



Town Mayor
Cllr Ian Bradbury

CONNECTING THE COMMUNITY

October Half Term

Southwold Town Council and the Voluntary Help Centre have been working together to ensure that food is available for children who might need it during October half term.

If you would normally be entitled to free school meals and you are struggling to feed your children please contact the Voluntary Help Centre on 01502 724549 between the hours of 9am – 1pm and they will be able to help you.



Southwold Town Council and the Parochial Church Council, Southwold Remembrance Sunday 8th November 2020

Southwold Town Council, the local clergy, in partnership with the Southwold branch of the Royal British Legion, jointly arrange Remembrance Services for the town.

Unfortunately, due to the Covid 19 virus and Government restrictions, it is not possible to observe Remembrance Sunday in 2020 in the usual way, and Initial attempts to organise an outdoor ceremony around the war memorial have proved impossible due to Gov.uk Covid 19 guidelines. Instead there will be a service in St Edmund's Parish church at 10.50am, during which a two minute silence will be observed at 11.00am. Social distancing restricts the numbers that can attend the service in the church and of necessity the congregation must be limited to those organisations that lay wreaths, and to a few church members.

A small civic party will lay wreaths at the war Memorial at 11.30am after the church congregation has dispersed.

With regret there will no processions through the town this year.

For the health and well being of our community it is not possible to gather as a crowd around the war memorial before or after the church service.

Armistice Day: Wednesday 11th November 2020

There will be a two minute silence, and prayers will be said, at the Southwold War Memorial at 11.00am. A small civic party will be present.

Please join us in a spirit of community contemplation and remembrance wherever you may be, considering your acts of personal remembrance this year. We hope that we will all be able to join together again in 2021.

Reverend Simon Pitcher
Town Mayor Ian Bradbury

Southwold Neighbourhood Plan Consultation On New Housing Policies

The Southwold Neighbourhood Plan Group is holding a consultation on five new innovative policies for its emerging Neighbourhood Plan. These policies support building affordable homes for local people and increasing the town's full time resident population.

The first three policies (SWD1 – 3) enable Community Led Housing Groups, which are legally exempt from the Government's Right to Buy policies, to build **permanently** affordable housing on community or employment land that is no longer needed for these purposes. Under the Government's rules, all of the affordable housing built in recent years can be purchased by the occupant and then sold as market housing. For example, 90% of the affordable homes built in Tibbys Triangle in 2011 are now second homes or holiday lets. The new Neighbourhood Plan policies will prevent this happening in the future.

The fourth policy (SWD 4) addresses the problems created by Southwold's second home market. Nearly 60% of Southwold's 1400 residential units are occupied as second homes or used for holiday letting. In the future, any new housing built in the town (other than like for like replacements) will have to be lived in by full time residents. Potentially, this policy could apply to the Fire Station site, which Hastoe plans to develop as mainly affordable homes.

Over a quarter of the town's housing is used for holiday lets. While the majority of visitors respect residents' needs, the Town Council does receive complaints about the loss of parking spaces for residents, excessive noise from "party" houses, uncollected rubbish, and holiday let visitors using public and residents' dust bins.

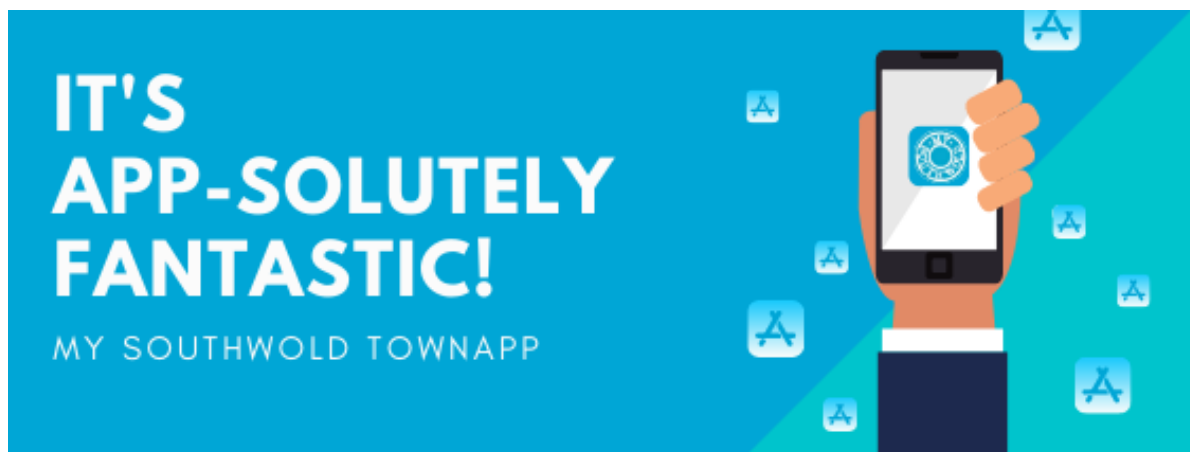
The fifth policy (SWD5) enables the Local Planning Authority to prevent houses from being used for holiday letting when this interferes with residents' peaceful enjoyment of their own property.

