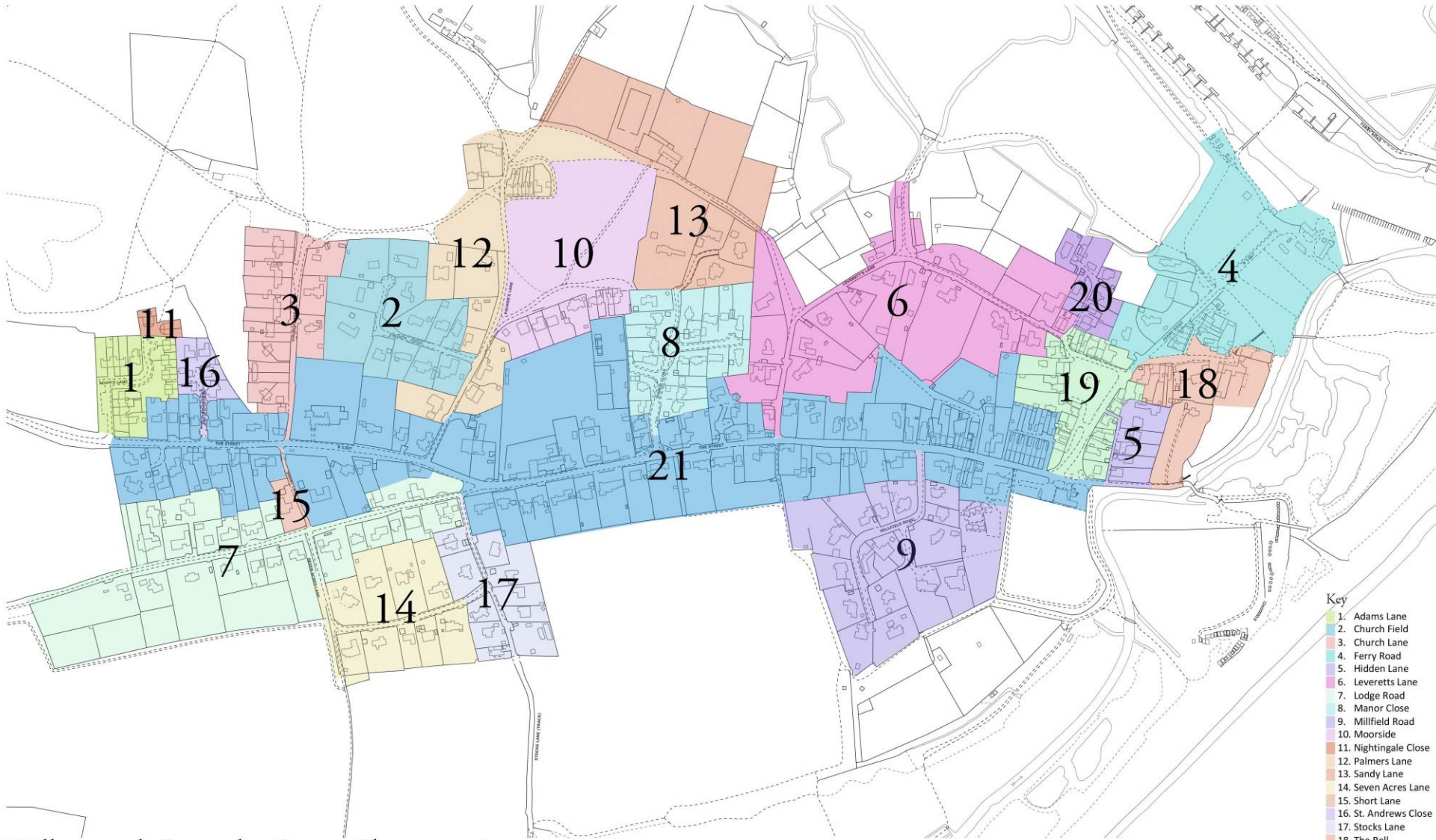
COMPLETED MILESTONES	
Launch and formation of Working Group	✓
ESC Approval of NDP Area and definitive map	✓
Two weekends of initial consultations with public, information sharing at Annual Parish Meetings, Village News Updates, Dedicated Page on village website	✓
Obtained grant financing of £10,000 to 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 December 2022	✓
STILL TO COME	
NDP Drafting 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	

