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Town Profile:
Southwold

Published July 2014

Population 1,098 | Dwellings 1,334 | Area 3 sqkm | Vacant town centre units 7%

Focus on... town centre

- x51 Shops (A1)
- x12 Financial and professional services (A2)
- x9 Restaurants and cafes (A3)
- x1 Drinking establishments (A4)
- x1 Hot food takeaways (A5)

Typical home

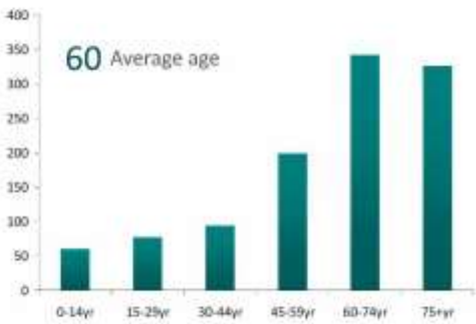
- Terrace
- 3 bedrooms
- 2 people
- 6 rooms

'Rooms' includes kitchens, living rooms, bedrooms, utility rooms, studies and conservatories. It excludes bathrooms, toilets and halls or landings.

Gender

471 male | 627 female

Age



Ethnicity

Ethnicity broad bands	Percentage
White	97.9%
Mixed	1.7%
Asian	0.3%
Black	0.1%
Other	0%

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Town Profile:

Southwold

Households

House types and new homes

271	322	475
Detached houses or bungalows	Semi-detached houses or bungalows	Terraced houses or bungalows

84 Total number of new homes 2001-2013

Tenure

Tenure	Percentage
Owned	68%
Shared ownership (part owned and part rented)	1%
Social rented	19%
Private rented	10%
Living rent free	2%

Dependent children

8% households with dependent children

Occupancy of bedrooms

Number of bedrooms	Percentage of households
Households who have 2+ bedrooms more than they require	50%
Households who have 1 bedroom more than they require	33%
Households who have the number of bedrooms they require	16%
Households who have 1 bedroom fewer than they require	2%
Households who have 2+ bedrooms fewer than they require	0%

Employment

Main employment industries

by employed residents

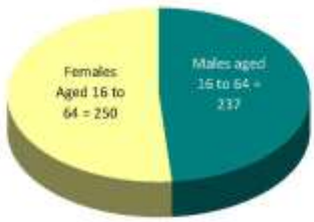
16% Accommodation and food service activities

12% Wholesale and retail trade; repair of motor vehicles and motorcycles

12% Professional, scientific and technical activities

12% Education

Working age population



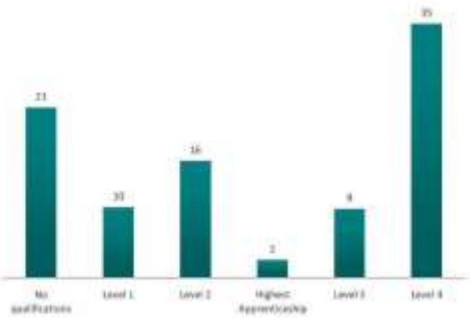
Occupation

by employed residents

Classifaction	Percentage of residents
Professional occupations	22%
Managers, directors and senior officials	15%
Skilled trades occupations	14%
Associate professional and technical occupations	14%
Elementary occupations	10%
Caring, leisure and other service occupations	8%
Administrative and secretarial occupations	6%
Sales and customer service occupations	6%
Process, plant and machine operatives	5%

Education

Qualifications (%)

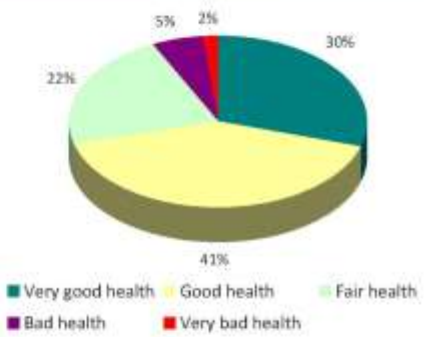


Level 1 examples
Fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1
Level 2 examples
5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2
Level 3 examples
2 or more A levels, advanced GNVQ, NVQ 3
Level 4 examples
HND, Degree and Higher Degree level qualifications

16-18 year olds not in education, employment or training

January 2014	February 2014	March 2014	April 2014	May 2014
11.1%	11.1%	11.1%	11.1%	22.2%

Health



Transport

653 cars
0.5 cars per dwelling

Sources and further information

Sources

Data sourced from Suffolk Observatory (Census 2011) except Waveney District Council - area, town centre units, new homes.

Please note - data from the 2011 Census was produced by the Office for National Statistics using a 'best-fit' method. Consequently, the data does not necessarily map exactly to parish boundaries.

Figures may not tally due to rounding.

Further information

www.suffolkobservatory.info
The Suffolk Observatory is the one-stop-shop for data, statistics and reports about Suffolk.

www.ons.gov.uk/census
Census 2011 official website.

www.neighbourhood.statistics.gov.uk
Government website containing local statistics.

www.statistics.gov.uk
Data on economy, population and society at national and local level.

This village profile contains a selection of data available for Parish and Towns in the District as of July 2014. Whilst every effort is made to ensure the accuracy of data it can not be guaranteed free of errors.

Profiles for other towns and villages in the District can be found online at:

www.waveney.gov.uk/neighbourhoodplanning

Town Profile:

Southwold

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Southwold Statistics Appendix 1.2

1. Suffolk Observatory

The only statistics specifically for Southwold were figures on housing stock 2003-2012, which are said to be compiled from information supplied by District Councils.

Housing stock 2003-12

	2003	2004	2005	2006	207	2008	2009	2010	2011	2012
Southwold	1,222	1,214	1,185	1,183	1,180	1,173	1,147	1,159	1,150	1,157
Reydon	1,282	1,313	1,341	1,328	1,368	1,385	1,410	1,417	1,413	1,412

Comment: Comment: the figures for Southwold do not agree with those supplied by Waveney to the Southwold and Reydon Society Housing Report (2012) or MRR's 2015 residency study (Appendix 4.2 below). They show a decline from 2003-12 when we know that over 80 new dwellings were built in Southwold between 2000 and 2012.

2. 2011 Census Southwold (Waveney DC summary, see Appendix 1.1)

Age Distribution

0-14	15-29	30-44	45-59	60-74	75+
61	77	92	202	343	323
Ave Age	60	Working Age (16-64)		Households with dependent children – 8%	
Female	627	Female	237		
Male	471	Male	250		
Total	1,098	Total	487		

Distribution of employment

Professional occupations	22%	Caring, leisure and other service occupations	8%
Managers, directors, senior officials	15%	Administrative and secretarial occupations	8%
Skilled trade occupations	14%	Sales and customer service occupations	6%
Associate professional and technical occupations	10%	Process, plant and machine operatives	5%
Elementary occupations	10%		

House types

Detached houses or bungalows	271
Semi-detached houses or bungalows	322
Terraced houses or bungalows	475
Total houses or bungalows	1,068
New homes 2001/13	84
Total number of dwellings	1,334

Tenure

Owned	68%
Shared ownership	1%
Social rented	19%
Private rented	10%
Living rent free	2%
Total social or private rented, or rent-free	31%

Town centre

Shops	51
Financial and professional services	12
Restaurants and cafes	9
Drinking establishment	1
Hot food takeaway	1
Total	74

3. Rightmove average house prices in Southwold (6/1/16)

Terraced	£473,000	Overall average house prices	
Detached	£690,000	Reydon	£274,000
Flats	£310,000	Kessingland	£141,000
Overall average	£512,000	Walberswick	£643,000
Increase in past year	19%		

4. Office of National Statistics 2014

Average earnings 2011 (full-time)

Waveney	£24,093
Suffolk	£25,274
England	£26,615

At 3% p.a., prediction for 2015: £27,117

Average Southwold property price (2015)/average FT Waveney income = 18.9

Average Southwold property price/average FT England income = 18.0

5. Southwold and Reydon Society Housing Report 2012

Corrected estimates of population of Southwold and Reydon

	2001 Total	2001 Over 18	2009 Over 18	2011 Over 18	2015 Over 18
Southwold	1,458	1,328	1,098	974	910
Reydon	2,567	2,240	2,291	2,192	
Total	4,025	3,568	3,379	3,166	
Under 18 in Southwold in 2001			9%	2011 census – 8%	
Under 18 in Reydon in 2001			13%		

Number of houses/permanent residences

	Dwellings	Resident	2^{nd} homes/ holiday lets	Vacant
2001 census				
Southwold	1,284	740	450	44
Reydon	1,272	1,135	97	39
2012 Waveney FOI				
Southwold	1,366	636	401 - 2^{nd} homes 218 - holiday lets	111
Reydon	1,482	1,193	159 - 2^{nd} homes 29 - holiday lets	65

Planning approvals 2000-2012

Southwold	87
Reydon	227

Note also studies by Suffolk Observatory and Suffolk County Council (2013) of profile of Southwold, Reydon and Kessingland, and by Greater Yarmouth Borough Council and Waveney District Council (2007) of Housing Market Assessment in Southwold and Reydon.

Summary of Southwold Town Plan Household Questionnaire responses (2013) — Appendix 1.3

The Household and Individual Questionnaires were sent out to 1,024 residences in Southwold and 1,341 residences in Reydon. 899 questionnaires were returned, of which 140 completed online (16%). 475 questionnaires were returned from Southwold and 424 from Reydon. 68.5% of the Southwold returns were from permanent residents, and 91.5% of the Reydon responses (Q1).

Q5 and Q6 gives the number of males and females in each household in different age ranges. The total number, after correction for the small number who did not complete Q5/Q6, was 1,735 individuals, 917 in Southwold and 818 in Reydon. The total number of residents over 18 was 584 in Southwold and 679 in Reydon, and using estimates of the adult populations of Southwold and Reydon from the Southwold and Reydon Society Housing Report 2012, the turnout was **60.0%** for Southwold and **30.9%** for Reydon. For 2nd home owners the turnout was 37.3% in Southwold and 24.9% in Reydon.

The age distribution for Southwold and Reydon are quite similar, with 44.4% of Southwold respondents over 65, and 14.2% 21 or under, while the figures for Reydon are 46.5% and 12.3%. The corresponding percentages for residents are 49.3% and 9.9%.

Questions 3 and 4 were targeted at 2nd home-owners. 1.7% said they never used the property, 10.5% used it for occasional weekends, 35.3% used it for school holidays or for 4-8 weeks a year, 38.1% used it 3-6 months a year, and 14.4% used it ‘most of the year’. So over 50% of the 2nd home-owners answering the questionnaire say they are here at least 3 months a year. 77.5% said they never let the property when they are away, 20.6% let it occasionally, 13.8% let it most of the time, and 0.6% (1 respondent) lets it all the time.

80.6% of Southwold residences were owner-occupied, and 90.8% of Reydon residences (Q7). 14% of Southwold residences are rented (Council, Housing Association or private) and 7.7% of Reydon residences. The most common category of house is 3-bedroom (Q8). 58% of Southwold respondents have owned the property for more than 10 years, and 60% of Reydon respondents have (Q9).

10.7% of Southwold residences suffer from flooding, drainage problems or sewerage backup, and 10.3% of Reydon residences do. (Q10)

The vehicle ownership is similar in Southwold and Reydon, with 60% having one car and 28% 2 or more cars (Q11). 5% have a mobility scooter. 47% of Southwold cars are parked in a garage or own drive, while 49% are parked on the road. In Reydon the corresponding figures are 79% and 14%.

65% of Southwold respondents experience broadband problems often (15%) or sometimes, while the figure for Reydon is 58%.

Summary of Individual Questionnaire responses

1,498 individual questionnaires were completed, 825 from Southwold and 673 from Reydon. This total is lower than the 1,735 estimated to be in households returning the Household Questionnaire because in some households not all individuals completed an Individual Questionnaire.

- Q1 The age profiles of Southwold and Reydon respondents are quite similar, with 49.7% over 65

Employment

- Q2 36.7% of Southwold are in work (31.7% of residents), with 34.6% of Reydon in work. 60% work more than 5 miles from Southwold (Q3). The most common employment sectors are: financial/professional, education, healthcare, and retail (Q4).

Shopping

- Q5 Over 70% of all groups thought character of Southwold High Street very important (87% of 2nd homers). A majority thought the mix of Southwold shops, cafes, pubs etc was sufficient for their needs (Q6). The most popular types of shop thought to be missing (Q7) were: book shop, fish shop, shoe shop, affordable clothes, launderette
- Q8 Over 60% of all groups opposed large supermarket on outskirts of Southwold/Reydon (81% of 2nd homers). 62.9% of Southwold residents (and 47% of Reydon) do their weekly shop in Southwold or Reydon (Q9).

Housing and planning

- Q10 Over 70% thought it was important that there should be more affordable homes to rent, with a smaller majority in favour of affordable homes to buy. There was strong opposition to more homes for sale on the open market. If there were more affordable homes available, over 80% thought they should go to people who work or have family in Southwold (Q11)
- Q12 There was strong support (90%) for development on brown field sites, and equally strong opposition to the use of green field sites or backland/infall sites.
- Q13, 14 A strong majority of Southwold and Reydon residents (77%) thought that residents, 2nd homes and holiday lets should pay Council Tax/Business Rate at the same rate. A Parish precept was supported by 40-45% of all groups (Q15)
- Q16 A majority thought the Conservation Area should remain unchanged.
- Q17 There was strong support (>75%) for a Neighbourhood Plan from all groups. At least 70% of all groups thought that all the listed possible policies for a Neighbourhood Plan were important, with over 90% favouring support for local businesses, encouraging local employment, preserving the unique character of Southwold, protecting community assets, and reducing the risk of flooding (Q18)

Health, social services and education

- Q19 92.8% of residents were registered with the Southwold practice. 80% of Southwold residents said they would use a part time GP consulting room in Southwold (Q20).
- Q21 90% of all groups thought retention of local outpatient facilities important and also (Q22) retaining local inpatient facilities such as those at Southwold Hospital.
- Q23 Most Southwold residents plan to travel to the new Health Centre by car, while most Reydon residents plan to walk there.
- Q24 There was strong support for all the Social Care support or services, especially help to stay in home (94%). The VHC services strongly supported were car service (88%), shopping, befriending and odd jobs (Q25). 6% of those polled were a carer for someone with a disability (Q26), and only about a third of these received financial or other support in this role (Q27).

- Q28 133 of the 1498 respondents had children in school, with 6 at Southwold Primary, 17 at Reydon Primary, and 24 at Bungay High. The highest ranked reason for choice of school was academic outcome, with broader outcomes second (Q29).
- Q30 The overwhelming choice of other sports or leisure facility was an indoor swimming pool, with a lot of support for a gym as well.
- Q31 95% of respondents considered borrowing books at Southwold Library important, with 50-60% backing other services there.

Environment

- Q32, 35, 36 Only about a third of respondents were aware of the Shoreline Management Plan, community emergency plans for a surge/flooding event, or of the Environment Agency's plans for the Blyth Estuary.

  There was strong support for measures to protect north Southwold and south Reydon in the event of major erosion at Easton Bavents (80%, Q33), for the local community to work with public agencies to repair the banks of the River Blyth if breached (85%, Q37).
- Q34 Over 60% of all groups thought current beach levels met the needs of residents and visitors.
- Q38 95% of all groups thought it important that Southwold Harbour remain a working harbour, and 85% thought it important for tourism (Q39). 85% thought that local people should be involved in the management of the Harbour (Q40).
- Q41 Over 80% thought the retention of the recycling centre in Blyth Road important.
- Q42 There was strong support (over 60%) for all the proposals to improve the cleanliness of Southwold, with 'litter bins emptied more often' attracting over 80% support.
- Q43 On measures to improve the Common, Denes, Marshes and Footpaths, the strongest support was for improving the public toilets (93%), better enforcement of dog fouling regulations (87%), ensuring that caravans are occupied only at the Caravan Park (82%), and improvement of the cliff footpaths (82%).
- Q44 Over 75% thought ship-to-ship oil transfers off Southwold should be banned. Again, only one third of respondents knew about plans to deal with an oil pollution emergency (Q45).
- Q46 The strongest support amongst measures to reduce carbon emissions was for Sizewell C (62%), with majority support also for offshore wind turbines. But only 20% supported onshore wind turbines.
- Q47 Over 70% would support allowing solar panels that looked like roof slates in the Conservation Area and 62% would support relaxing double-glazing regulations.
- Q48 The only noise problem which attracted more than 25% support was loud music (63%).
- Q49 95% of all groups thought water authorities should ensure that sewage and land-use chemicals are not allowed to overflow into the sea.

Transport and parking

- Q50 The only issue attracting majority concern with regard to streets and pavements was the condition of pavements.

- Q51 74% thought large vehicles in the town centre were a problem and over 80% supported restrictions on using certain streets and restricting deliveries to be outside main shopping hours (Q52).
- Q52 63% supported a 20mph limit in Southwold, with 30% against.
- Q53 The only parking measures attracting majority support were better use of the Mights Bridge car park (67%) and a comprehensive review of Southwold's parking needs (64%). The majority would not be willing to pay a fee for a residents parking permit (Q55).
- Q56 76% supported the introduction of a local hopper bus service. Just over 50% expected to pay a reasonable fare, and to use a bus pass (Q57). All destinations were thought to be important by at least 55%, with the Medical Centre, Market Place and Kings Head as the most important stops. (Q58). Most said they would use the service occasionally (66%), and a majority favoured a 9-5 service (Q59).
- Q60 The only destination which was seen to need a better bus service by a majority of respondents was Darsham train station. Just 38% though Halesworth train station needed a better service.
- Q61 The responses to the question 'what is missing from the questionnaire?' are too diverse to summarise at this stage.

Summary of Visitor Questionnaire

The Visitor Questionnaire was delivered to 220 holiday lets in Southwold and mailed to just over 200 visitors who signed up to take part last August. 113 questionnaires were received, representing 374 people. Only 4.5% were first-time visitors, 6.3% visited every few years, 14.3% visited every year, 57.1% came several times a year and 17.9% visited more than once a month (Q1). 45.1% were parties of 2, while 43.2% were parties of 3-5 (Q2). 17% of visitors were under 16, 9% were 17-30, 51% were 31-60, and 23% were over 60 (Q3). So visitors have a younger age profile than residents.

- 70% of respondents were visiting for up to a week, 23% for longer than a week, and 7% for one day or less (Q4). So we managed to catch only a small sample of day-trippers. 44.4% of respondents stayed in holiday lets, 1.9% at bed and breakfasts, 4.6% at the caravan/campsite, 5.6% in hotels, and 17.6% with family and friends (Q5). 95.5% travelled to Southwold by car, 3.6% by public transport, and one respondent had hiked here (Q6). 9% had problems travelling to Southwold, many associated with the A12.
- 83% preferred to eat/drink out in local pubs, 62.5% on local cafes, 47.3% in restaurants, and 34.8% in hotels (Q9). Just one respondent preferred national brand cafes. 70% said there were no other types of café/restaurant they would like to see (Q10). Of those who said there were, 18 replies specifically said no national chains, while 2 supported chains like Costa (Q11).
- The most popular retail outlets used were local food shops (91%), Adnams (87%), Coop/Tesco (87%), newsagents (77%), the Pier (77%), clothing shops (64%) (Q12). 40% said there were other retail outlets they would like to see (Q13), with the most commonly mentioned being a book shop and a launderette (Q14).
- In answer to 'what attracts you to visit Southwold?' the most popular responses were character of town centre (94%), seaside, beach and pier (93%), Common and countryside (89%), Southwold's old-fashioned atmosphere (87%), harbour (79%), good base for exploring area (79%) (Q15). Others included: uniqueness, lack of chains, Summer Theatre, quietness.

