

Planning Advisory Group Report to WPC

Southwold Neighbourhood Plan Consultation June 2021

1 General

The introduction of the Southwold Neighbourhood Plan makes clear that the SNP's proposed aims are restricted to the concerns and extent of the Parish of Southwold itself. The PAG therefore has no comments on these generally, however, there are several detailed points worth making.

2 Details

As is also made clear in a diagram included in the SNP, (see below) the Parish of Southwold extends south of the River Blyth to include a part of the Village of Walberswick.

Figure 1.1: Southwold Neighbourhood Plan area boundary



This fact raises several issues.

1 Section 2.2 of the SNP mentions Reydon, but does not specifically mention Walberswick. Since, as the plan shows, there is a close abutment with the Village a reference to it is warranted. Further there needs to be clarity within the SNP whether the policies cover all areas within the SNP boundary, or just 'the town' as is frequently referenced.

2 Section 3.4 refers to the protection of the natural environment and landscape, and while this landscape is covered by other policies and designations, such as AONB, this section of the SNP is relevant to the parts of Walberswick within the boundary. The same is true of section 5.4 (landscape) and section 8.0 (natural environment). The sections relating to design will presumably also be relevant to those structures in the Walberswick Quay / car park area that fall within the boundary. Again this should be covered in the SNP

3 The SNP confirms that the areas of Walberswick fall within Character Area 7 (CA7) although there seems to be no assessment or statement of inclusion / exclusion.

4 The SNP has implications on areas of Walberswick, the river bank and marshes are covered by the document, and the WPC should be aware of this.

Finally and importantly, until recently the part of Southwold Parish which lies south of the River fell within Waveney DC, whereas at that same time Walberswick Parish itself was within Suffolk Coastal DC.

Historically WDC and SCDC had diverse policies, which resulted in the fact that the conditions prevailing in the Southwold Conservation Area (for instance including Article 4 Agreements) and those prevailing in the Walberswick Conservation Area (which has no Article 4 Agreement) are different. This situation does bring up an anomaly, in that now both fall within East Suffolk DC.

Since the Neighbourhood Plan Examiners would not concern themselves with this issue, it is not appropriate to bring up this anomaly at this stage. However the WPC might consider it a matter worth pursuing in the future.