# KEY FINDINGS FROM THE HOUSING NEEDS SURVEY (HNS)

- The HNS was carried out by Community Action Suffolk using standardised methodology to understand Walberswick's current population, its housing stock and the degree to which housing needs of residents (or would be residents) is available and affordable
- The survey was distributed to each of the 339 households within the parish boundary. 175 (52%) were returned completed (or partially completed). This is considered a very strong response rate compared to a national average of 30-40%
- **Key Findings:**
  - 40% of the respondents indicated their houses as Second Homes and/or holiday lets. 30% of second home owners indicated they wanted to make Walberswick their permanent home after retirement.
  - 35 households indicated a need for themselves or family members for additional housing to stay or return to Walberswick. 5 applicants on the ESC district "Gateway to Home Choice" housing register indicated a local connection to Walberswick.
  - 63% of survey respondents were in favour of new small family homes with 2 or 3 Bedrooms with 41% in favour of homes for older people. Written comments suggested that any new build properties should be affordable and available only to individuals with a local connection.
  - Walberswick has a lower percentage of 1 and 2 bedroom properties compared to the average in both Suffolk and England. Property in Walberswick is currently valued at more than twice the average value of property across Suffolk impacting on those with an average salary looking to rent or buy in Walberswick.

# BUILT ENVIRONMENT AND LANDSCAPE CHARACTER STUDIES

- The NDP committee have been working closely with an external consultant. The aims of this work are:
- *To obtain an objective assessment of the character and significance of the built and natural environment of Walberswick.*
- This is being achieved by re-assessing and updating the Walberswick Conservation Area Appraisal (2013), specifically:
  - Assessing the character of the village on a street by street basis by looking at development, spatial qualities, density and material use and understanding significance and elements that contribute to, or erode, the special quality.
    - Identifying green spaces and assessing their contribution to the village and wider landscape. Understanding what makes them important, and also vulnerable.
    - Looking at significant 'key views' within the village, and also views to and from the wider landscape. Understanding how they contribute to, and enhance, the built and natural environment.
- *To aid understanding of what makes the village and spaces around it special, and also the threats and potential harm faced by them, the following has also been looked at:*
  - The impact of tourism on the built and natural environment.
  - Identifying enhancement opportunities.
  - Assessment of the natural and managed landscapes that make up the village and its wider setting.
- *To date, the outcome of the various assessments has been:*
  - The identification of individual character areas on a street-by-street basis
  - Assessment of important green spaces and views within the village
  - Developing increased awareness of what contributes to the unique character of the village, and how to safeguard this.



Walberswick Street-by-Street Character Areas



# CHARACTER ASSESSMENT - I



## CHARACTER ASSESSMENT - 2



# CHARACTER ASSESSMENT - 3



# WHAT IS SAFE SPACE?

- The Safe Space working group (WPC, WCLC, WCPL plus other villagers) engaged with professional streetscape planners in 2020 to create ideas for safe, comfortable walking & cycling while dealing with speeding, parking and balancing vehicle road usage
- 4 areas of focus: Entrance of village at Adams Lane, In front of the Church, Intersection of The Street, Lodge Road and the “Tunnel”, and the area by the Village Hall to the Green.
- All design proposals draw on clever use of landscaping, road finishes and visual clues to slow traffic, manage parking and share roadway.
- Scheme design at the Church was used by Suffolk Highways to put in parking bays and double lines on emergency basis during closure of the Bailey Bridge. Success of this scheme gives proof of concept.
- **Separate consultation with village on designs for 4 areas of focus is upcoming.**
- **Support for plans can be included in NDP with financing and timelines still to be considered thereafter.**