- What amenities, if any, are missing from Southwold? (Q16): bookshop, launderette, swimming pool, an improved caravan and campsite, more public toilets. Several said 'None, perfect as it is'.
- How important are the following to you? (Q17): strict enforcement of dog-fouling regulations (82%), efficient rubbish collection (79%), more/improved public toilets (60%).
- Only 17% would use a park and ride service in Reydon if it was served by a frequent hopper bus service (Q18).
- 31% said mobile phone/broadband coverage in Southwold was not sufficient for their needs (Q19), while 62% said it was sufficient.
- 8% said there were adequate facilities/accommodation for disabled people, while 8% said there were not, with 84% 'don't know' (Q20). The main criticism was pavement access and access to shops (Q21).
- What single change would make you more likely to visit Southwold in the future ? (Q22) provoked a variety of suggestions, with parking mentioned in several replies. The most common suggestion was no change, with several wishing to get rid of chains like WH Smiths and Costa.

Our Strategy for the Future of Southwold

Southwold Town Council

May 2016

INTRODUCTION AND OUR PURPOSE

This strategy describes our plans for Southwold for the remaining duration of this Town Council, a period of three years. We have of course looked further ahead than this in preparing the plan. We have considered the big picture and the external factors that may impact on the town and the people who live here.

The pace of change in our lives, the pressures on Southwold and the changes to regional and Local Government have prompted the Town Council to work together to define its plans for the future of the town. In this climate it is essential that we have a clear view and give a lead about plans for the future of the town.

This strategy has been prepared after a number of structured working meetings of the whole Council in the autumn of 2015 and early 2016, where we worked together on every stage of this plan. It will be available on our website www.southwoldtown.com

Every councillor has had an opportunity to contribute to the plan and make their views clear to their colleagues.

OUR MISSION

As elected councillors our purpose is to provide leadership and direction for the people of Southwold.

We do this with honesty and integrity, without fear or favour to one group or another, whilst recognising our social responsibilities to all in our community

Our Vision

STC's vision for Southwold is to be *the* successful, vibrant, attractive town on the East Anglian coast, where people want to live, work and visit.

We intend to focus on projects that are truly important and meaningful for the Town and that will help us to achieve our objectives.

We don't settle for anything less than excellence as a Town Council. However, we have the humility to admit when we are wrong and the courage to change.

VISION AND VALUES

Our **vision** is our goal to be worked towards for the period of this plan. We do not guarantee that we will be able to achieve every aspect of our vision, but it is important to us, and for our community, to have a clear vision about where we want to be.

VALUES

- Honesty
- Integrity
- Openness
- Respect for others
- Service to others
- Social responsibility
- Teamwork
- To inspire – each other and the community

Key PEST (Political, Economic, Social, Technological) and SWOT (Strengths, Weaknesses, Opportunities, Threats) points

- Oil/energy crisis
- Climate Change – impact of variable weather, flood surges especially on tourism
- Transport Links
- Devolution/Localism Agenda e.g. closure of public toilets
- Austerity agenda - police, health, social resources more limited
- Imbalanced economy too reliant on tourism
- Tourism vulnerable to fads and fashions
- Accessibility/parking
- Diminishing resident population and age profile
- Competition from towns with similar profile
- Southwold brand
- Development of new business types – new ways of working
- Work with organisations to raise profile and differentiate town

What strategies will we employ?

1. Diversify the local economy by knowledge based businesses
2. Reverse decline in resident population
3. Retaining and enhancing the natural and built environment
4. Protect, maintain and enhance our community assets
5. Promote/maintain the independent character of the High Street
6. Effectively manage and diversify STC income for firm financial base
7. Achieve planned maintenance on our property portfolio
8. Improve access, parking and transport within the town

STRATEGIES THAT WE WILL EMPLOY TO ACHIEVE OUR VISION

Our generic strategy is to *focus* on projects that will enable us to deliver our vision, and to select projects and activities that will *differentiate* Southwold from other coastal towns, in East Anglia, and those with a similar profile country wide. Other locations in East Anglia might include Aldeburgh, Burnham Market, Holkham, Wells and Woodbridge. Other locations country wide might include Salcombe, Rock/Padstow, St Mawes, Ilfracombe, Truro, St Ives and Abersoch.

The strategies have been defined to help us play to our *strengths*, enable us, where possible, to address our *weaknesses* and manage *threats*, and to take *opportunities* to support our plan for a vibrant town with a better balanced economy. The actions have also been linked to the key areas of the neighbourhood plan, which will be one of the vehicles for delivery of the overall strategy.

Clearly there are some things over which we have little control, such as Central Government policies, Waveney District Council plans for the whole area and where they choose to allocate resources, and investment in transport. However, there are other projects where we can choose to manage our resources to ensure that we run an effective council.

Diversify the local economy by establishing space for knowledge based businesses

STRATEGY 1

Diversify the local economy by establishing space for knowledge based businesses.

Tactics

Within 3 years

Plans in place with funding to remodel Station Road site owned by the Town Council.
Investigate opportunities for potential new sites and use of existing assets.

3 Years Plus

Remodel Station Road site into a business hub including small business units and space for artisans.

Reverse decline in resident population/a more balanced age range

STRATEGY 2

Reverse decline in resident population, achieving a more balanced age range. Make the town a more attractive proposition for younger families to live and work.

Tactics

Within 3 years

Promotional programme to attract people to live and work in Southwold (e.g. from other parts of East Anglia, surrounding counties and London).
Check how existing businesses/agents promote the town as a place to live. Seek to influence messaging.
Transport links.
Take opportunities to work with other agencies.
Encourage initiatives for out of peak season events and activities e.g. winter months, Easter.

3 Years Plus

Approach Suffolk County Council and Sizewell C/Other organisations to create working opportunities (i.e. to sponsor/support/ new business opportunities, develop Station Road site, work with groups e.g. hospital site?)
Working with organisations that promote homeworking, flexible working.

Retaining and enhancing the natural and built environment

STRATEGY 3

Retaining and enhancing the natural and built environment.

Tactics

Within 3 years – Built Environment

Neighbourhood plan complete.
Recognising and promoting historic buildings like Town Hall, Market Place, significant terraces etc.
Use of Suffolk design review panel.
Quality and ethos of new build.
Limitations on development - limit over-sized house conversion.
Incorporate our entrance to town design plans in potential developments.

Retaining and enhancing the natural and built environment (cont'd)

Retaining and enhancing the natural and built environment.

Tactics

Within 3 years – Natural Environment

Public art works to differentiate town and raise the profile.
Ensure the maintenance of Tibbys Green and other play areas.
Better management of marshes.

Protect, maintain and enhance our community assets

STRATEGY 4

Protect, maintain and enhance our community assets.

Tactics

Within 3 years

Work with relevant groups with the aim of retaining a thriving library and resource centre.
Town Hall refurbishment inside and outside.
Work with WDC and other partners to ensure appropriate business model for lavatories.
Work more closely with organisations to enhance community assets and experiences.
The Harbour to come into local control in the next 3 years.
Liaise with group who might use the hospital site for medical services/care home or library/education hub.

3 Years Plus

Museum – work with the museum to assist in developing an education programme, for example link with cellar at town hall, information centre on marshes.

Promote and maintain the independent character of the High Street

STRATEGY 5

Promote and maintain the independent character of the High Street.

Tactics

Within 3 years

Be ready to develop Town Council owned sites and purchase business investment property for improved investment income.
High Street or similar festival to differentiate Southwold from other towns. Communicate with national and regional chains to achieve their support for town initiatives.

Effectively manage & diversify STC income streams for a firm financial base

STRATEGY 6

Effectively managing and diversifying STC income streams in order to secure a firm financial base.

Tactics

Within 3 years

Consider income from parking to improve accessibility to the town.
Improved income streams from properties.
Business options for Red Cross Hut site.
Ensure we have appropriate tenants and attract high quality business. Be ready to reconsider leases yielding low returns.
Collections at public events to support activities for the community that enhance quality of life and differentiate the town.

3 Years Plus

Divestment discussions with WDC.
Encourage individuals to bequeath properties for public use/rental accommodation.
Acquire beach huts for income generation.
Use of Town Hall for weddings/events.
Income from lavatories.

Achieve planned maintenance programme on our existing property portfolio

STRATEGY 7

Achieve the planned maintenance programme on our existing property portfolio to ensure fit for purpose and improved income generation.

Tactics

Within 3 years

Maintenance programme for properties.
Advice to deliver our objectives in Strategy 6 and 7.

Improve access, parking and transport within the town

STRATEGY 8

Improve access, parking and transport within the town.

Tactics

Within 3 years

Parking review – complete and implement phase 1
Work with third parties on the potential for parking in light of parking review.
Liaise with partners regarding the feasibility and establishment of a park and ride.
Re-examine timed delivery of larger vehicles plus enforcement.
Contact Police & Crime Commissioner re changes to parking enforcement regulations and ascertain whether STC could become a model council on deregulated parking enforcement.
Keep High Street alive and ensure time limited parking is enforced.
Communicate clearly with police regarding STC's objectives for match funded PCSO scheme.
Creation of any new car parks

3 Years Plus

Parking Review phase 2 implemented.
Park and ride.

Budgets and delivery of our plans

Accounts /Best Value
Finance

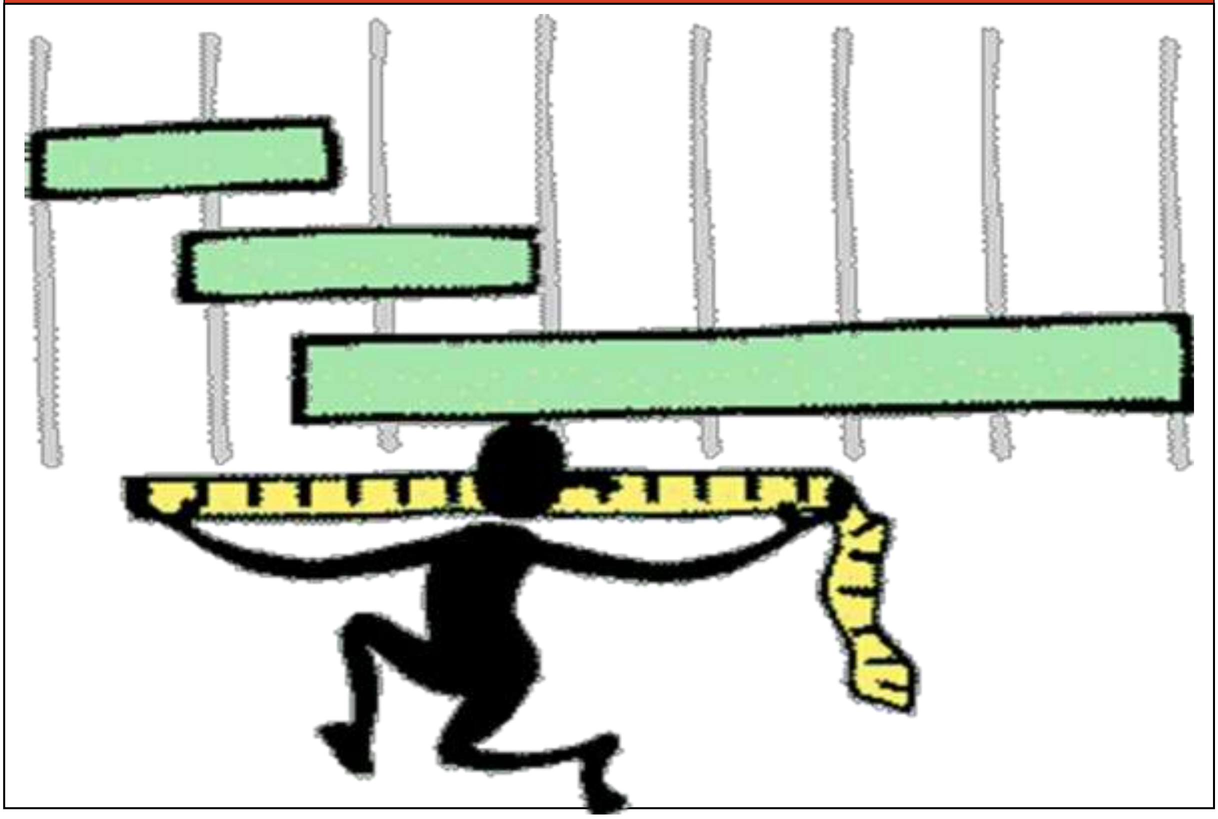
BUDGETS AND DELIVERIES OF OUR PLANS

The Town Council has prepared a three-year financial plan to support these activities and a detailed budget for the first year.

The action will be delivered by the working groups and committees of the Town Council:
Accounts /Best Value
Finance
Highways and Footpaths (including Parking Review Sub Group)
Landlords
Leisure and Environment
Neighbourhood Plan Team
Planning and Development

Where necessary other working groups may be established to deliver our plans.

Monitoring Progress



HOW WE WILL COMMUNICATE OUR PLANS AND COMMUNICATE PROGRESS

The strategy will be communicated to individuals, groups and businesses in the town and to relevant organisations outside, such as WDC, SCC, the media.

The Finance working group will monitor all financial aspects on a regular basis.

The Town Council will review progress of the strategy and tactics on a six monthly basis.

The Town Council will publish progress reports on its website.

Contact

Cllr Tucker

Town Mayor 2015-17

Cllr Melanie Tucker

Town Mayor
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Lesley Beevor

Town Clerk
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01502 722576

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Thanks to Richard Wells and Stephen Wolfenden for their contributions of photographs

Summary of Results from Neighbourhood Plan Questionnaire 2016 — Appendix 2.1

Turnout

Total resident population over 18 (electoral roll 2014)	845
Total questionnaire responses from residents	337
Questionnaire responses from residents aged under 18	327
Questionnaire responses from residents aged over 18	10
Resident turnout	**39%**
Number of resident properties (electoral roll 2014)	547
Number of questionnaire responses from residents	230
Resident turnout	**42%**
Number of properties which are 2nd homes (STP residence analysis)	477
Number of questionnaire responses from 2nd homes	147
2nd home turnout	**31%**
Caveats: Totals may be affected by residents not on electoral roll, number of 2nd homers on electoral roll, changes since 2014	

Age distribution of resident respondents

	Respondents	2011 Census
Under 18	3.0%	6.9%
18-30	3.3%	5.6%
31-65	28.8%	34.9%
Over 65	65.0%	51.9%

Comments: Returns somewhat under-represent under-65s. Not much sign of difference in responses of over- and under-65s.

Second-homers

65% of second homer respondents spend at least 3 months a year in Southwold and a surprising 16.6% say that they spend over 6 months a year in Southwold. Only 17.4% of second-homes are let out when owners are not in residence.

The views of second homers on the remaining questions are very similar to those of residents, even where there is a proposed policy to favour permanent residence. The age profile of second homers was noticeably younger than permanent residents.

Allocation of affordable housing

56% of respondents thought ‘key workers needed by communities’ were either first or second priority, with 38% favouring ‘people working in Southwold or Reydon’ and 34% favouring ‘families with dependent children’. Proportions were similar for residents and second-homers. 93.5% of residents and 82.2% of second-homers thought affordable housing stock should always remain affordable.

Community buildings

93% of residents and 97% of second-homers thought it was important or very important that the Neighbourhood Plan has a policy that ‘controls the future use of community buildings that become redundant’. The uses that had the most support as first or second priority were ‘other community uses’ (53%), ‘affordable housing’ (49%), and ‘housing at market rates’ (33%).

Housing

On the question ‘how does the high proportion of second homes and holiday lets affect you?’, there was a broad spread of answers, with ‘worried about the sustainability of the Southwold community’ listed as 1st or 2nd priority by 47% of residents and 34% of second-homers. 87% of residents and 73% of second-homers thought the Neighbourhood Plan should try to encourage full-time residency of newly-built housing. 81% of residents and 50% of second-homers thought the Neighbourhood Plan should discourage the conversion of family homes to holiday lets. 85% of residents and 75% of second-homers thought all new developments or conversions should be required to have off-street parking. 62% of residents and 61% or second homers thought the conversion of garages to residential accommodation should be discouraged.

Land use

As development sites become available in Southwold, 86% of residents thought affordable housing important or very important and 69% thought business developments important or very important. For second-homers these percentages were 82% and 71%.

Environment

94% of residents and 93% of second homers thought we should have policies to reduce surface water flooding and promote water efficiency. 5.6% of respondents had experienced problems of surface water flooding and 12.5% had experienced sewage back-up in the past three years. This seems to be a very serious issue in the town.

Design

The aspects of Southwold’s character that respondents wished to protect and enhance were ‘open spaces’ (42.5% said 1st or 2nd priority), ‘historic building styles and materials’ (40.2%), and ‘natural environment’ (33.3%). There was support for ‘energy efficient housing’ (66.8%) and ‘native trees to be planted’ (45.6%), but little interest in ‘bat conservation’ or ‘wildlife pond’. 87% thought a policy to discourage infill of gardens and courtyards important or very important.

Economy

On the future economy there was support for ‘non-tourism-based businesses (1st or 2nd priority 59%), ‘more community facilities’ (55%) and ‘start-up units for new businesses (54%). 84% thought it important or very important for ‘small, flexible-use premises for small and start-up businesses’ to be provided.

Household questionnaire

Q1) In which road/street of Southwold do you live?

Responses received from residents of 54 roads/streets. (Total 62 streets) n=630

Q2) How old are you?

Under 18	4.8%	31	
18 - 30	3.7%	24	
31 - 65	38.5%	248	
Over 65	53.0%	341	n=644

Q3) What is your gender?

Male	44.6%	288	
Female	55.4%	357	n=645

Q4) Is this your main residence?

Yes	52.3%	337	
No	47.7%	307	n=644

Q5) On average how often do you, or your immediate family, use this property?

Never	1.0%	
1-3 weeks each year	4.2%	
4-8 weeks each year	29.6%	
3-6 months each year	48.5%	
More than 6 months each year	16.6%	n=307

Q6) Is your property let when you are not in residence?

Never	82.6%	
1-3 weeks each year	2.0%	
4-8 weeks each year	3.0%	
3-6 months each year	8.7%	
More than 6 months each year	3.7%	n=299

Affordable housing

Q7) When affordable housing is allocated, which of the following should be given priority?

	Any Priority	1st Priority	2nd Priority	3rd Priority
Families with dependant children	47.0%	49.0%	24.2%	26.9%
Key workers needed by communities	69.8%	50.3%	30.3%	19.4%

People with family living in Southwold or Reydon	33.9%	40.5%	27.9%	31.6%
People working as volunteers in essential services, such as the fire service, RNLI, the Voluntary Help Centre	45.2%	16.4%	43.6%	40.1%
People working in Southwold or Reydon	58.9%	28.9%	35.8%	35.3%
Young people	30.2%	19.3%	38.5%	42.2%
Other	3.2%	15.0%	10.0%	75.0%

n=635

Q8) Should affordable housing stock always remain affordable housing?

Yes	88.1%	
No	6.8%	
Don't Know	5.2%	n=621

Community Facilities

Q9) How important is it for you that Southwold's Neighbourhood Plan has a policy that controls the future use of community buildings that become redundant?