The consultation begins on Monday, 2 November and runs for six weeks. The new policies are posted on the Town Council website at <https://southwoldtown.com/southwold-neighbourhood-plan/> If you are a Southwold resident who does not use the internet, please call the Town Hall on 01502 722576 to obtain a printed copy.

The Neighbourhood Plan Group will be holding two Zoom Question and Answer Sessions on Thursday, 26 November 2020 at 5:30 pm and Friday, 27 November 2020 at 11 am – please

register your interest and request the zoom code by contacting admin@southwoldtowncouncil.com

Any comments about these proposed policies can be sent to the Neighbourhood Plan Group by email: (admin@southwoldtowncouncil.com) or letter (Town Hall, Market Place, Southwold IP18 6EF). Please indicate whether you are a resident, visitor, employee/employer, second home owner, or owner of a holiday let. The last date for response is Friday, 18 December 2020.



Welcome to My Southwold – the new Townapp - that works as a digital directory that aims to showcase the wide variety of businesses and services available, along with all the fun and exciting places you can visit and explore in Southwold. From the working harbour to the sandy beach to the boating lake and award-winning pier, there is lots to see and do.

For local businesses the app highlights their unique offerings, champions their products and services whilst providing their contact details in an easy to access format so that they can be reached at the click of a button. Whether it's checking what time your favourite local shop opens or what discounts and offers are available to you this week, My Southwold Townapp will keep you informed and up to date.

The app will also be used to promote exciting events and activities that you and the whole family can enjoy – just remember to have the alerts on to ensure you receive future updates.

My Southwold Townapp is brought to you by Southwold Town Council and My Southwold Business Partnership, and is part of the new Smarter Towns initiative, and for which the Town Council received funding from East Suffolk Council.

Please download the app on your smartphone – search My Southwold Townapp – and take a look around at what's on offer each week.

Feedback is welcome but please note that currently, the app is being developed and more and more content is being added on a daily basis.

For the record, the app is not yet **OFFICIALLY** live but available now for business owners to check their data to ensure all the information is correct

Equally, it is an opportunity for those businesses not yet registered to sign-up. please email: townmgr@southwoldtc.com

Southwold Enterprise Hub The Station Yard Regeneration Project

The second meeting the Project Board took place on Friday 23 October via the Zoom platform.

Under the chairmanship of East Suffolk Council's Strategic Director, the Board discussed items drawn up by project managers RUA construction consultants (Uttings).

Contaminated site investigations continue, focusing on known underground tanks associated with the historical use of the area. There are further tanks that are more difficult to investigate, being sited below existing use of the site. A further interim report is awaited from the site investigation contractor and these final stages of the surveys will then need to be carried out. It is being established whether this will require the demolition of each of the existing buildings.

Uttings took the Board through the Project Plan which included clarification of the main income funding streams, the varying ways to procure contractors, and the roles and responsibilities of the Board.

The Board is committed to a re-appraisal of the original **Business Plan** for the project and as part of this process there will be an update of the projected income/costs and consideration of the cashflow implications. Contact will also be made with existing workspace providers, in a variety of localities, in order to assess the impact of Covid-19 on their business offer, their rental income, and on the demand for flexible workspaces. It is the last that this regeneration project is specifically committed to deliver.

The Board was reminded that any deviation away from the original concept will potentially change the course of outcomes; principally the number of jobs that can be created at the site, with implications of the effect this could have on the near £1m Grant from the Ministry of Housing, Communities and Local Government Coastal Communities Fund.

Ongoing communications about the Project, as well as early marketing of opportunities at the site, are both vitally important to the Project Board and this is likely to mean the appointment of a third party to assist with all the regular communications and updates.

Extracts from Southwold Town Council Minutes of the meeting held on 25th August 2020 - full copy available to view on www.southwoldtc.com

Report from Committees and working groups

Planning cttee – (minutes available on Town Council website)

Cllr Jeans advised that the cttee has had issues with the various planning applications for the proposed development of a site adjacent to 11 Cautley Road. The present application is for a one and half storey extension which will have significant impact on the guide hut

Cllr Flunder advised that the work at the Harbour for the Sole Bay Fish Company was originally scheduled to take place in May but in view of the volume of visitors this was delayed. The architect would now prefer that this work be carried out in October and ESC is agreeable. Cllr Flunder advised that the works might assist the blue flag criteria. It was agreed by all that the works take place in October – letter of support to be sent.