## USE OF SAFE SPACE CONCEPT IN FRONT OF CHURCH



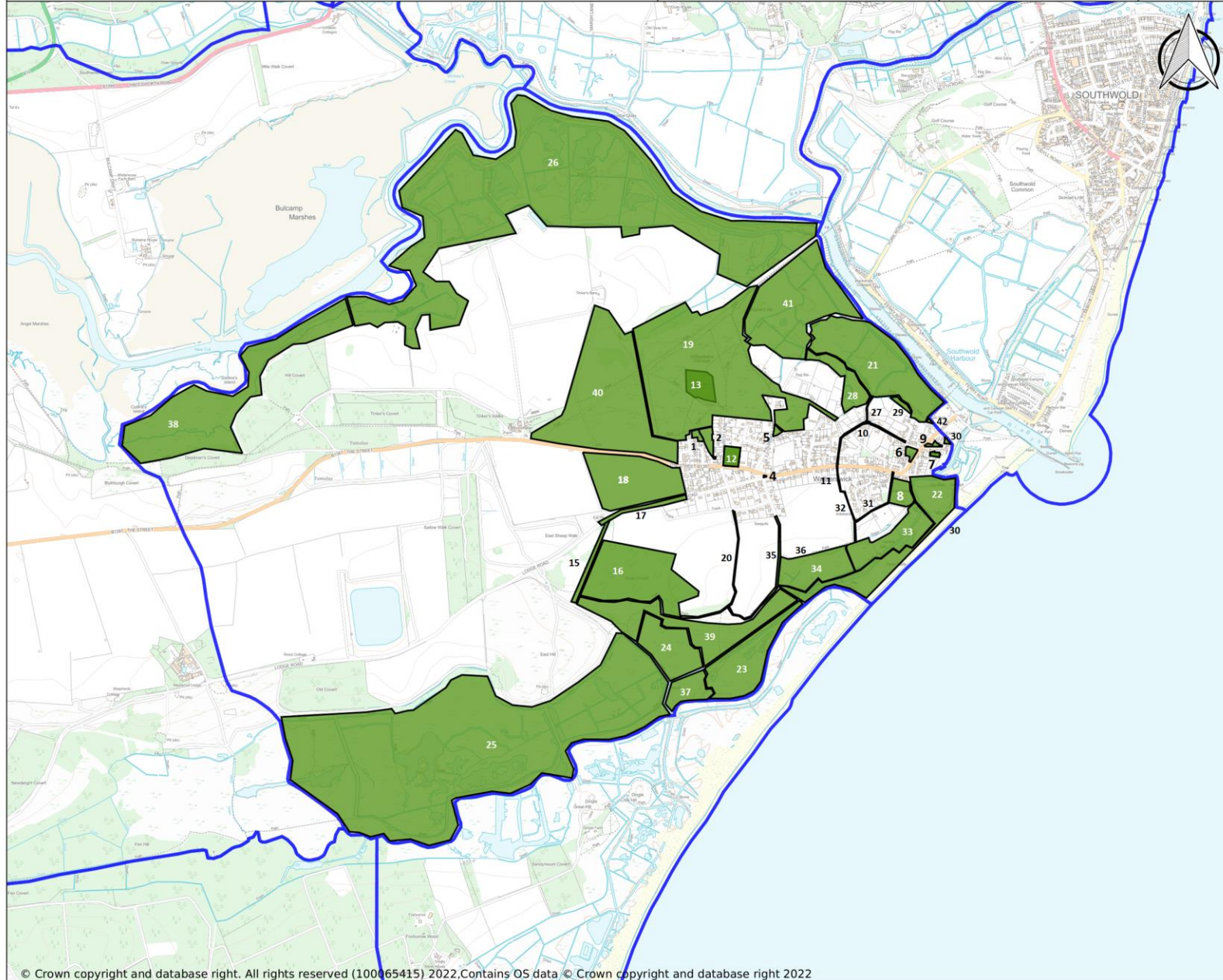
# NDP Green Spaces

Green spaces identified for NDP

Walberswick

**Author:** A. Lewis

**Date:** 15/10/2022



**Parish**



**Green Spaces for NDP**



Walberswick NDP – Index of Green Spaces		
Green Space number	Description	Reason for importance
1	Designated wilderness behind St Andrews Close	Designated wilderness buffer zone between housing and SSSI of Walberswick Common
2	Buffer Zone behind Church Lane	Buffer Zone between housing and SSSI of Walberswick Common – contains some of the tallest trees in Walberswick
4	Stocks Green – belongs to Parish Council	Small Green for housing Parish notice boards and bench – designated as a Village Green
5	Green off Palmers Lane	(Forms part of land managed by WCLC) – one of two original village greens in Walberswick
6	The Green	Central village green, surrounded by housing and the focus of all major village community activities
7	Bell Hotel beer garden	Important village community resource and source of tourist income
8	Allotments – rented by Parish Council to residents	Only allotments available in village
9	Bell Green – belongs to Parish Council	Designated as a Village Green and forms small but important green space between housing
10	Leveretts Lane	Important vista through banks and vegetation either side
11	Stocks Lane footpath	Important footpath joining The Street to fields and footpaths going towards the sea
12	St Andrews Church Graveyard	Graveyard still in use and contains commonwealth war graves
13	Playing Field – rented by Parish Council from WCLC	Important resource with two football pitches and playground equipment – only publicly accessible recreation ground in the village
15	Footpath	Provides important access from Lodge Lane to marshes
16	Hoist Covert	Ancient woodland
17	Lodge Lane	Important vista through banks and vegetation either side
18	Field on approach to village	Provides open vista as people arrive in village along the only access road
19	Walberswick Common Land Charity (WCLC) – common land	Held in trust on behalf of the Villagers of Walberswick, with strict non-development covenants. Managed in association with Natural England. Split into 19 management compartments
20	Footpath	Provides important access from The Street to marshes
21	Marsh land managed by WCLC	Flood plain that forms an important part of flood defences for the village and provides bird feeding grounds