Very important	76.3%	
Important	18.6%	
Neither important nor unimportant	3.1%	
Unimportant	0.8%	
Not important at all	1.3%	n=619

Q10) How would you like to see redundant community buildings used?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
Affordable housing	72.4%	46.4%	21.4%	12.2%	9.5%	10.6%
Housing at market rates for full-time residents	57.3%	25.6%	32.2%	19.1%	10.0%	13.1%
Housing at market rates for second homes/holiday lets	9.3%	7.0%	22.8%	15.8%	35.1%	19.3%
Office units	32.6%	5.5%	13.0%	21.5%	34.5%	25.5%
Other community uses [e.g. library, community kitchen]	80.9%	44.8%	20.4%	21.8%	8.1%	5.0%
Retail	26.8%	3.7%	11.0%	23.2%	38.4%	52.9%
Shared work space	52.9%	3.7%	25.9%	25.6%	26.5%	18.2%
Small business units	73.9%	12.8%	22.1%	28.7%	21.6%	14.8%
Other	8.0%	24.5%	8.2%	16.3%	12.2%	38.8%

n=613

Housing

Q11) How does the high proportion of second homes and holiday lets affect you?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
It doesn't affect me at all	21.1%	87.0%	9.9%	80.0%	80.0%	1.5%
Inflated house prices	51.1%	33.0%	14.5%	13.8%	20.4%	18.2%
Lack of choice in the shops	29.6%	7.1%	16.9%	31.5%	22.8%	21.7%
Loss of community assets	60.5%	10.4%	30.9%	26.9%	17.8%	14.1%
Lack of neighbours	50.0%	19.6%	26.4%	22.5%	16.1%	15.4%
Loss of ordinary shops	64.5%	18.5%	27.2%	23.7%	16.7%	14.0%
Lack of volunteers	34.2%	6.1%	21.6%	24.4%	22.5%	25.4%
Worried about the sustainability of the Southwold community	71.9%	44.1%	18.1%	15.5%	15.2%	8.1%
Other	6.1%	29.0%	5.3%	5.3%	10.5%	50.0%

n=622

Q12) Would you like Southwold's Neighbourhood Plan to try to encourage full-time residency of newly-built housing?

Yes	80.5%	
No	13.5%	
Don't Know	6.1%	n=635

Q13) Thinking about future development, do you feel the Neighbourhood Plan should have policies on any of the following?

To encourage full-time residency of newly-built housing	83.6%	
Discouraging the conversion of family homes to holiday lets	66.6%	
All new developments or conversions are required to have off-street parking in order to ease parking problems in the Town	80.6%	
To discourage the conversion of garages to residential accommodation	61.7%	
Have you any other suggestions for possible policies?	16.4%	n=622

Land Use

Q14) As sites with the potential for development become available in Southwold, what are your priorities for development?

	Any Response	Very Imp	Important	Neither	Unimport	Not Imp
Affordable housing	94.0%	69.3%	20.3%	5.6%	1.2%	3.5%
Business	83.6%	28.4%	55.2%	11.7%	3.0%	1.8%
Housing sold at the market rate	76.3%	13.5%	27.6%	29.8%	11.7%	17.4%
Other?	11.4%	58.0%	21.7%	13.0%	4.4%	2.9%

n=603

Environment

Q15) How important is it to you that the Neighbourhood Plan promotes policies that reduce surface water flooding and promote water efficiency?

Very important	72.9%	
Important	20.2%	
Neither important nor unimportant	5.6%	
Unimportant	1.1%	
Not important at all	0.2%	n=623

Q16) In the past three years, has your property experienced problems of flooding due to surface water flooding?

Yes	5.6%	35	
No	90.5%		
Don't Know	3.9%		n=624

Q17) In the past three years, has your property experienced sewage back - up problems?

Yes	12.5%	78	
No	81.4%		
Don't Know	6.1%		n=623

Q18) If funding is generated from a levy on new developments in the Town, what would be your spending priorities for the benefit of the Southwold community?

Free text

Design

Q19) What aspects of Southwold's character would you want to protect and/or enhance?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
Alleys and footpaths	56.7%	15.1%	15.4%	25.4%	21.7%	22.5%
Historic building styles and materials	79.8%	27.5%	22.9%	17.2%	15.4%	7.1%
Local landmarks	65.3%	15.6%	23.0%	23.5%	18.6%	19.3%
Natural environment	66.4%	27.5%	22.6%	18.5%	14.6%	16.8%
Open spaces	76.5%	29.0%	26.5%	19.1%	16.1%	9.3%
Streetscapes	33.8%	10.5%	19.6%	20.1%	23.0%	16.8%
Trees, gardens and courtyards	54.0%	8.7%	11.8%	21.9%	29.0%	28.7%
Views into, within, and from the Town	48.3%	16.1%	20.7%	16.7%	18.4%	28.1%
Other?	7.3%	13.3%	4.4%	6.7%	0.0%	75.6%

n=619

Q20) In terms of the following, would you like to see a policy in the Neighbourhood Plan that encourages new developments to have landscaping for wildlife and is environmentally friendly?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
Bat conservation	23.9%	11.9%	9.8%	17.5%	31.5%	29.4%
Eco concrete to reduce water run-off	67.9%	21.7%	25.4%	23.9%	17.5%	11.6%
Energy efficient housing	84.3%	56.4%	22.8%	11.9%	4.6%	4.4%
Native trees to be planted	79.9%	25.1%	32.0%	28.9%	9.8%	4.2%
Nature reserve	59.2%	13.6%	20.6%	24.3%	25.4%	16.1%
Solar panels for each house	38.3%	14.4%	28.8%	21.4%	20.1%	15.3%
Wildlife pond	36.0%	7.0%	14.9%	20.0%	21.0%	37.2%
Have you any other suggestions?	6.2%	16.2%	10.8%	10.8%	13.5%	48.7%

n=598

Q21) How important to you is a policy that discourages infill of gardens and courtyards?

Very important	70.1%	
Important	17.0%	
Neither important nor unimportant	8.1%	
Unimportant	2.9%	
Not important at all	1.9%	n=619

Future economy

Q22) Thinking about the future economy of the Town, would you like to see policies in support of any of the following?

	Any Priority	1st Priority	2nd Priority	3rd Priority
More retail units	22.7%	17.5%	6.5%	46.0%
More community facilities	75.8%	43.5%	28.8%	27.7%
Non-tourism-based businesses	73.3%	36.8%	43.8%	19.4%
Start-up units for new businesses	75.8%	40.6%	30.6%	28.8%
Tourism-based businesses	20.0%	22.3%	33.1%	44.6%
Other	6.1%	24.3%	5.4%	70.3%

n=604

Q23) How important is it for you that small, flexible-use, premises are provided for small and start-up businesses in Southwold?

Very important	48.8%	
Important	35.6%	84.4%
Neither important nor unimportant	13.7%	
Unimportant	1.3%	
Not important at all	0.8%	n=619

Household questionnaire

Q1) In which road/street of Southwold do you live?

Responses received from residents of 42 roads/streets. (Total 62 streets) n=325

Q2) How old are you?

Under 18	3.0%	10	
18 - 30	3.3%	11	
31 - 65	28.8%	97	
Over 65	65.0%	219	n=337

Q3) What is your gender?

Male	43.3%	146	
Female	56.7%	191	n=337

Q4) Is this your main residence?

Yes	100.0%	337	
No	0.0%	0	n=337

Q5) On average how often do you, or your immediate family, use this property?

Never
1-3 weeks each year
4-8 weeks each year
3-6 months each year
More than 6 months each year

Q6) Is your property let when you are not in residence?

Never
1-3 weeks each year
4-8 weeks each year
3-6 months each year
More than 6 months each year

Affordable housing

Q7) When affordable housing is allocated, which of the following should be given priority?

	Any Priority	1st Priority	2nd Priority	3rd Priority
Families with dependant children	49.9%	52.7%	21.6%	25.8%
Key workers needed by communities	65.7%	46.4%	33.6%	20.0%
People with family living in Southwold or Reydon	36.1%	44.6%	24.0%	31.4%

People working as volunteers in essential services, such as the fire service, RNLI, the Voluntary Help Centre	43.0%	13.9%	45.1%	41.0%
People working in Southwold or Reydon	55.2%	28.7%	37.3%	34.1%
Young people	35.2%	16.1%	43.2%	40.7%
Other	3.6%	25.0%	8.3%	66.7%

n=335

Q8) Should affordable housing stock always remain affordable housing?

Yes	93.5%	
No	3.7%	
Don't Know	2.8%	n=321

Community Facilities

Q9) How important is it for you that Southwold's Neighbourhood Plan has a policy that controls the future use of community buildings that become redundant?

Very important	82.0%	
Important	10.8%	
Neither important nor unimportant	4.0%	
Unimportant	1.2%	
Not important at all	1.9%	n=323

Q10) How would you like to see redundant community buildings used?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
Affordable housing	68.9%	43.9%	23.5%	14.5%	9.5%	8.6%
Housing at market rates for full-time residents	56.4%	27.6%	35.4%	16.6%	9.4%	11.1%
Housing at market rates for second homes/holiday lets	5.3%	0.0%	47.1%	11.8%	23.5%	17.7%
Office units	35.2%	4.4%	15.9%	18.6%	31.9%	29.2%
Other community uses [e.g. library, community kitchen]	82.6%	48.7%	21.1%	20.0%	6.4%	3.8%
Retail	26.8%	1.2%	9.3%	24.4%	30.2%	34.9%
Shared work space	53.0%	1.8%	23.5%	25.3%	28.8%	20.6%
Small business units	73.2%	11.9%	18.3%	29.8%	22.1%	18.9%
Other	10.9%	28.6%	11.4%	14.3%	5.7%	40.0%

n=321

Housing

Q11) How does the high proportion of second homes and holiday lets affect you?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
It doesn't affect me at all	9.6%	87.5%	12.5%	0.0%	0.0%	0.0%
Inflated house prices	56.9%	34.7%	15.3%	12.1%	20.0%	17.9%
Lack of choice in the shops	32.0%	8.4%	16.8%	28.0%	22.4%	24.3%
Loss of community assets	64.7%	10.2%	33.8%	21.3%	18.1%	16.7%
Lack of neighbours	59.0%	23.9%	23.9%	22.3%	17.3%	12.7%
Loss of ordinary shops	70.7%	14.8%	23.3%	28.4%	19.1%	14.4%
Lack of volunteers	43.4%	6.9%	22.8%	28.3%	17.9%	24.1%
Worried about the sustainability of the Southwold community	77.0%	44.4%	16.7%	12.8%	16.0%	10.1%
Other	6.9%	26.1%	4.4%	4.4%	8.7%	56.5%

n=334

Q12) Would you like Southwold's Neighbourhood Plan to try to encourage full-time residency of newly-built housing?

Yes	87.0%	
No	7.6%	
Don't Know	5.4%	n=331

Q13) Thinking about future development, do you feel the Neighbourhood Plan should have policies on any of the following?

To encourage full-time residency of newly-built housing	90.6%	
Discouraging the conversion of family homes to holiday lets	81.2%	
All new developments or conversions are required to have off-street parking in order to ease parking problems in the Town	84.8%	
To discourage the conversion of garages to residential accommodation	61.7%	
Have you any other suggestions for possible policies?	17.3%	n=329

Land Use

Q14) As sites with the potential for development become available in Southwold, what are your priorities for development?

	Any Response	Very Imp	Important	Neither	Unimport	Not Imp
Affordable housing	93.8%	73.6%	18.2%	5.0%	1.0%	2.3%
Business	82.0%	28.3%	55.9%	12.5%	2.3%	1.1%
Housing sold at the market rate	74.0%	13.0%	28.5%	25.5%	11.3%	21.8%
Other?	13.3%	67.4%	17.6%	7.0%	0.0%	8.0%

n=323

Environment

Q15) How important is it to you that the Neighbourhood Plan promotes policies that reduce surface water flooding and promote water efficiency?

Very important	75.3%	
Important	18.6%	
Neither important nor unimportant	5.5%	
Unimportant	60.0%	
Not important at all	0.0%	n=328

Q16) In the past three years, has your property experienced problems of flooding due to surface water flooding?

Yes	5.5%	18	
No	90.9%		
Don't Know	3.6%		n=329

Q17) In the past three years, has your property experienced sewage back - up problems?

Yes	17.4%	57	
No	76.5%		
Don't Know	6.1%		n=328

Q18) If funding is generated from a levy on new developments in the Town, what would be your spending priorities for the benefit of the Southwold community?

Free text

Design

Q19) What aspects of Southwold's character would you want to protect and/or enhance?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
Alleys and footpaths	63.6%	17.2%	15.2%	27.5%	17.2%	23.0%
Historic building styles and materials	77.0%	32.4%	25.9%	16.2%	18.2%	7.3%
Local landmarks	64.2%	18.5%	22.3%	22.3%	17.5%	19.4%
Natural environment	61.4%	27.4%	27.9%	17.8%	13.7%	13.2%
Open spaces	72.9%	30.8%	27.4%	18.4%	15.8%	7.7%
Streetscapes	31.2%	13.0%	25.0%	13.0%	23.0%	26.0%
Trees, gardens and courtyards	58.6%	10.1%	12.8%	24.5%	27.1%	25.5%
Views into, within, and from the Town	42.7%	16.1%	8.0%	19.7%	23.4%	32.9%
Other?	9.0%	3.5%	3.5%	6.9%	0.0%	86.2%

n=321

Q20) In terms of the following, would you like to see a policy in the Neighbourhood Plan that encourages new developments to have landscaping for wildlife and is environmentally friendly?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
Bat conservation	24.4%	18.7%	9.3%	20.0%	28.0%	24.0%
Eco concrete to reduce water run-off	69.4%	12.1%	28.6%	20.2%	18.8%	11.3%
Energy efficient housing	85.0%	57.1%	23.0%	10.3%	5.0%	4.6%
Native trees to be planted	77.9%	20.1%	29.3%	33.1%	12.1%	5.4%
Nature reserve	57.7%	14.7%	20.3%	24.3%	19.2%	21.5%
Solar panels for each house	45.6%	14.3%	29.3%	22.1%	20.0%	14.3%
Wildlife pond	31.6%	12.4%	12.4%	16.5%	22.7%	36.1%
Have you any other suggestions?	6.5%	5.0%	20.0%	10.0%	15.0%	50.0%

n=307

Q21) How important to you is a policy that discourages infill of gardens and courtyards?

Very important	71.5%	
Important	16.1%	
Neither important nor unimportant	7.6%	
Unimportant	2.5%	
Not important at all	2.2%	n=316

Future economy

Q22) Thinking about the future economy of the Town, would you like to see policies in support of any of the following?

	Any Priority	1st Priority	2nd Priority	3rd Priority
More retail units	25.2%	21.5%	40.5%	38.0%
More community facilities	80.8%	47.8%	26.1%	26.1%
Non-tourism-based businesses	76.4%	36.0%	45.6%	18.4%
Start-up units for new businesses	77.6%	34.2%	30.0%	35.8%
Tourism-based businesses	10.9%	17.7%	35.3%	47.1%
Other	6.1%	31.1%	5.3%	73.7%

n=313

Q23) How important is it for you that small, flexible-use, premises are provided for small and start-up businesses in Southwold?

Very important	50.3%	
Important	33.0%	83.3%
Neither important nor unimportant	14.2%	
Unimportant	1.3%	
Not important at all	1.3%	n=318

Household questionnaire

Q1) In which road/street of Southwold do you live?

Responses received from residents of 46 roads/streets. (Total 62 streets) n=304

Q2) How old are you?

Under 18	6.9%	21	
18 - 30	4.3%	13	
31 - 65	49.4%	151	
Over 65	39.5%	121	n=306

Q3) What is your gender?

Male	46.3%	142	
Female	53.7%	165	n=307

Q4) Is this your main residence?

Yes	0.0%	0	
No	100.0%	307	n=307

Q5) On average how often do you, or your immediate family, use this property?

Never	70.0%	
1-3 weeks each year	4.3%	
4-8 weeks each year	29.8%	
3-6 months each year	48.9%	
More than 6 months each year	16.4%	n=305

Q6) Is your property let when you are not in residence?

Never	82.4%	
1-3 weeks each year	2.0%	
4-8 weeks each year	3.0%	
3-6 months each year	8.8%	
More than 6 months each year	3.7%	n=296

Affordable housing

Q7) When affordable housing is allocated, which of the following should be given priority?

	Any Priority	1st Priority	2nd Priority	3rd Priority
Families with dependant children	43.8%	44.3%	27.5%	38.2%
Key workers needed by communities	74.3%	54.5%	27.0%	18.5%
People with family living in Southwold or Reydon	31.1%	34.4%	33.3%	32.3%

People working as volunteers in essential services, such as the fire service, RNLI, the Voluntary Help Centre	47.8%	18.9%	42.0%	39.2%
People working in Southwold or Reydon	62.9%	29.3%	34.0%	36.7%
Young people	24.8%	24.3%	31.1%	44.6%
Other	2.7%	0.0%	12.5%	87.5%

n=299

Q8) Should affordable housing stock always remain affordable housing?

Yes	82.2%	
No	10.1%	
Don't Know	7.7%	n=298

Community Facilities

Q9) How important is it for you that Southwold's Neighbourhood Plan has a policy that controls the future use of community buildings that become redundant?

Very important	69.7%	
Important	27.2%	
Neither important nor unimportant	2.0%	
Unimportant	0.3%	
Not important at all	0.7%	n=294

Q10) How would you like to see redundant community buildings used?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
Affordable housing	76.5%	48.4%	19.5%	10.0%	9.5%	12.7%
Housing at market rates for full-time residents	57.8%	23.4%	28.1%	22.2%	10.8%	15.6%
Housing at market rates for second homes/holiday lets	13.5%	10.3%	12.8%	18.0%	41.0%	18.0%
Office units	29.8%	7.0%	9.3%	24.4%	38.4%	20.9%
Other community uses [e.g. library, community kitchen]	79.6%	40.4%	19.1%	23.9%	10.0%	6.5%
Retail	26.6%	6.5%	13.0%	20.8%	16.9%	42.9%
Shared work space	53.3%	5.8%	28.6%	26.0%	24.0%	15.6%
Small business units	75.1%	13.8%	26.3%	27.7%	20.7%	11.5%
Other	4.5%	15.4%	0.0%	15.4%	30.8%	38.5%

n=289

Housing

Q11) How does the high proportion of second homes and holiday lets affect you?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
It doesn't affect me at all	24.9%	86.9%	9.1%	1.0%	1.0%	2.0%
Inflated house prices	44.4%	30.2%	12.7%	16.7%	21.4%	19.1%
Lack of choice in the shops	26.4%	4.0%	17.3%	37.3%	24.0%	17.3%
Loss of community assets	55.6%	10.8%	27.2%	34.2%	17.1%	10.8%
Lack of neighbours	38.7%	12.7%	29.1%	23.6%	14.6%	20.0%
Loss of ordinary shops	58.1%	23.6%	32.7%	17.0%	13.3%	13.3%
Lack of volunteers	22.9%	4.6%	20.0%	13.9%	32.3%	29.2%
Worried about the sustainability of the Southwold community	65.5%	43.6%	20.4%	16.7%	14.0%	5.4%
Other	4.9%	35.7%	7.1%	7.1%	14.3%	35.7%

n=284

Q12) Would you like Southwold's Neighbourhood Plan to try to encourage full-time residency of newly-built housing?

