

Dear Name,

Walberswick Parish Council formally requests that East Suffolk Council consider making a new Article 4 Direction under Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, withdrawing permitted development rights from land to the south of the Walberswick village allotments that has this year been used a temporary campsite, refer to DC/25/1755/P4BC, see location plan attached.

This request is made on the basis of clear, evidenced harm arising from the operation of the temporary campsite during summer 2026, as documented in the attached Parish Council assessment. The Direction would ensure that any future campsite proposals are subject to full planning scrutiny, including landscape, ecological, amenity and access considerations.

1. Summary of Harm Evidenced in 2026 Operation

1.1 Landscape and Visual Harm (National Landscape, Conservation Area, Local Views)

The temporary campsite sits on higher ground within the Suffolk Coast & Heaths National Landscape, making it visually prominent from the dunes and wider seascape. The varied colours, shapes and sizes of the camping equipment, vehicles and facilities all jar with the green fields, trees and the back drop of the sea and dunes.

The site also abuts the Conservation Area, where views into and out of the CA are a key part of its significance. People are seeing the view for hundreds of meters filtered by unsightly fences; toilet pods; shower blocks with PV panels; the water pipes and equipment.

This is directly contrary to SCLP6.3 and SCLP10.4, which require development in the National Landscape and its setting to avoid significant adverse landscape impacts, protect special qualities, and maintain sensitive skylines, seascapes and key views.

1.2 Combined Impact with Existing Caravan Site

Although the caravan site is established, the addition of brightly coloured tents and structures on higher ground created a cumulative visual impact that tips the balance to show harm when viewed from the dunes and Conservation Area.

1.3 Harm to Local Amenity (Residents and Footpath Users)

The operation caused smell, noise, and visual untidiness, particularly from the toilet pods and shower blocks. There is again definite harm to the local residents.

These impacts were experienced by residents of Millfield Road where houses back onto this land as well as by hundreds of footpath users along the adjacent Public Right of Way.

1.4 Nature Conservation Concerns (SSSI, Ramsar, SPA)

The site lies adjacent to nationally important, designated habitats, the impacts on which has not been fully assessed.”

Although ESC undertook an Habitats Regulation Assessment, the temporary campsite’s location—between the Conservation Area, marshes, and SSSI—makes unassessed cumulative recreational pressure a material concern.

1.5 Access and Operational Issues

The site is accessed via a restricted byway and narrow track. While major incidents were avoided, it was observed that large tractors servicing the sit filled the track width wise and that the additional use of the access track caused some of the track to subside into the river.

This is a recognised justification for Article 4 Directions in sensitive rural locations, particularly where emergency access could be compromised.

1.6 Sensitivity of the Location

All activity occurred at the peak visitor period, meaning impacts were heightened, and the site was not operating at full capacity, suggesting that harm could be greater in future seasons.

2. Policy Basis for Article 4 Direction

The request is grounded in the following adopted Local Plan policies:

- **SCLP6.3 – Tourism Development within the National Landscape and Heritage Coast** Requires development to avoid significant adverse impacts on the National Landscape’s primary purpose, protect natural beauty, minimise light pollution, and avoid sensitive locations.
- **SCLP10.4 – Landscape Character** Requires development to protect sensitive skylines, seascapes, key views, tranquillity, and dark skies; and prohibits development causing significant adverse landscape impacts that cannot be mitigated.

The temporary campsite demonstrably conflicts with these policies when operating under permitted development rights, because no landscape, ecological, or amenity mitigation can be required without a full planning application.

3. Why an Article 4 Direction Is Necessary

The Parish Council considers that:

1. The location is too sensitive for unregulated temporary campsite use.
2. The harm evidenced in 2026 is significant, cumulative, and incapable of mitigation under permitted development rights.
3. Future seasons could generate greater harm, particularly if the site operates at full capacity.
4. Only a full planning application can secure:
 - Landscape and visual impact assessment
 - Ecological assessment and mitigation
 - Amenity protections
 - Access and emergency management plans
 - Conditions controlling lighting, noise, waste, and operational behaviour

An Article 4 Direction is therefore necessary, targeted, proportionate, and justified.

4. Type and Extent of Direction Requested

Walberswick Parish Council requests that ESC:

- **Make a new Article 4 Direction** covering the defined parcels of land used for the temporary campsite in 2026.
- **Withdraw Class BC and Part 4, Class B PD rights** relating to temporary campsites.

The 2026 operation of the temporary campsite demonstrated clear, significant and repeated harm to landscape character, Conservation Area views, local amenity, tranquillity, and the setting of nationally important ecological designations. These harms cannot be mitigated under permitted development rights.

Walberswick Parish Council therefore respectfully requests that East Suffolk Council initiate the statutory process to make a new Article 4 Direction withdrawing temporary campsite PD rights from the identified land.

We look forward to your response.

Yours sincerely,

Walberswick Parish Council