22	Car park and dunes – managed by WCLC	Important tourist parking area that provides significant charity income and bounded by sand dunes that form a vital part of sea defences
23	Marsh land managed by WCLC	Flood plain that forms an important part of flood defences for the village and provides bird breeding grounds
24	Marsh land managed by WCLC	Flood plain that forms an important part of flood defences for the village and provides bird breeding grounds
25	Marsh land	forms an important part of flood defences for the village and provides bird breeding grounds
26	Marsh land	forms an important part of flood defences for the village and provides bird breeding grounds
27	Bird Hide Track	Important vista through banks and vegetation either side to Bird Hide at the end of the track
28	Marsh land	forms an important part of flood defences for the village and provides bird feeding grounds
29	Marsh land	forms an important part of flood defences for the village and provides bird feeding grounds
30	Sea defence steps	Important green area directly behind sea defences that also provides spacing between housing and pedestrian access to car park
31	Allotment footpath	Important footpath joining The Green to the fields and marshes beyond the village
32	Footpath	Important footpath joining The Allotment footpath to the fields and marshes beyond the village
33	Marsh land	forms an important part of flood defences for the village and provides bird feeding grounds
34	Marsh land	forms an important part of flood defences for the village and provides bird feeding grounds
35	Footpath	Important footpath joining The Street to the fields and marshes beyond the village
36	Footpath	Important footpath bounding the marshes and connecting two other footpaths
37	Marsh land	forms an important part of flood defences for the village and provides bird feeding grounds
38	Marsh land	forms an important part of flood defences for the village and provides bird feeding grounds
39	Marsh land	forms an important part of flood defences for the village and provides bird feeding grounds
40	Field on approach to village	Provides open vista as people arrive in village along the only access road
41	Marsh land	forms an important part of flood defences for the village and provides bird feeding grounds
42	Marsh land	forms an important part of flood defences for the village and provides bird feeding grounds

# PROPOSED COMPONENTS OF THE NDP

## I. PURPOSE OF THE NEIGHBOURHOOD DEVELOPMENT PLAN

## II. VISION/OBJECTIVES

## III. LOCAL CONTEXT: WHAT AND WHO IS WALBERSWICK

- a. History Of Walberswick
- b. The People of Walberswick
- c. The Walberswick Economy
- d. Housing Stock
- e. Local Heritage Assets

## IV. DEFINING CHARACTERISTICS OF WALBERSWICK

- a. Landscape appraisal
- b. Character appraisal
- c. Design guidance including over-development (see SNDP 5.8 which also describes Walberswick)
- d. Local green spaces including home gardens (see SNDP 6.14 about paving over gardens for HL car parking)
- e. Important views
- f. Housing needs assessment
- g. Housing sites assessment/ Site master planning (I don't think we will need this but included as a place holder)

## V. POLICIES

- a. Housing
- b. Protecting the Natural Environment
- c. Maintaining and protecting the Character throughout the Village
- d. Moderating Development and protecting green spaces
- e. Design guidance
- f. Important Views
- g. Safe Space

## VI. NON-POLICY ACTIONS

- a. Resilience – coastal erosion and climate change
- b. Reversing the decline in resident population



# WE NEED YOUR COMMENTS AND SUGGESTIONS...

Please use the labelled boards to give us any thoughts you may have on:

- Green spaces
- Views that require protection
- Character Assessments
- Housing Needs Assessment
- Components of the NDP