Yes	73.0%	
No	20.0%	
Don't Know	7.0%	n=300

Q13) Thinking about future development, do you feel the Neighbourhood Plan should have policies on any of the following?

To encourage full-time residency of newly-built housing	75.4%	
Discouraging the conversion of family homes to holiday lets	49.5%	
All new developments or conversions are required to have off-street parking in order to ease parking problems in the Town	75.4%	
To discourage the conversion of garages to residential accommodation	61.3%	
Have you any other suggestions for possible policies?	15.2%	n=289

Land Use

Q14) As sites with the potential for development become available in Southwold, what are your priorities for development?

	Any Response	Very Imp	Important	Neither	Unimport	Not Imp
Affordable housing	94.2%	63.9%	23.1%	6.5%	1.5%	5.0%
Business	85.5%	28.8%	54.7%	10.2%	3.8%	2.5%
Housing sold at the market rate	79.4%	14.2%	26.0%	34.7%	12.3%	12.8%
Other?	9.1%	40.0%	32.0%	20.0%	0.0%	8.0%

n=276

Environment

Q15) How important is it to you that the Neighbourhood Plan promotes policies that reduce surface water flooding and promote water efficiency?

Very important	70.5%	
Important	22.0%	
Neither important nor unimportant	5.5%	
Unimportant	1.7%	
Not important at all	0.3%	n=291

Q16) In the past three years, has your property experienced problems of flooding due to surface water flooding?

Yes	5.8%	17	
No	90.0%		
Don't Know	4.1%		n=291

Q17) In the past three years, has your property experienced sewage back - up problems?

Yes	7.2%	21	
No	86.6%		
Don't Know	6.2%		n=291

Q18) If funding is generated from a levy on new developments in the Town, what would be your spending priorities for the benefit of the Southwold community?

Free text

Design

Q19) What aspects of Southwold's character would you want to protect and/or enhance?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
Alleys and footpaths	48.6%	11.2%	16.1%	22.4%	28.7%	21.7%
Historic building styles and materials	83.0%	43.0%	18.9%	18.4%	12.7%	7.0%
Local landmarks	66.0%	12.4%	24.2%	24.2%	19.6%	19.6%
Natural environment	72.5%	27.7%	17.8%	19.3%	15.0%	20.2%
Open spaces	80.6%	27.4%	25.3%	19.8%	16.5%	11.0%
Streetscapes	36.4%	8.4%	15.0%	26.2%	23.4%	27.1%
Trees, gardens and courtyards	49.0%	7.0%	10.4%	18.8%	30.6%	33.3%
Views into, within, and from the Town	54.1%	15.7%	32.1%	14.5%	14.5%	23.3%
Other?	5.4%	31.3%	6.3%	6.3%	56.3%	75.6%

n=294

Q20) In terms of the following, would you like to see a policy in the Neighbourhood Plan that encourages new developments to have landscaping for wildlife and is environmentally friendly?

	Any Priority	1st Priority	2nd Priority	3rd Priority	4th Priority	5th Priority
Bat conservation	23.3%	3.0%	10.5%	15.0%	35.8%	35.8%
Eco concrete to reduce water run-off	66.2%	22.6%	21.6%	27.9%	16.3%	11.6%
Energy efficient housing	84.0%	55.2%	22.8%	13.7%	4.2%	4.2%
Native trees to be planted	82.2%	30.5%	35.2%	23.7%	7.6%	3.0%
Nature reserve	60.1%	12.0%	21.1%	24.6%	31.4%	10.9%
Solar panels for each house	30.0%	15.1%	26.7%	20.9%	19.8%	17.4%
Wildlife pond	40.8%	2.6%	16.2%	23.1%	19.7%	38.5%
Have you any other suggestions?	5.6%	31.3%	0.0%	12.5%	6.3%	50.0%

n=287

Q21) How important to you is a policy that discourages infill of gardens and courtyards?

Very important	68.2%	
Important	18.1%	
Neither important nor unimportant	8.7%	
Unimportant	3.3%	
Not important at all	1.7%	n=299

Future economy

Q22) Thinking about the future economy of the Town, would you like to see policies in support of any of the following?

	Any Priority	1st Priority	2nd Priority	3rd Priority
More retail units	19.4%	12.5%	32.1%	55.4%
More community facilities	70.1%	38.6%	32.2%	30.2%
Non-tourism-based businesses	70.5%	37.9%	41.9%	20.2%
Start-up units for new businesses	74.0%	47.4%	31.5%	21.1%
Tourism-based businesses	30.2%	24.1%	32.2%	43.7%
Other	5.9%	23.5%	5.9%	70.6%

n=288

Q23) How important is it for you that small, flexible-use, premises are provided for small and start-up businesses in Southwold?

Very important	46.8%	
Important	38.4%	85.2%
Neither important nor unimportant	13.1%	
Unimportant	1.4%	
Not important at all	0.3%	n=297

Summary of Narrative Responses Appendix 2.5

The Southwold Neighbourhood Plan Questionnaire included 9 questions which gave responders the option to write narrative comments to reflect other, alternative options to those suggested in the questions. Some 970 such narrative comments were received, many of which were repeated, albeit expressed in different words. This summary attempts to group repeated or similar comments into categories as shown in the tables below.

Q7) When affordable housing is allocated, which other options should be given priority?

Comment	1st Priority - Number	2nd Priority - Number	3rd Priority - Number	Total	% of Total
Young / Low Income Local Workers	1	1	4	**6**	33%
Retired / Elderly		1	2	**3**	17%
Local Connections			3	**3**	17%
Refugees / Migrants			2	**2**	11%
WDC Housing List	2			**2**	11%
Armed Forces Veterans		1		**1**	6%
Disabled			1	**1**	6%
Total	**3**	**3**	**12**	**18**	**100%**

Q10) Which other options would you like redundant community buildings to be used for?

Comment	1st Priority - Number	2nd Priority - Number	3rd Priority - Number	4th Priority - Number	5th Priority - Number	Total	% of Total
Cottage Hospital / Health Centre	5	1	1		2	**9**	15%
Indoor Activities / Gym / Pool		2	3		2	**7**	12%
Affordable Retail Units	1			2	1	**4**	7%
Sheltered Housing / Residential Home		1	1		2	**4**	7%
Small Business Units				1	3	**4**	7%
Arts Centre				1	3	**4**	7%

Q10) Which other options would you like redundant community buildings to be used for?							
Affordable Housing	2		1			**3**	5%
Refugee Centre			1		2	**3**	5%
Laundrette / Dry Cleaner				2	1	**3**	5%
Free House Pub	1	1				**2**	3%
Live / work Units	1			1		**2**	3%
Toilets	1				1	**2**	3%
Centre for the disabled			1		1	**2**	3%
Youth Hostel					2	**2**	3%
Adult Education		1				**1**	2%
Covered Market				1		**1**	2%
Creche				1		**1**	2%
Outdoor Activity Centre					1	**1**	2%
Therapeutic Centre					1	**1**	2%
Cafe					1	**1**	2%
Police Station					1	**1**	2%
Red Cross					1	**1**	2%
CAB					1	**1**	2%
Total	**11**	**6**	**8**	**9**	**26**	**60**	**100%**

Q11) How else does the high proportion of 2nd homes & holiday lets affect you?							
Comment	**1st Priority - Number**	**2nd Priority - Number**	**3rd Priority - Number**	**4th Priority - Number**	**5th Priority - Number**	**Total**	**% of Total**
Difficulty Parking	7	1	1	2	9	**20**	61%
Loss of Essential Shops for Residents				1	2	**3**	9%
Declining Residential Population				1	2	**3**	9%
Loss of Local Character					3	**3**	9%
Difficult seasonal business planning					2	**2**	6%
Litter / Dog Fouling				1		**1**	3%
Fewer young people					1	**1**	3%
Total	**7**	**1**	**1**	**5**	**19**	**33**	**100%**
Note	5 Respondents provided a robust defence of the number of 2nd homes and holiday lets which they say make a significant contribution to the economy of Southwold.						

Q13) What other possible policies would you like to see in the Neighbourhood Plan?		
Comment	**Total**	**% of Total**
Introduce parking charges, resident parking permits & proper enforcement	43	38%
Discourage the increase of 2nd homes & holiday lets	17	15%
Encourage the provision of affordable housing for permanent residents	9	8%
Limit overdevelopment of existing properties	9	8%
Encourage small and start-up businesses	5	4%
Enhance character of High Street and mix of independent shops	5	4%
Improve dog, seagull & litter control and street cleaning	5	4%
Improve road and rail public transport services.	5	4%
Introduce 20 mph speed limit & pedestrian zones	5	4%
Encourage high quality design to retain and enhance character of Southwold	4	4%
Encourage mix of new builds for both young and old	3	3%
Encourage sea front and pier development for water sports & cruise ships	2	2%

Q13) What other possible policies would you like to see in the Neighbourhood Plan?		
Encourage wind and water power generation	1	1%
Total	113	**100%**

Q14) What other developments would you like to see on sites with the potential for development become available?							
Comment	**Very Important**	**Important**	**Neither Important or Unimportant**	**Unimportant**	**Very Unimportant**	**Total**	**% of Total**
Affordable Housing	7	2	3	1	1	**14**	21%
Parking / Private Garages	7	2	2	1		**12**	18%
Leisure Centre / Swimming Pool	4	3	1			**8**	12%
Library / CAB / Creche /etc	7	1				**8**	12%
Small Business Units	2	2	3			**7**	10%
Unspecified Community Use	1	3	1			**5**	7%
Useful Shops / Services for residents	2	1				**3**	4%
Medical Centre / Care Home	3					**3**	4%
Public Garden	3					**3**	4%
Refugee Sanctuary		1				**1**	1%
Live/Work Units	1					**1**	1%
Mixed Use			1			**1**	1%
Food Re-cycling	1					**1**	1%
Total	**38**	**15**	**11**	**2**	**1**	**67**	**100%**

Q18) If funding is generated from a levy on new developments, what would be your spending priorities for the benefit of the community?		
Comment	**Total**	**% of Total**
PARKING: More car parks; residents parking permits; better control & enforcement	**102**	18%
COMMUNITY FACILITIES: Library; Police & Fire Station; TIC; Drop-in centre for the elderly; creche or soft play area for the young; Youth centre	**78**	14%
TOWN HOUSEKEEPING: Better dog & seagull control; More bins and litter collections; More street cleaning; Provision of recycling centre. Town is looking dirty & untidy.	**58**	11%
HOUSING: More affordable / subsidised / social housing for all but particularly for young families and local workers.	**50**	9%
HEALTH & WELFARE: Cottage hospital; Medical centre; Care home;	**49**	9%
ENVIRONMENT: Maintain & enhance the natural and build environmental of Southwold. It's looking very tired and uncared for.	**33**	6%
PUBLIC TOILETS: More & better toilets with improved maintenance & cleaning	**29**	5%
INFRASTRUCTURE: Repair or resurface roads, cycle paths and footpaths. Tidy up and improved signage; Upgrade subterranean infrastructure (water & electricity services, drainage and sewage treatment)	**24**	4%
LEISURE CENTRE: Provide swimming pool, gymnasium, indoor sports, cinema.	**21**	4%
LOCAL SHOPS: Increase & protect local independent shops & services to provide wider range of essential goods for residents year around. Subsidise rents for local shops.	**21**	4%
COASTAL PROTECTION: Maintain & improve flood protection and sea defences	**18**	3%
SMALL BUSINESSES: Support small and start-up businesses and provide affordable or subsidised rented premises.	**17**	3%
TRAFFIC: Introduce pedestrian zones (particularly High Street), pedestrian crossings, & lower speed limits. Make Mights Bridge a Toll Bridge for non-residents	**13**	2%
SEA FRONT: Improve & better maintain the beach, promenade and pier; Erect clear PSPO notices; Install showers.	**9**	2%
PUBLIC TRANSPORT: Improve public transport links (buses) to nearby towns & regional centres; Introduce park & ride schemes.	**8**	1%
ARTS & CULTURE: Promote more arts, culture and other festivals.	**8**	1%
BOATING LAKES: Restore Ferry Road boating lake to use & dredge Pier boating lake and restore water supply up to Mights Bridge	**6**	1%
SCHOOL: Keep school open	**3**	1%
BROADBAND: Improve broadband to provide 4G coverage	**3**	1%
ENTRANCE TO TOWN: Redevelop the vacant plots at the entrance to town (Mights Road & Station Road)	**2**	0%
Total	**552**	**100%**

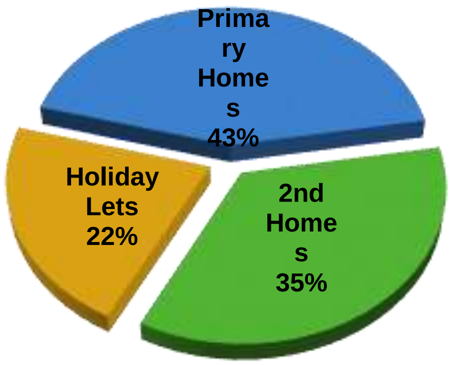
Q19) What other aspects of Southwold's character would you want to protect and/or enhance?							
Comment	**1st Priority - Number**	**2nd Priority - Number**	**3rd Priority - Number**	**4th Priority - Number**	**5th Priority - Number**	**Total**	**% of Total**
TOWN HOUSEKEEPING: Better dog & seagull control; More bins and litter collections; More street cleaning; Provision of recycling centre. Town is looking dirty & untidy.	8	1	1		8	**18**	30%
DESIGN: Improve architectural design and planning quality	1				11	**12**	20%
DEVELOPMENT: Improve entrance to town; Prevent infill; Preserve historical buildings		1	1		4	**6**	10%
SEA FRONT & HARBOUR: Improve maintenance of sea front; Protect Harbour from over development.	1	1			4	**6**	10%
LOCAL SHOPS: Increase & protect local independent shops & services to provide wider range of essential goods for residents year around. Ban chain stores					5	**5**	8%
INFRASTRUCTURE: Improve roads, paths & signage; Eliminate sewage smells	2				2	**4**	7%
TRAFFIC: Introduce pedestrian zones (particularly High Street), pedestrian crossings, & lower speed limits.	1				3	**4**	7%
PARKING: Improve provision and policing of parking	1				1	**2**	3%
PUBLIC TOILETS: More & better toilets with improved maintenance & cleaning					2	**2**	3%
ARTS & CULTURE: Promote more arts, culture and other festivals.					1	**1**	2%
Total	**14**	**3**	**2**	**0**	**41**	**60**	**100%**

Q20) What other policies would you like to see in the NP that encourage new developments to have landscaping for wildlife and is environmentally friendly?							
Comment	**1st Priority - Number**	**2nd Priority - Number**	**3rd Priority - Number**	**4th Priority - Number**	**5th Priority - Number**	**Total**	**% of Total**
WILD LIFE: Provide nesting boxes, hedges & bird friendly planting; Cull pigeons; Ban cats; Provide hedgehog habitat	2		1	1	3	**7**	23%
SOLAR PANELS: Comments split 1/4 for/against				1	4	**5**	17%
BUSS CREEK & MARSH: Improve sewage management; Introduce reed bed filtration; Develop into community fishing & recreation area.	1				3	**4**	13%
FLORA: Programme of wild flower & indigenous tree planting planting & environmentally friendly landscaping			1		3	**4**	13%
GARDENS: Ban paving over gardens	1	2				**3**	10%
INFRASTRUCTURE: Promote rainwater harvesting & biodigesters				1	1	**2**	7%
NATURE RESERVE: No new reserves but preserve & maintain existing ones			1			**1**	3%
ENVIRONMENTAL TOWN: Make Southwold a wildlife hub for environmental groups					1	**1**	3%
EASTON BAVENTS: Enhance appearance of Easton Barents coastline					1	**1**	3%
HARBOUR: Develop natural surroundings of Harbour and riverside. Demolish redundant sheds.				1		**1**	3%
BUILT ENVIRONMENT: Prevent over-development			1			**1**	3%
Total	**4**	**2**	**4**	**4**	**16**	**30**	**100%**

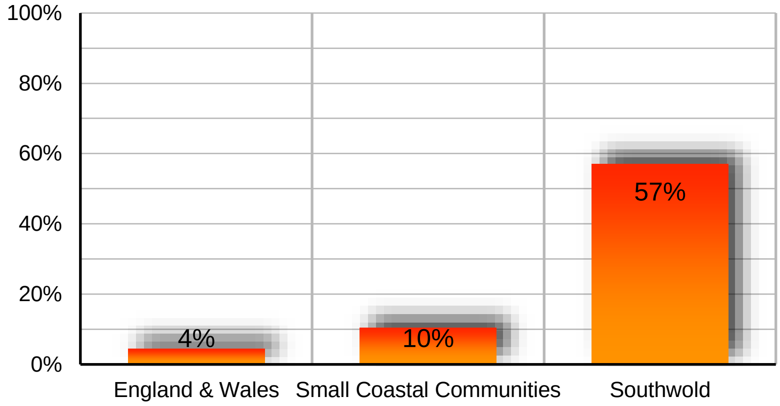
Q22) Which other policies would you like to see to support the economy?					
Comment	**1st Priority - Number**	**2nd Priority - Number**	**3rd Priority - Number**	**Total**	**% of Total**
COMMUNITY FACILITIES: Care home; Library; TIC; Adult education	2	3	6	**11**	30%
FAIRS & MARKETS: Encourage more antique fairs, vintage car/bike events, sports events etc			1	**1**	3%
LOCAL SHOPS: Increase & protect local independent shops & services to provide wider range of essential goods for residents year around. Ban chain stores	1		11	**12**	32%
SWIMMING POOL: Indoor heated swimming pool.			3	**3**	8%
CYCLE PATHS: provide more out of town cycle tracks.			1	**1**	3%
HARBOUR: Support for Harbour users	1			**1**	3%
TOWN HOUSEKEEPING: Tidy up and clean up Southwold. It is looking very tired and dirty; Control dog fouling	1		1	**2**	5%
PARKING: provide out of town car park.			1	**1**	3%
PUBS: End Adnams monopoloy on pubs in Southwold	1			**1**	3%
DEMOGRAPHY: Reduce imbalance between residents and visitors			3	**3**	8%
BUSINESSES: Support local businesses.			1	**1**	3%
Total	**6**	**3**	**28**	**37**	**100%**

Use of Dwellings in Southwold

Source: STC Housing Survey 2015



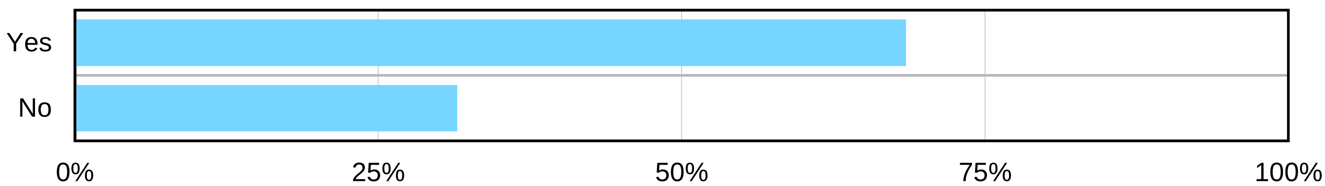
Comparison of Proportion of 2nd Homes & Holiday Lets in Communities in England & Wales



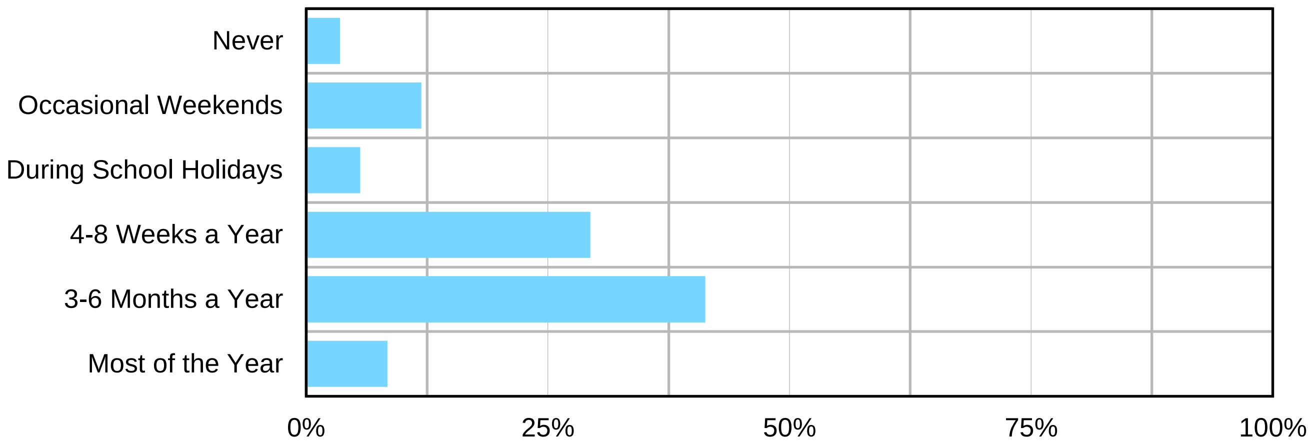
Source: 2011 Census - Coastal Communities + STC Survey 2016

Source: Southwold Town Plan Questionnaire ~ October 2013 ~ Turnout 475 (56.9%)

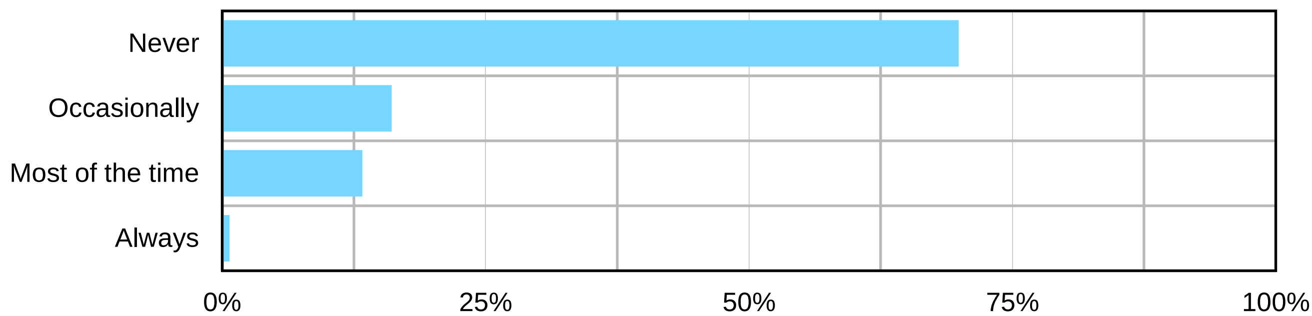
Household Q2	Is this your main residence?
Yes	68.5%
No	31.5%



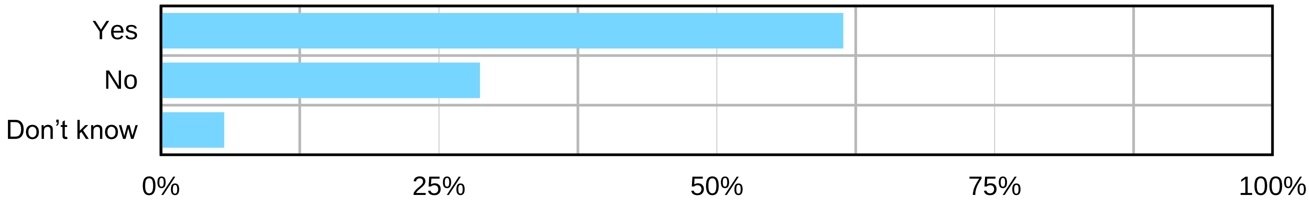
Household Q3	How often do you use this property?
Never	3.5%
Occasional Weekends	11.9%
During School Holidays	5.6%
4-8 Weeks a Year	29.4%
3-6 Months a Year	41.3%
Most of the Year	8.4%



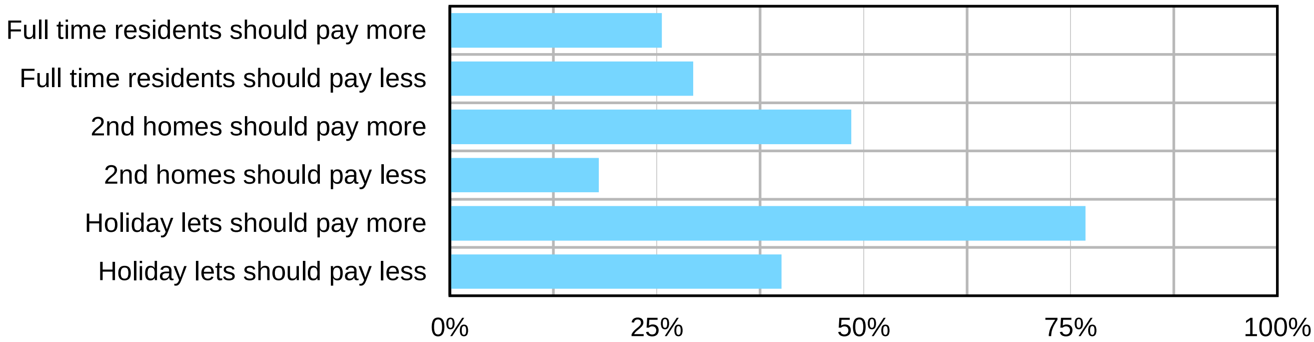
Household Q4	Is your property let when you are not in residence?
Never	69.9%
Occasionally	16.1%
Most of the time	13.3%
Always	0.7%



Individual Q13	Should all dwellings in Southwold be taxed at the same rate? (Occupied residences, 2nd Homes, Holiday Lets)
Yes	61.4%
No	28.7%
Don’t know	5.7%

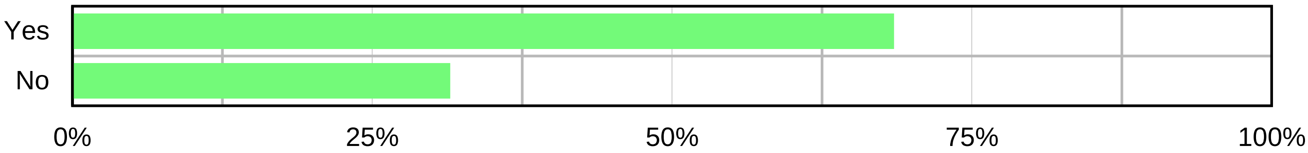


Individual Q14	Which dwellings should pay more or less in taxes?
Full time residents should pay more	25.6%
Full time residents should pay less	29.4%
2nd homes should pay more	48.5%
2nd homes should pay less	18.0%
Holiday lets should pay more	76.8%
Holiday lets should pay less	40.1%

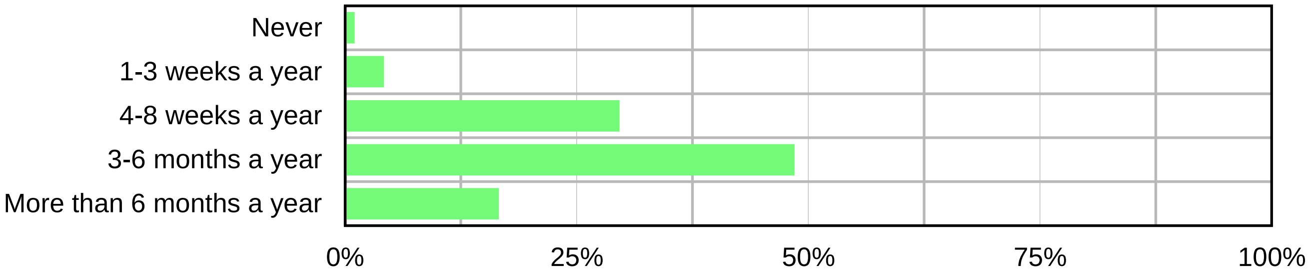


Source: Southwold Neighbourhood Plan Questionnaire ~ September 2016 ~ Turnout 630

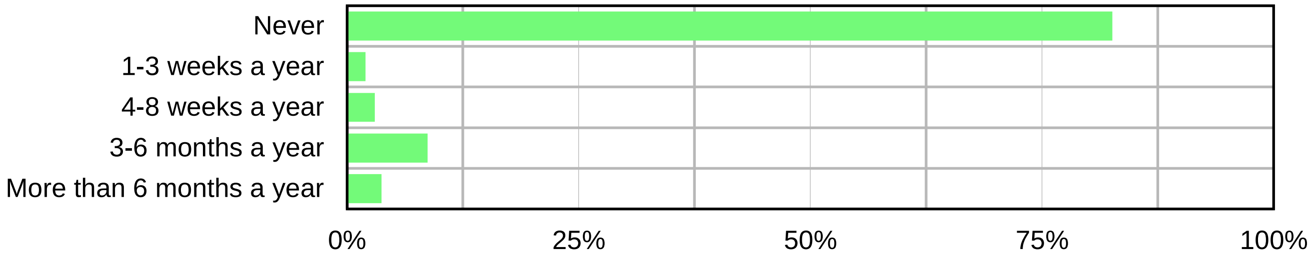
Q4	**Is this your main residence?**
Yes	53.3%
No	47.7%



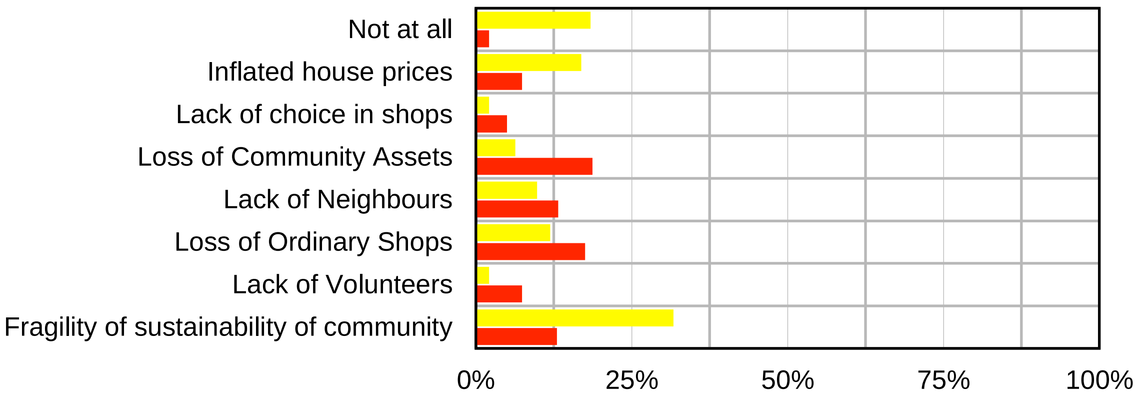
Q5	**How often do you use this property?**
Never	1.0%
1-3 weeks a year	4.2%
4-8 weeks a year	29.6%
3-6 months a year	48.5%
More than 6 months a year	16.6%



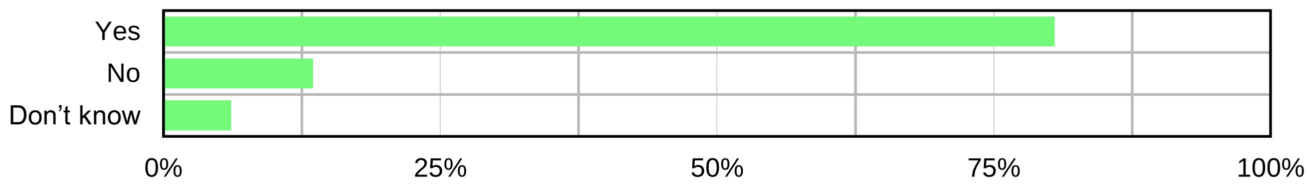
Q6	**Is your property let when you are not in residence?**
Never	82.6%
1-3 weeks a year	2.0%
4-8 weeks a year	3.0%
3-6 months a year	8.7%
More than 6 months a year	3.7%



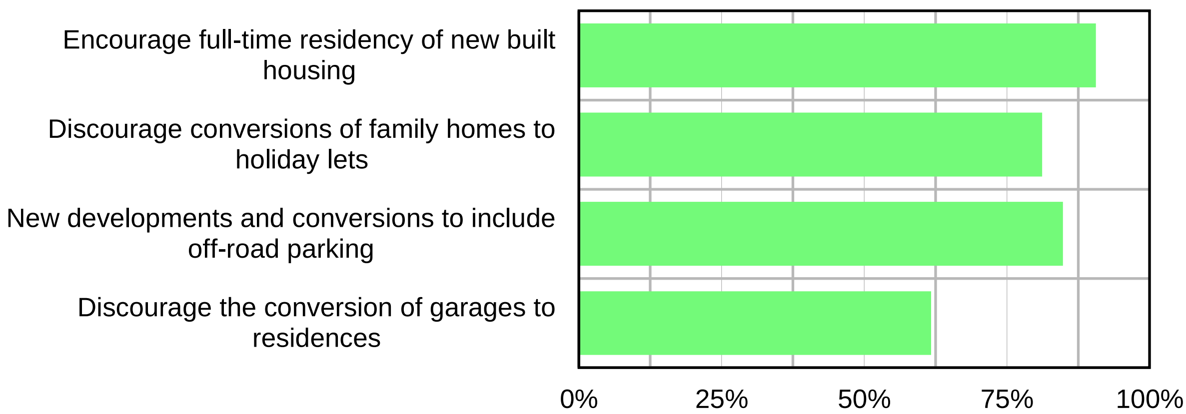
Q11	How does the high proportion of 2nd homes & holiday lets affect you?	
	1st Priority	2nd Priority
Not at all	18.4%	2.1%
Inflated house prices	16.9%	7.4%
Lack of choice in shops	2.1%	5.0%
Loss of Community Assets	6.3%	18.7%
Lack of Neighbours	9.8%	13.2%
Loss of Ordinary Shops	11.9%	17.5%
Lack of Volunteers	2.1%	7.4%
Fragility of sustainability of community	31.7%	13.0%
Free Text Comments on other affects	Too many 2nd homes	
	Southwold becoming a retirement town	
	Don't want town to have a dead core during week	
	Preponderance of 2nd homes skews commodities on sale towards visitors and away from residents	
	Some respondents provided a robust defence of the number of 2nd homes & holiday lets which they say make a significant contribution to the economy of Southwold	



Q12	Would you like the Neighbourhood Plan to encourage full time residency of newly built houses?
Yes	80.5%
No	13.5%
Don’t know	6.1%



Q13	Do you think the Neighbourhood Plan should have policies on the following?
Encourage full-time residency of new built housing	90.6%
Discourage conversions of family homes to holiday lets	81.2%
Require all new developments and conversions to include off-road parking	84.8%
Discourage the conversion of garages to residences	61.7%
Free Text Comments on other polices	Better provision for and enforcement of parking (38%)
	Discourage the increase of 2nd homes & holiday lets (15%)



Responses on Sustainability, Flooding and Sewage by Street — Appendix 2.7

This analysis only includes streets with a significant number of responses

Q11 How does the high proportion of holiday lets and second homes affect you?

Worried about the sustainability of the Southwold community:

	Responses	Priority 1 or 2
Field Stile Road	16	45.7%
Hotson Road	21	58.3%
Marlborough Road	25	49.0%
North Road	15	48.4%
Pier Avenue	17	37.0%
South Green	10	41.7%
Stradbroke Road	15	53.6%
Victoria Street	18	40.0%
Total – all responses		43.2%

Lack of neighbours

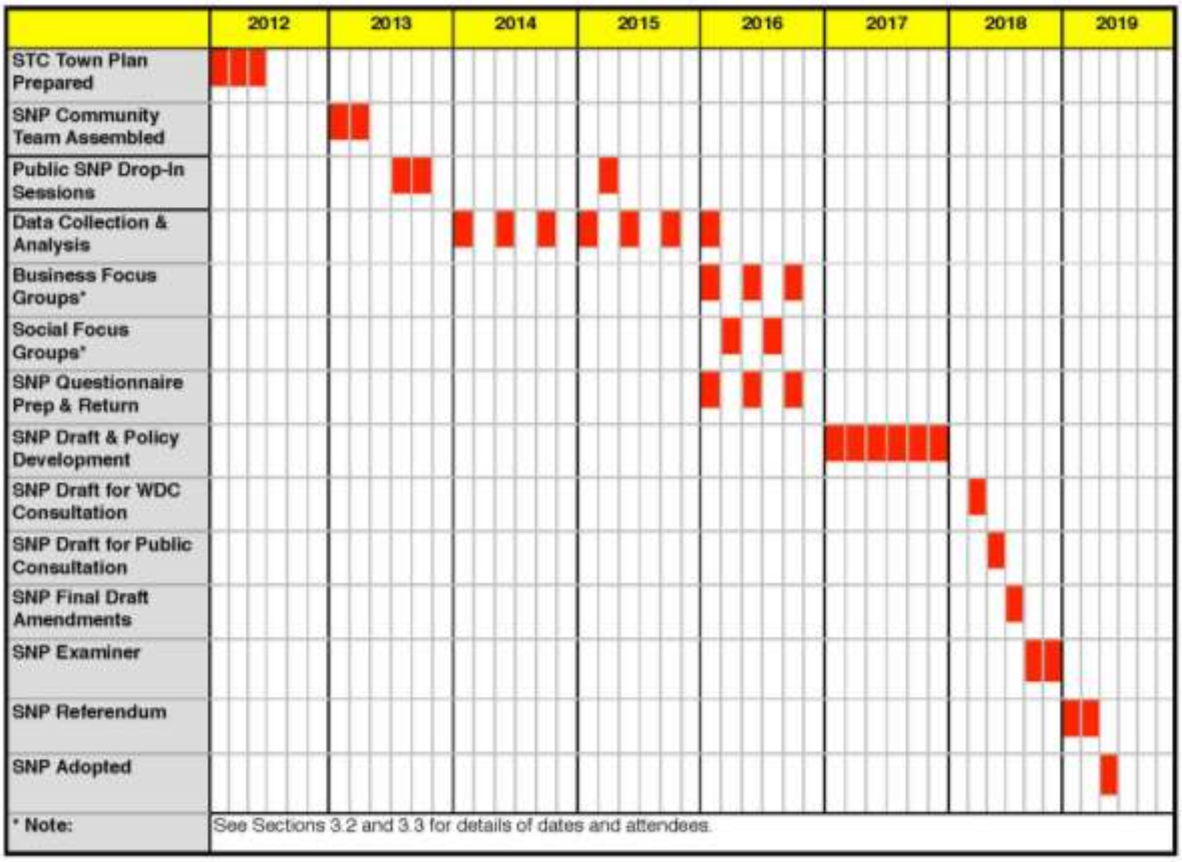
	Responses	Priority 1 or 2
Marlborough Road	15	29.4%
South Green	10	41.7%
Total – all responses		22.2%

Q16 In the past 3 years has your property suffered problems due to surface water flooding?

	Responses	Yes	%
Centre Cliff	6	4	67.0%
Hotson Road	36	4	11.0%
North Parade	23	3	13.0%
North Road	31	3	10.0%
South Green	24	3	13.0%
The Common	8	3	38.0%
Total	644	35	5.4%

Q17 In the past 3 years, has your property experienced sewage backup problems?

	Responses	Yes	%
Centre Cliff	6	4	67.0%
Ferry Road	9	4	44.0%
Field Stile Road	35	13	37.0%
Hotson Road	36	5	14.0%
North Green	17	5	30.0%
North Parade	23	5	22.0%
North Road	31	5	16.0%
Pier Avenue	46	5	11.0%
Stradbroke Road	28	4	14.0%
Total	644	78	12.1%



2013-present	Community members of NP working group
late 2013	Initial engagement with community, drop-in meeting at Town Hall
18/01/2016	Business leaders focus group
06/02/2016	Focus group with young family members
10/02/2016	Focus group with leader and 5 members of Loft youth club
16/02/2016	Business interview with Andy Wood, Adnams
23/02/2016	Focus group with over 70s
01/03/2016	Focus group with library users
2016	Business interview with Erica Clegg, Spring
2016	Business interview with Guy Mitchell, SPOTS
July 2016	Delivery of Neighbourhood Plan questionnaire to all residents and second homes
Sept 2016	Deadline for responses to questionnaire
05/10/2016	Business interview with Sail Loft
2016	Business interview with Scott, Chapps

Focus Groups

Focus Group	Date	Attendees
Business Leaders	18 Jan 2016	Spring ~ Strategic communications & design agency Two Magpies ~ Artisan Bakery & Patisserie Spots & High Tide ~ Post Office & retail outlets Collen & Clare ~ Retail clothing outlet Suffolk Secrets ~ Holiday letting agency
	16 February 2016	Adnams CEO
	5 October 2016	Sail Loft ~ Restaurant
	2016	Mills & Sons Ltd ~ Butchers
	2017	Chapps - Hairdresser
Facilitators		Various NP Team members facilitated each Focus Group meeting

Summary of Comments

Policy Area	Focus Group	Comment
High Quality Design	Business Leaders	Intersperse very good stylish design by very good architects that sits well beside the Southwold vernacular
In-Fill	Business Leaders	-
Housing & Office Space	Business Leaders	Dire shortage of office space ~ existing businesses severely constrained
		Need for modern, purpose built, flexible office space
		Small/Medium size businesses require 100 - 250 sq m
		Help incubation & solo businesses with shared reception and welfare facilities
		Provide hot desking & co-working space could be a business in itself
		Existing businesses constrained by lack of space to grow
		Lack of affordable accommodation for staff/workers
Community Assets	Business Leaders	Commerce and community sit alongside each other
		When considering redevelopment of redundant buildings into assets of community value, be bold and ambitious first and then see how it can be financed,
Natural Environment	Business Leaders	Adnams could be the exemplar for the town's zero carbon policies
2nd Homes & Holiday Lets	Business Leaders	-
Parking	Business Leaders	Insufficient parking space for staff commuting into town for work
		Traffic and parking is not one of the town's charms
		Customers routinely 15 minutes late because of the difficulty of finding a parking space
		A town clogged with cars is not good for the town
Vision	Business	Business needs a thriving town
		A place with connectivity, creativity, a wonderful place to come and think
		A place to live, work and play rather than a retirement place.
		Important to keep community assets that draw people into town
		We need new blood living in town
Likes About Southwold	Business	Increasingly seen as a "foodie" destination by visitors
Dislikes About S'Wold	Business	Lack of resident population to support business all year around which, together with seasonal visitor fluctuations, makes stock control very difficult

Social Focus Group Feedback　　　　　Appendix 3.3

Focus Group	Date	Attendees
Young Families	9 February 2016	6 young family members
Loft Youth Club	10 February 2016	Leader & 5 members of youth club
Over 70's	23 February 2016	11 community participants
Library Users	1 March 2016	Library using residents
Facilitators		Various NP Team members facilitated each Focus Group meeting

Summary of Comments

Policy Area	Focus Group	Comment
High Quality Design	Young Families	-
	Loft Youth Club	-
	Over 70's	-
	Library Users	Let us not lose internal views through poor design
In-Fill	Young Families	-
	Loft Youth Club	-
	Over 70's	All conversions that add bedrooms should also add off-street parking
	Library Users	Infill a concern
Housing & Office Space	Young Families	More affordable housing needed but not Tibby's Triangle
	Loft Youth Club	I'd love to live and work here ` if only I could afford it
	Over 70's	-
	Library Users	Need to find sites in town for economic development
		Need for affordable working space
		Need live-work units not retail units on available developable land
		Need affordable housing for residents

Community Assets	Young Families	Southwold has a sense of community.
		Local businesses are community assets and we want more, locally owned businesses
	Loft Youth Club	Community is quite tightly knit
		Businesses contribute to community welfare
		Library is very important to students
		Southwold hospital should not be turned into second homes
		Electric Palace not a community cinema, not for the young
	Over 70's	Library is very important
	Library Users	Community support is terrific
		We want a community asset pillory that would resist conversion of redundant buildings to market housing and give preference to uses that support the community or employment
Natural Environment	Young Families	-
	Loft Youth Club	Protect green spaces
	Over 70's	-
	Library Users	I value the environment. Southwold is one of the best places to live because of nature
		The environment is what I miss when I leave Southwold ~ beach, common, marshes
2nd Homes & Holiday Lets	Young Families	Southwold becoming a retirement town. Too many second homes
	Loft Youth Club	People with crazy incomes buying second homes. Don’t want town to have a dead core during the week
	Over 70's	As old people die, their houses are sold for 2nd homes/holiday lets
	Library Users	Preponderance of second homes and holiday lets skews commodities on sale towards visitors and away from residents
Parking	Young Families	-
	Loft Youth Club	-
	Over 70's	Parking a problem, make more use of Millennium car park
		Introduce parking fees
	Library Users	Cars are a problem for the town
		Support for off-road car parking for conversions
		Do not use common and open space for more parking space.

Vision	Young Families	A community of many more young residents and families
		A community with more ethnic and socio-economic diversity
	Loft Youth Club	-
	Over 70's	Want more people living in town full time
	Library Users	-
Likes About Southwold	Young Families	-
	Loft Youth Club	-
	Over 70's	People look after each other and are friendly
		Beautiful Place, plenty to do, bustling town with lively people
		Safety, lack of crime, beautiful place to live, Safety & security really important
		Lovely place to retire to
		All the advantages of both town and country
	Library Users	-
Dislikes About S'Wold	Young Families	-
	Loft Youth Club	-
	Over 70's	Dog mess and litter
		Lack of resident neighbours
	Library Users	—

Housing Need in Southwold   Appendix 4.1

Evidence

- Southwold Town Council Housing Survey 2006
- Southwold Town Council Housing Survey 2013
- Waveney District Council Homechoice statistics of urgent demand 2016
- Southwold and Reydon Society Housing Report 2012
- Southwold Town Plan 2013

1. Southwold Town Council Housing Survey 2006

Survey achieved turnout of 51% of households (and 52% of estimated 2006 resident population) (SRS Housing Report 2012).

69 households reported close family members having to move out of Parish because unable to buy or rent suitable accommodation.

56 respondents were in need of alternative accommodation (young people wishing to set uo home 29, families, young couples, relationship breakup 24, elderly households 20).

Taking into account the turnout this suggests that at that time 100 new affordable units were needed, with an emphasis on one or two bedroom units.

2. Southwold Town Council Housing Survey 2013

There were 252 returns from 1350 dwellings. However the number of permanent residences at this time was 636, so this represents a 40% turnout of the permanent residents.

21 households (43 people) reported housing need.

11 households identified 19 people wishing to return to Southwold if appropriate housing were available. This amounts to 40 housing units needed.

Again if account is taken of the turnout, the total number of affordable units needed may still be as high as 100.

In the period 2006-13, 10 new affordable units for sale were provided at Tibby's Triangle and 4 units to rent at Blyth Road.

3. Homechoice Housing List 2016

The Waveney District Council Housing Register showed that as of Jan 5th 2016, there were 80 people on the register asking to be housed in Southwold and Reydon, of whom 22 are classified as being in high or medium need and 58 as having a lower category of need (because they are already adequately housed). STC Councillors report anecdotal evidence of people seeking affordable housing in Southwold but not considering that it is worth registering with Homechoice..

The Homechoice report indicates that there are currently 88 Waveney Council homes in Southwold and 110 in Reydon. Turnover is typically 10% per annum. Current plans, at varying degrees of progression, are for 20 affordable homes at Duncan's Yard, Southwold, 10 or more at Green Lanes, Reydon, and 24 at St Felix (35% of 71). Development of the Southwold Fire Station and Police Station sites as housing could yield 10 units of affordable housing.

4. Employment patterns in Southwold and Reydon

The 2011 Census (Waveney District Council summary) identified 71 businesses in Southwold town centre. Southwold Chamber of Commerce identifies a total of about 100 businesses in Southwold as a whole. The largest local employer is Adnams, running the brewery, wine and spirits businesses, and the Swan and the Crown. The total number of Adnams employees in Southwold and Reydon is 350, of whom ~100 work in Southwold. A reasonable estimate of the total number of employees in Southwold is ~400 (20 businesses employing on average 5 people, 80 employing 2-3 people).

The Southwold Town Plan Questionnaire (STPQ) showed that 31% of Southwold residents were in work, about 300 people in total (for Reydon the figure was 33%, ie 800 people).

The STPQ responses suggest that 110 of these worked in Southwold, 20 within 5 miles, 180 further than 5 miles. Also 20% of those in work in Reydon worked in Southwold, ie 160.

This would leave a figure of ~130 people who drive in to Southwold to work. This is consistent with the scale of the Southwold 'rush hour'.

Additional affordable housing in Southwold would make it possible for more of those who work in Southwold to live here and contribute to the community.

Of the ~180 who leave Southwold to work, many might prefer to work in Southwold if there were more knowledge-based businesses located here.

Conclusion

There continues to be a substantial need for affordable housing in Southwold, both to meet the needs of those who currently live here and to reduce the need for local workers to commute to Southwold. Expansion of affordable housing will also strengthen the residential base of the town, reduce the undesirably high average age of residents, and help to maintain a vibrant and viable community.

North Southwold	**No of Residences**	**% Residents**	**% Holiday Lets**
St Edmunds Road , Crick Court, Station Rd, Blyth Road	104	84%	4%
Hotson Road	61	74%	2%
North Road	75	67%	11%
Field Stile Road, Cautley Road, Foster Close	77	56%	13%
Pier Avenue	93	51%	20%
Marlborough Road	58	44%	7%

Common and Central Southwold	**No of Residences**	**% Residents**	**% Holiday Lets**
The Common, Fox Yard, Woodleys Yard, Godyll Road	52	64%	6%
Victoria Street , Tibbys Green., Bartholomew Green., East Green, St James Green	174	39%	17%
York Road, Barnaby Green, Wymering Road, Black Mill Road, North Green	86	35%	12%

Beach, High Street and South Southwold	**No of Residences**	**% Residents**	**% Holiday Lets**
South Green, Gun Hill, Primrose Alley, Skilmans Hill	65	32%	18%
Park Lane , Lorne Road, Strickland Place, Mill Lane, Gardner Road	94	32%	16%
Stradbroke Road, North Parade, Cumberland Road, Salisbury Road, Dunwich Road, Chester Road	182	31%	45%
Queens Road, Constitution Hill, Ferry Road, Blackshore	55	30%	29%
High Street, Manor Farm Close, Bank Alley, Market Place	98	28%	8%
Trinity Street, East Cliff, East. Street, Pinkneys Lane, Centre Cliff, Queen Street, Church Street	99	26%	21%

	2015*	2016#
Total number of residences	1,373	1,388
Corrected for vacant properties	1,329	1,344
Total number of residences with permanent residents on electoral roll	547	567
Percentages of residences with permanent residents on electoral roll	41.2%	42.2%

Total number of identified holiday lets	204	300
Percentages of residences identified as holiday lets (corrected for 11 named holiday lets not identified)	15.3%	22.3%
Net number of non-vacant, non-resident, non-holiday-let	578	477
Percentages of properties presumed to be 2nd homes	43.5%	35.5%

* Study conducted by Michael-Rowan Robinson in 2015 # Study conducted by David Palmer in September 2016

The Southwold and Reydon Society 2012 housing report included the following information for Southwold from a 2012 Freedom of Information request to Waveney District Council

1,148 domestic dwellings, of which 401 pay the 2nd home rate, plus 218 holiday lets paying business rates equals a total of 1,366 residences.

Appendix 1D of the report gave an estimate of 6.9% for the number of adult residents missing from the electoral register, due to a combination of non-registration and resident alien status. However this is probably compensated by a number of 2nd homers who are on the electoral register.

www.southwoldandreydonsociety.org.uk/2012HousingReport.pdf

Analysis of Property Sales by Southwold Residency Zones — Appendix 4.3

A study was undertaken of house sales in Southwold between 2006 and 2016 to see which ones ended up occupied by permanent residents, as evidenced by the electoral registration list.

This analysis has been split by the three residency zones defined in Appendix 4.2, which are in decreasing proportion of permanent residents as of 2014. The percentage of residences sold over the ten-year period was the same in each zone, 37%. Although some residences that come up for sale are purchased by permanent residents, they are outnumbered by those purchased as 2nd homes or holiday lets. Of 498 residences sold, 118 (24%) were sold to permanent residents, 242 were bought as 2nd homes (49%), and 138 as holiday lets (28%).

North Southwold

(St Edmunds Road, Station Road, Blyth Road, Hotson Road, North Rd, Field Stile Rd, Cautley Road, Foster Close, Pier Avenue, Marlborough Road)

	Total residences	Permanent residences	2nd home	Holiday lets
2014	468	269 (57%)	161	38
2006-16 Sales	173	60 (35%)	67	46
Difference	295	209 (71%)	94	-

Common and High Street

(Common, Fox Yard, Woodleys Yard, Godyll Road, York Rd, Barnaby Green, Wymering Road, Black Mill Road, North Green, Park Lane, Lorne Road, Strickland Place, Mill Lane, Gardner Road, High Street, Manor Farm Close, Bank Alley, Market Place)

	Total residences	Permanent residences	2nd home	Holiday lets
2014	325	109 (33%)	180	36
2006-16 Sales	117	15 (12%)	75	27
Difference	208	94 (45%)	105	9

The Beach

(Victoria Street, Tibbys Triangle, East Green, St James Green, South Green, Gun Hill, Primrose Alley, Skilmans Hill, Stradbroke Road, North Parade, Cumberland Road, Cumberland Close, Salisbury Road, Dunwich Road, Chester Road, Queens Road, Constitution Hill, Ferry Road, Blackshore, Trinity Street, East Street, Pinkneys Lane, Centre Cliff, Queen Street, Church Street)

	Total residences	Permanent residences	2^{nd} home	Holiday lets
2014	575	169 (29%)	299	107
2006-16 Sales	208	43 (20%)	100	65
Difference	367	126 (35%)	199	42

Notes:

1. 2014 figures based on Michael Rowan-Robinson's residency analysis.
2. 2006-16 sales based on data compiled by Tom Bright and David Palmer, using David Palmer's 2016 residency analysis.
3. The difference between 2014 residences and 2006-2016 sales corresponds, approximately, to those residences that have not been sold between 2006-2016. We see that there are far fewer residents in the sold houses than in those that remain, confirming the trend of declining usage of houses as permanent residences.

Projections of Southwold permanent population 2016-2036 (if no change of policy)

There are various ways of projecting Southwold's permanent resident population forward.

1. Extrapolation of number of residents on electoral roll

We start from 2016 with a permanent over-18 population of 900 in 550 residences (average 1.6 per residence), representing 41% of the total 1,373 residences. The 2011 census shows that half of these residents are over 65. The census also shows that 30% of these 550 residences are rented (council, social and private), i.e. 165 residences. If the average occupancy of the 450 under 65s is 2.0, they occupy 225 residences, i.e. 165 rental and 60 owner-occupied, 16% of the total 1,373 residences in the town. We assume this block of under-65 residences and occupants will still basically be there in 20 years' time (i.e. we are neglecting those who just move out).

The over-18 population of Southwold was 1,328 in 2001, 974 in 2011, and 910 in 2015, so is going down by about 30 per year. If we extrapolate this rate forward, the 450 over-65s will have dwindled to almost zero in 15 years, i.e. 450/30. The population would then remain stable at 450 for the next decade or two, under this simple model. If the decline was spread equally over all over-18s, due to a mixture of deaths and people moving out, then the permanent population would shrink to essentially zero in 30 years.

2. Extrapolation of number of residences occupied permanently

The percentage of Southwold residences occupied permanently was 57.6% in 2001, 46.6% in 2011, and 41% in 2016, so the average decline is 1.1% per year. At this rate it will reach 16% (the block occupied by under-65s) after 23 years i.e. 25/1.1.

3. Extrapolation from house sales

The third way of projecting forward is to look at house sales in Southwold. Over the ten years 2006-16, there were 498 sales, i.e. 50 per year. We will assume these consist of permanent homes being sold to permanent resident, permanent homes being sold to 2nd homers, and 2nd homes/holiday lets being sold as 2nd homes or holiday lets, (i.e. we assume there are very few sales of 2nd homes to new permanent residents).

Of the 498 sales, 118, or 12 per year, ended up being occupied by permanent residents (as evidenced by the electoral roll) and we can assume these represent sales of permanent homes to new permanent residents. The population loss of 30 per year represents (at an occupancy of 1.6) 19 net permanent residences lost per year. This would leave 19 sales per year of 2nd homes/holiday lets being sold as second homes or holiday lets.

So the 325 residences currently occupied by over 65s will be down to roughly zero in 17 years i.e. 325/19.

Note: the loss of 19 permanent residences/year is made up of (a) sales due to decease of single occupant plus (b) removals out minus (c) new arrivals (which we have estimated as 12/year) minus (d) 2nd homers converting to permanent residents (several per year).

Conclusion

All these extrapolations are highly uncertain, but they give comparable answers, suggest the permanent population of Southwold will, if nothing changes, reach a level of about 450 over-18s, living in 225 residences, in 15-23 years.

Background

St Ives was one of the first Neighbourhood Plans to include a policy that sought to restrict the occupancy of new build homes to persons living there as their main home in an attempt to curb the volume of housing lost to second home owners. The town has significant numbers of second homes and there was large scale community support for a policy that sought to restrict further second home ownership.

The policy requires that any new-build home in the town must be lived in as a principal residence (i.e. not as a holiday let or a second home). A legal challenge to the policy by a developer (on the grounds that it breached ECHR grounds and was contrary to SEA requirements and that the Council should not have put the plan forward for referendum) was dismissed on all grounds in the High Court in November 2016.

What’s happened since?

There have been two appeals against the policy so far

1. Hotel St Eia

In 2015, planning permission was granted on appeal for 8 dwellings on the former Hotel St Eia site. In 2016, planning permission was granted by the Council for the removal of condition 9 of the 2015 permission which required the provision of affordable housing. The 2016 permission imposes as condition 2 a requirement that the dwellings shall not be occupied other than as a person’s only or principal home.

4. The application seeks permission to carry out the development without complying with condition 2 of the 2016 permission. The appeal is made against the Council’s failure to determine the application within the statutory period. The main issue is the effect condition 2 would have on the supply of housing for local people in the area. The inspector concluded that ‘condition 2 is necessary to protect the supply of housing for local people in the area, having regard to the development plan and all other material considerations. I also consider that the condition is enforceable, relevant to planning and to the development to be permitted, precise and reasonable in all other respects in accordance with paragraph 206 of the National Planning Policy Framework. Consequently, the appeal must fail and the condition be retained in its original form.’

https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3160559

2. Tremedda, St Ives

This appeal was for the demolition of an existing house and construction of two replacement houses. In line with the principal residence policy, one of these was required by condition to be only occupied as a principal residence. The appellant argued that the condition fails to meet the tests set out in para 206 of the NPPF (necessary, relevant, enforceable, precise and reasonable). The inspector concluded that as the plan had been through examination and found to be sound, this was not grounds to allow the appeal. He concluded that the condition was precise and enforceable. *‘I conclude that condition 2 is necessary, relevant to planning, relevant to the development permitted, enforceable, precise and otherwise reasonable in the interests of providing housing for local people. As such, it meets the tests set out in paragraph 206 of the Framework.’*

New housing developments

Many new housing applications have been determined in St Ives since the adoption of the NDP and the H2 policy has been applied where appropriate with a planning condition requiring that any new property be occupied as a main residence. No enforcement action has yet been taken as a result of the policy.

https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3159618

Principal Residence policies in other Neighbourhood Plans

Several other Cornish communities have included the same (or similar) policy in their Neighbourhood Plans. St Minver (adopted); Rame Peninsula (adopted); Mevagissey (submitted); Crantock (presubmission) and several others have plans to include a similar policy but are not so advanced.

Wirksworth Parish in Derbyshire successfully incorporated a Principal Residence Requirement in their 2015 Neighbourhood Plan. Thurlestone Parish Council in Devon had their Neighbourhood Plan approved in a referendum in June 2018, with a Principal Residence Requirement.

Beadnell Parish Council in Northumberland have also included a principal residence requirement for new builds in their Neighbourhood Plan, which succeeded at referendum in May 2018.

The St Ives Policy (from their Neighbourhood Plan)

‘Full-time Principal Residence Housing Objective: To safeguard the sustainability of the settlements in the St Ives Neighbourhood Plan area, whose communities are being eroded through the amount of properties that are not occupied on a permanent basis.

Justification: In order to meet the housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, to strengthen our community and the local economy the St Ives Neighbourhood Plan also supports the provision of full time principal residence housing. This is new housing which has to be used as the principal residence of the household living in it, but does not have the price controls that affordable housing does, or any local connection requirement. St Ives and Carbis Bay are in the top five settlements in Cornwall with the highest proportions of second homes and holiday lets. In 2011, 25% dwellings in the NDP area were not occupied by a resident household - a 67% increase from 2001. Over this same period, housing stock in the Neighbourhood Plan area grew by 684 or 16%, but the resident population grew by only 270 or 2.4% and the number of resident households grew by less than 6%.The growth in housing stock in the Neighbourhood Plan area between 2001 and 2011 was double the average across England. The socio-economic effects of such a high proportion of holiday properties are being felt by the local community - see http://stivesnplan.wordpress.com/consultation-responses/ - and are being proven in nationwide studies to be largely negative. This form of tourism has grown rapidly around St Ives, but a balance needs to be struck with the needs of local resident communities.

H2 Principal Residence Requirement. Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.

Principal Residences are defined as those occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home.

The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc.).’

Change (or Potential Change) of use from Non-Residential Properties

Appendix 4.6

Street Name	Building ID	Last Use	Date	Current Use
Station Road	Service Station	Service Station	2000	Residential
North Parade	Craighurst	Hotel/Restaurant	2000	Residential
Stradbroke Rd	Hopkins	Architect	2000	Residential
Victoria Street	Adnams	Office	2000	Residential
Victoria Street	Cleve Finch	Carpenter	2000	Residential
Victoria Street	No 14	Grocery	2003	Residential
Tibbys Way	Adnams	Distribution Depot	2007	Residential
South Green	Acton Lodge	B&B	2009	Residential
Blackmill Road	British Legion	BL HQ	2010	Residential
Mill Lane	Adnams	Stables	2010	Residential
Blackmill Road	Cornucopia	Antiques Shop	2012	Residential
High Street	Kings Head	Pub	2013	Office/Retail/Residential
Station Road	Fire Station	Fire Station	2013	Vacant
York Road	Old Surgery	Surgery	2014	Residential
Fieldstile Road	Cedar Hotel	Hotel	2015	Residential
Victoria Street	Garden Gallery	Antiques Shop	2016	Residential
North Parade	Barley House	B&B	2017	Residential
Strickland Place	No 1	B&B	2017	Vacant
North Parade	Avondale	B&B	2017	Vacant
Station Road	Police Station	Police Station	2018	Pending redevelopment
Fieldstile Road	Hospital	Hospital	2018	Residence/Community
North Parade	Northcliffe B&B	B&B	2018	For Sale
Strickland Place	Wellesley House	B&B	2018	Vacant
North Parade	Home	B&B	2018	For sale

Allotments	Owner
Blyth Road allotments	Southwold Town Council
Former allotment opposite junction of St Edmunds Road and North Road	Southwold Town Council
Station Road allotments	Southwold Town Council

Common Land	Owner
The Common, playing fields, golf course, tennis courts and Pit	Common Trust

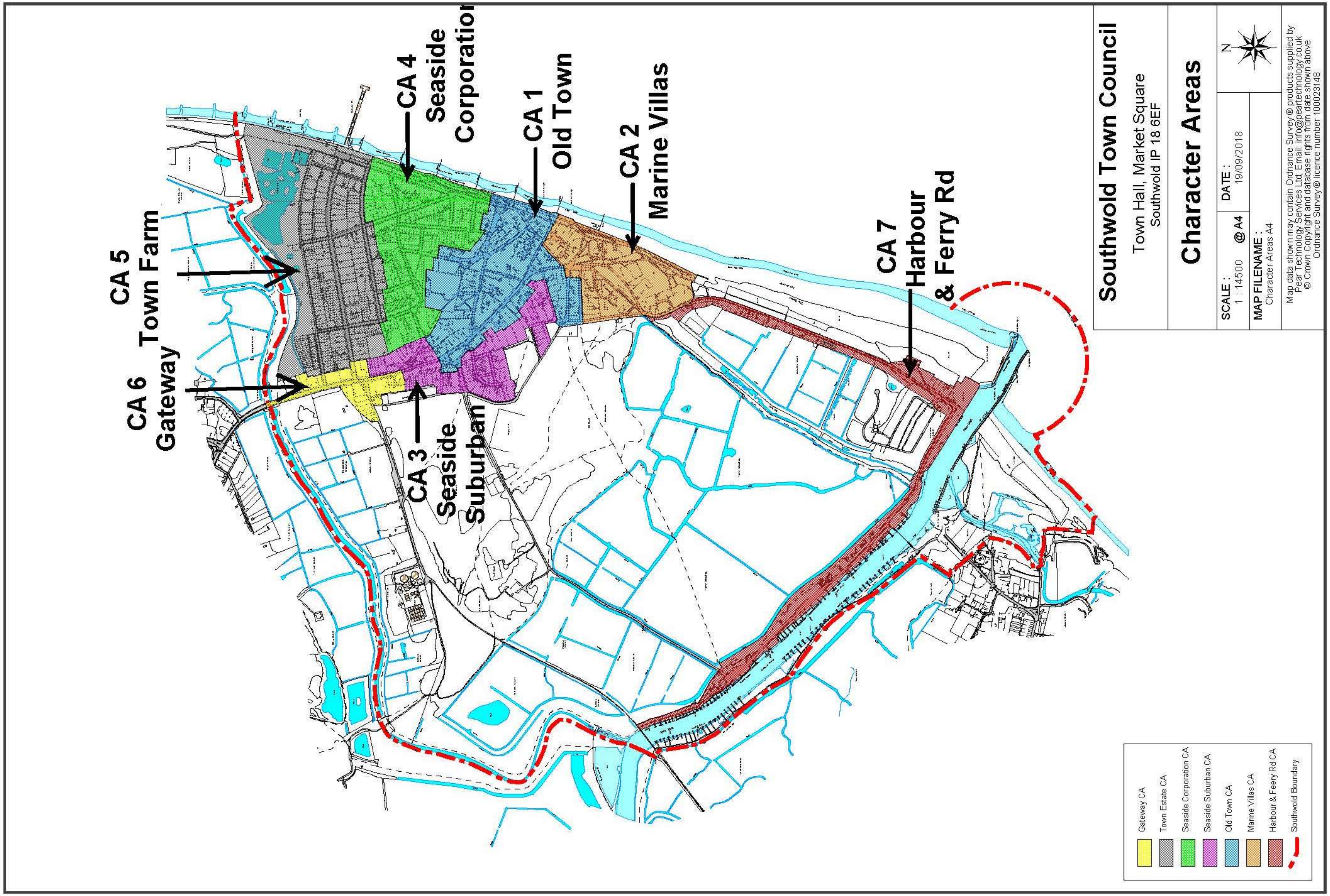
Grazing Marshes	Owner
Buss Creek marshes, from sea to River Blyth	Southwold Town Council
Havenbeach marshes	Southwold Town Council
Salt marshes	Southwold Town Council
Southwold Town marshes	Southwold Town Council
Woodsend marshes, including Golf Club practice ground	Southwold Town Council

Open spaces currently used for parking	Owner
Ferry Road car park	Waveney District Council
Godyll Road car park	Southwold Town Council
Grass strip along Marlborough Road	Grass strip along Marlborough Rd
Parking area between Nursemaids Green and Strickland Place	Common Trust
Harbour car park	Waveney District Council
Millennium car park	Southwold Millennium Foundation
Parking area along west side of Gardner Road	Common Trust
Pier car park	Waveney District Council
York Road car park	Common Trust

Public Greens	Owner
Barnaby Green	Waveney District Council
Bartholomew Green	Waveney District Council
Church Green	Waveney District Council
East Green	Waveney District Council
Green and shelter below North Parade	Southwold Town Council
Green between North Parade and cliff	Waveney District Council
Gun Hill	Waveney District Council
North Green	Waveney District Council
Nursemaids Green	Common Trust
St Edmunds Green	Waveney District Council
St Edmunds Churchyard	Church of England
St James Green	Waveney District Council
Skilman’s Hill	Common Trust
South Green	Waveney District Council
The Paddock	Common Trust

Play and Recreation Areas	Owner
Blackshore	Waveney District Council
Boating Lake and Lagoon	Southwold Town Council
Caravan and Camp Site	Waveney District Council
Cliffs and Denes	Waveney District Council
Klondyke Recreation Area	Southwold Town Council
Promenade	Waveney District Council
Putting Green	Southwold Town Council
Tennis courts in Hotson Road	Waveney District Council
Tibby’s Green	Southwold Town Council

Building and Uses **Appendix 6.1**



CA 4
Seaside
Corporatio
CA 1
Old Town
CA 2
Marine Villas
CA 5
Town Farm
CA 6
Gateway
CA 3
Seaside
Suburban
CA 7
Harbour
& Ferry Rd
Southwold Town Council
Town Hall, Market Square
Southwold IP 18 6EF
Character Areas
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Gateway CA
Town Estate CA
Seaside Corporation CA
Seaside Suburban CA
Old Town CA
Marine Villas CA
Harbour & Ferry Rd CA
Southwold Boundary


SOUTHWOLD TOWN ZONES 2016
1
2
3
4
5
6
N


Easton Bavent SSSI
Easton Marshes CWS
Buss Creek CWS
Reydon Fishing Lakes CWS
Reydon Marshes CWS
Walberswick SSSI
Havenbeach Marshes CWS
Southwold Denes CWS
Southwold Town Council
Town Hall, Market Place
Southwold, IP18 6EF
Designated Environmental Areas
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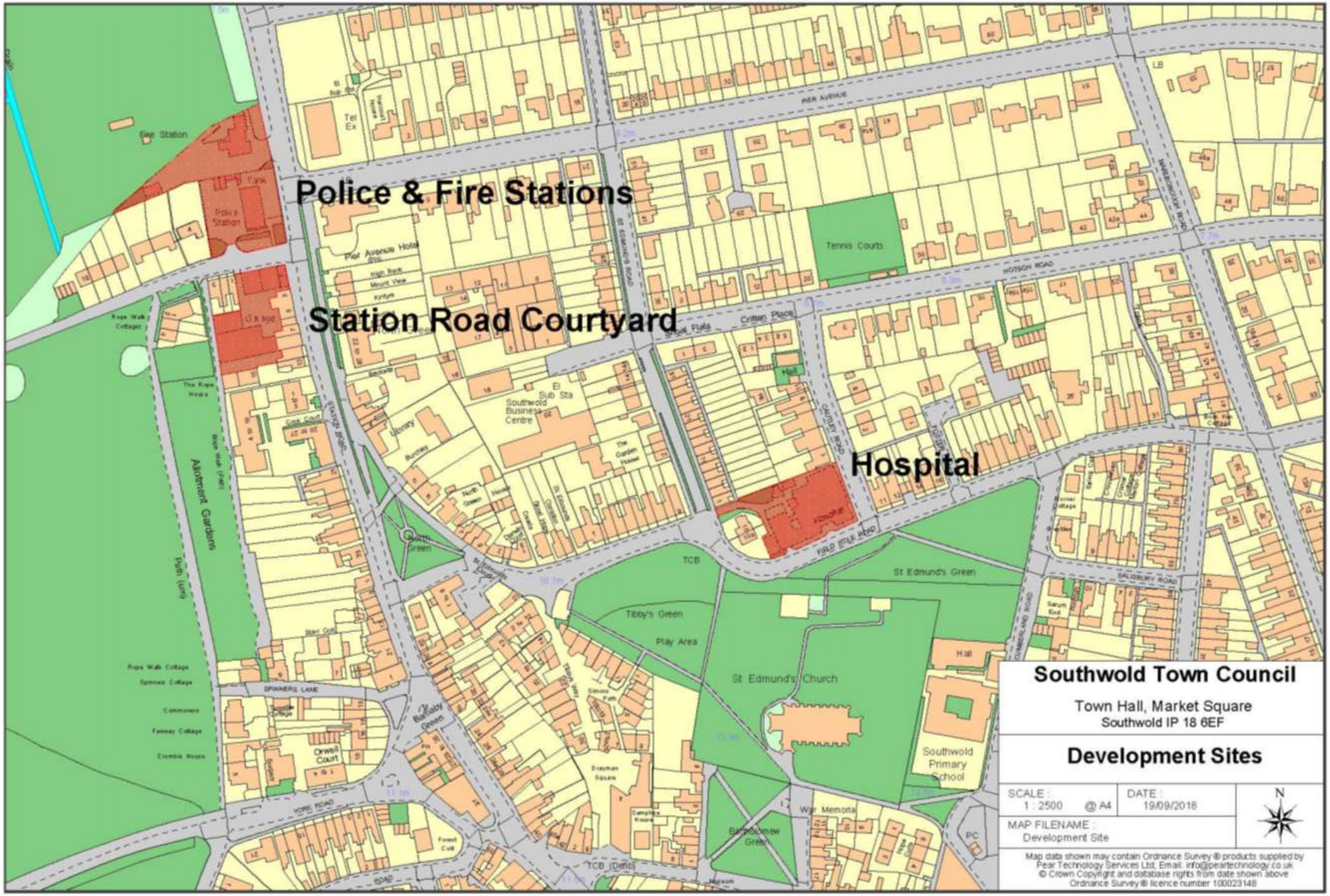
Legend
Area of Outstanding Natural Beauty
Site of Special Scientific Interest
Special Area of Conservation
Special Protection Areas
Southwold Boundary
Southwold CWS


Police & Fire Stations
Station Road Courtyard
Hospital
Fire Station
Police Station
Pier Avenue
Tennis Courts
Southwold Business Centre
Library
Allotment Gardens
St Edmund's Green
Tibby's Green
Play Area
St Edmund's Church
Southwold Primary School
Hall
War Memorial
Bartholomew Green
Orwell Court
York Road
Spinners Lane
Southwold Town Council
Town Hall, Market Square
Southwold IP 18 6EF
Development Sites
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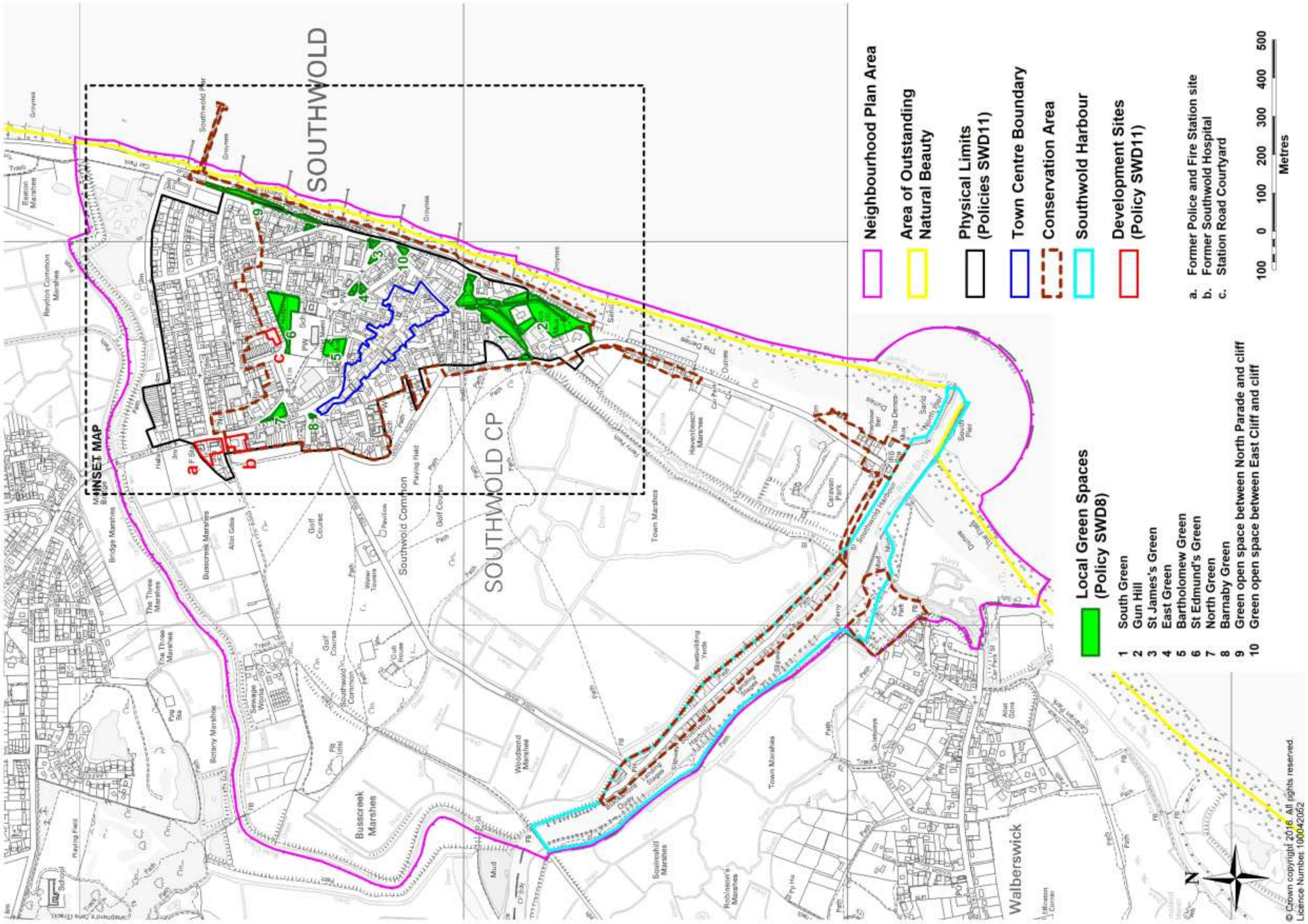
SOUTHWOLD
SOUTHWOLD CP
INSET MAP
Walberswick
Neighbourhood Plan Area
Area of Outstanding Natural Beauty
Physical Limits (Policies SWD11)
Town Centre Boundary
Conservation Area
Southwold Harbour
Development Sites (Policy SWD11)
a. Former Police and Fire Station site
b. Former Southwold Hospital
c. Station Road Courtyard
Local Green Spaces (Policy SWD8)
1 South Green
2 Gun Hill
3 St James's Green
4 East Green
5 Bartholomew Green
6 St Edmund's Green
7 North Green
8 Barnaby Green
9 Green open space between North Parade and cliff
10 Green open space between East Cliff and cliff
100 0 100 200 300 400 500
Metres
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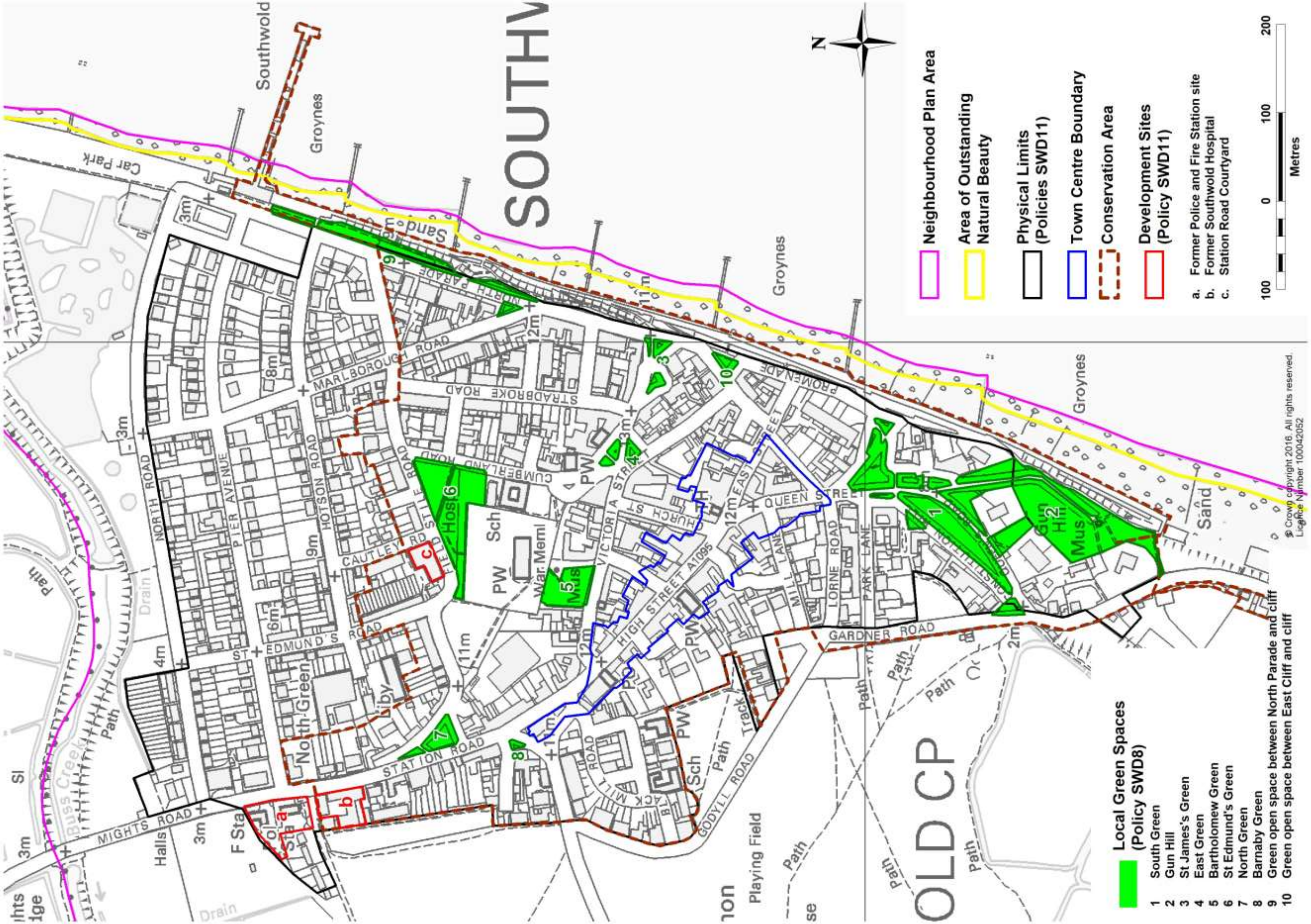
Neighbourhood Plan Area
Area of Outstanding Natural Beauty
Physical Limits (Policies SWD11)
Town Centre Boundary
Conservation Area
Development Sites (Policy SWD11)
a. Former Police and Fire Station site
b. Former Southwold Hospital
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100 0 100 200
Metres
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1 South Green
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6 St Edmund's Green
7 North Green
8 Barnaby Green
9 Green open space between North Parade and cliff
10 Green open space between East Cliff and cliff
SOUTHWOLD CP
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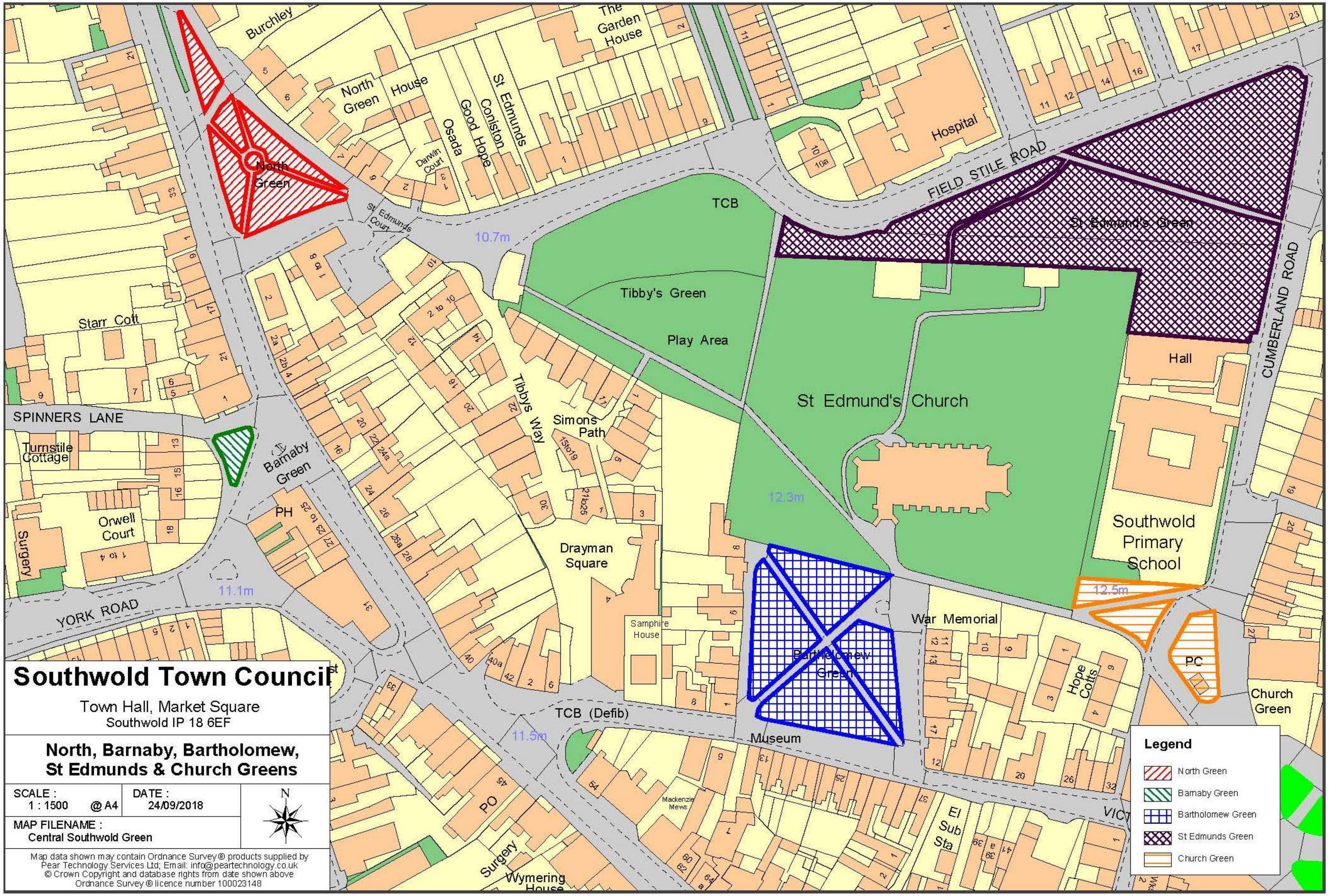
Southwold Town Council
Town Hall, Market Square
Southwold IP 18 6EF
North, Barnaby, Bartholomew, St Edmunds & Church Greens
SCALE : 1 : 1500 @ A4
DATE : 24/09/2018
N
MAP FILENAME : Central Southwold Green
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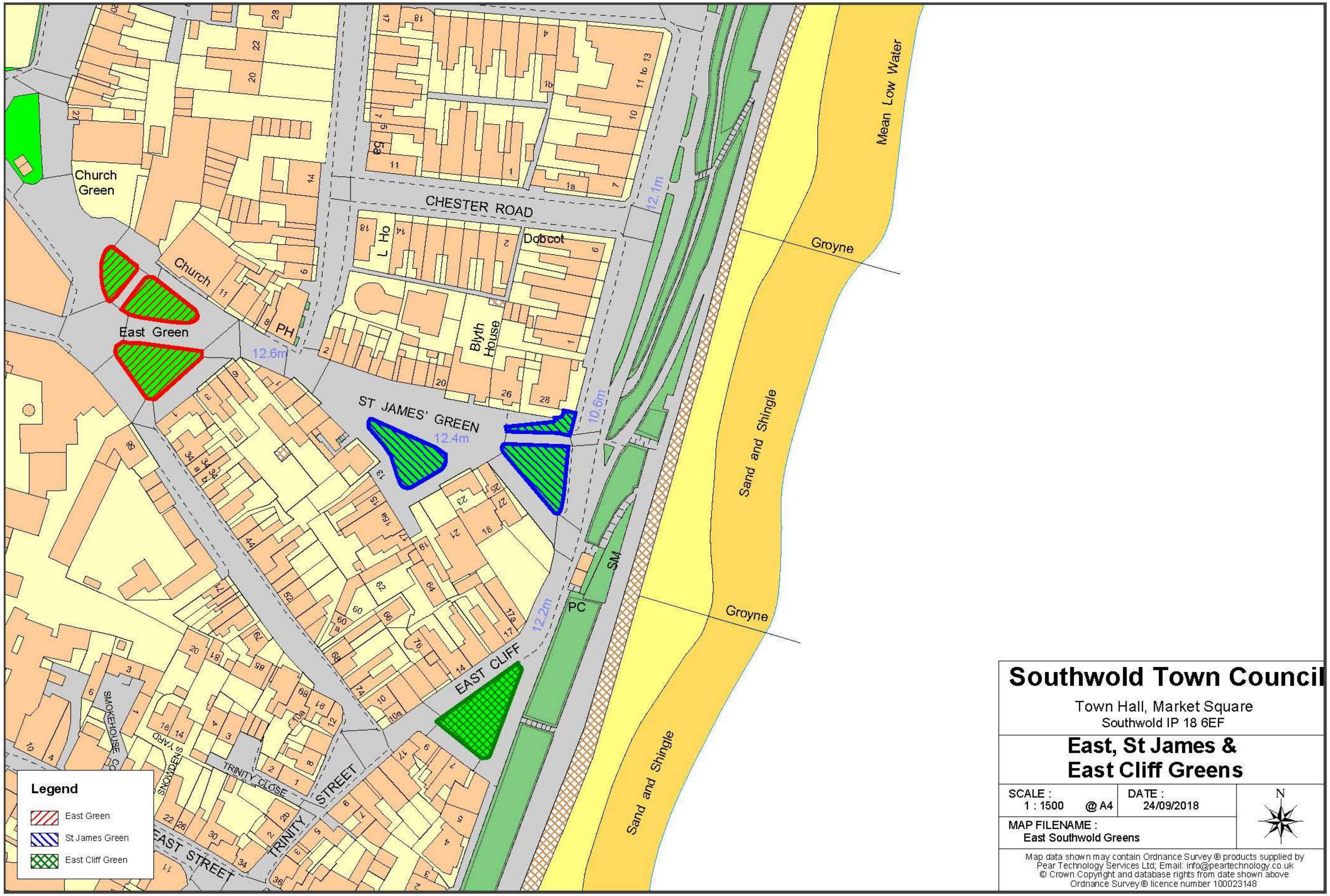
Legend
North Green
Barnaby Green
Bartholomew Green
St Edmunds Green
Church Green
North Green
Barnaby Green
Bartholomew Green
St Edmund's Green
Church Green
St Edmund's Church
Tibby's Green
Play Area
TCB
TCB (Defib)
FIELD STILE ROAD
CUMBERLAND ROAD
SPINNERS LANE
YORK ROAD
Tibbys Way
Simons Path
Drayman Square
Hospital
Hall
Southwold Primary School
War Memorial
Museum
PC
PH
PO
Surgery
Hope Cotts
El Sub Sta
Samphire House
Mackenzie Mews
Wymering House
Turnstile Cottage
Orwell Court
Starr Cott
St Edmunds Court
Darwin Court
North Green House
Osada
Good Hope
Coniston
St Edmunds
The Garden House
Burchley
10.7m
11.1m
11.5m
12.3m
12.5m


Church Green
East Green
Church
PH
CHESTER ROAD
Dobcot
L Ho
Blyth House
ST JAMES' GREEN
EAST CLIFF
TRINITY CLOSE
TRINITY STREET
EAST STREET
SNOWDEN'S YARD
SMOKEHOUSE CO
PC
SM
Groyne
Groyne
Mean Low Water
Sand and Shingle
Sand and Shingle
12.1m
12.6m
12.4m
10.6m
12.2m
Legend
East Green
St James Green
East Cliff Green
Southwold Town Council
Town Hall, Market Square
Southwold IP 18 6EF
East, St James &
East Cliff Greens
SCALE :
1 : 1500 @ A4
DATE :
24/09/2018
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East Southwold Greens
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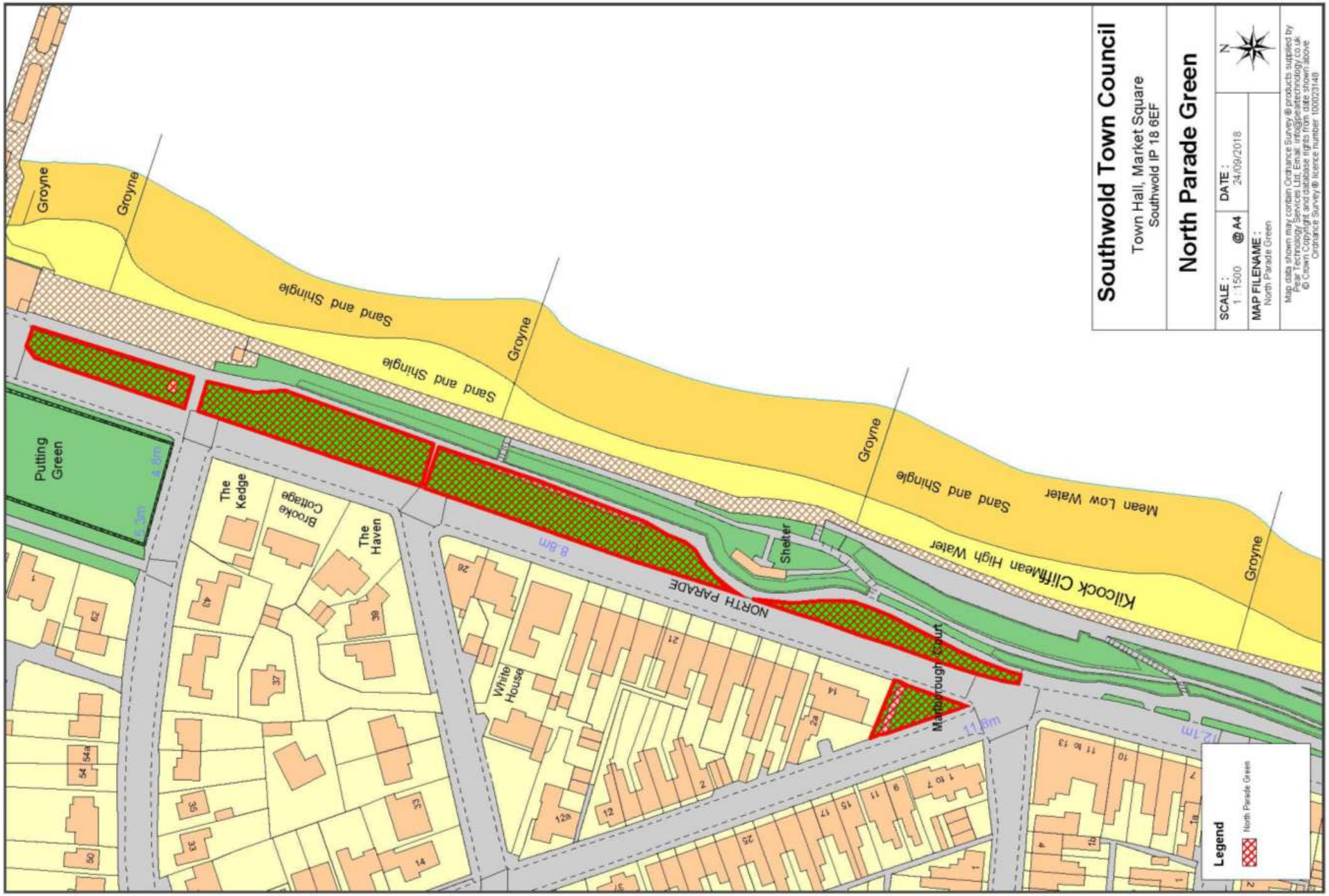
Southwold Town Council
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Groyne
Sand and Shingle
Mean Low Water
Kilcock CliffMean High Water
Putting Green
The Kedge
Brooke Cottage
The Haven
NORTH PARADE
Shelter
White House
Marlborough Court
Legend
North Parade Green

South and Gun Hill Greens **Appendix 6.11**