Sustainable Travel cttee - (minutes available on Town Council website)

Cllr Tobin advised that he has met with some providers of electric charging points looking at 3 sites in Southwold. Capital cost of units are approx. £24k. Cllr Tobin has advised the suppliers that the Town Council would prefer a lower/nil capital cost to then receive a lower month/annual receipt. Cllr Tobin will provide a full report for the next cttee meeting.

Cllr Windell advised that the cycle paths in/out town are not now sufficient for the demand and that these need to be improved. A pathway behind Southwold and Reydon would be ideal but at a minimum improvement to the existing cycle path are required. Could this be altered from an advisory to a compulsory cycle lane?

SCC Ladd asked that concerns be sent to him in order that SCC can be asked to sort this.

Cllr Jeans advised that the cttee is prioritising signage as a means of improving traffic flow/parking.

Cllr Ladd re the Millennium car park – advised that this has been used as an overflow car park during the summer and that people do still drive around town first before parking there. Car volume ranged from 15 cars to 92 cars.

Previous front of town sign – is located at back of Scout Hut – this to be retrieved.

Cllr Ladd advised that he would try to set up a meeting with relevant officers at SCC to discuss how traffic flow might be improved within Southwold.

Neighbourhood Plan Task and Finish Group.

Reg 16 consultation is the final step required before the N Plan goes to Inspection. ESC has raised concerns regarding the policy relating to community land – and amendments are presently with ESC to consider.

Covid Community Group

Cllr Tobin advised that the food bank is ready for when required.

Cllr Windell advised that the CO-OP is still collecting for the food bank.

Cllr Ladd advised that a survey has been carried out of the High Street one way pedestrian system – some 95% of the people in the High Street are observing the system. Many people have commented on the vibrancy of the High Street.

Cllr Goldsmith advised that Durrants have received several thank you comments from visitors who have said that they felt very safe whilst in Southwold.

Asset of Community Value – Police Station site – Right to Bid

Cllr Jeans provided the background to the ACV on the police station site. This will last initially for 5 years. No change of use can take place during that period. This will therefore depress the value that could be obtained for the land.

To consider whether to make a bid, the Town Council will need to calculate the value of the land. Local Community Housing might be able to go on the land if it is considered vital as a means of providing the community facility. The residual land value is created by way of a formulae.

Discussion took place regarding uses for the site. Geography educational setting was suggested in the ACV application. Cllr Beavan advised that residents have suggested a swimming pool and asked whether this could go on the site.

Cllr Jeans advised that the initial priority is to try and acquire the land - and that use of the land can be decided if/when successful. Bids need to be submitted by 15th January 2021. Cllr Beavan advised that the value cannot be assessed unless the use is determined.

After full discussion it was PROPOSED by Cllr Jordan, seconded by Cllr Ladd that the Town Council approve commencement of a scoping report. Aim of scoping report is to enable Town Council to decide whether a bid should be submitted. Budget of up to £4k to be approved for the scoping report. APPROVED by a majority of 10 in favour and 1 abstain.

Station Road Redevelopment/ Enterprise Hub – Project Management and Project Board.

Cllr Windell advised that the phase 2 of the contamination survey will take place in the courtyard area from 16th September.

Cllr Windell clarified that Chicks are the advisors on this matter and that they liaise with the EPO at ESC (not the EA). The EPO has made suggestions as to what the EA might advise re the tanks coming out. Chicks have offered to speak to any Councillor who would like further information about the surveys etc.

Cllr Flunder asked about the timescales for the lab work. Cllr Windell advised that this phase of the work should take 2 – 4 weeks. The actual contamination will not be fully understood until the tanks have been removed and Chicks advise that there is only a very small chance that the tanks will be able to stay in situ.

The paper regarding the Project Board was presented to the meeting by the Town Clerk. The Town Mayor confirmed that the Town Council were the landowners and therefore in charge of the project, whilst ESC is the Accountable Body.

Project Board

On the proposal of Cllr Tobin, seconded by Cllr Betts it was RESOLVED by a majority of 10 in favour and 1 abstain that the Project Board be set up as stated on the paper.

Project Manager/Director

Discussion took place about the appointment of a Project Manager for the redevelopment project. Cllr Beavan suggested that the contamination needs to be sorted out first, then a review of the project should take place before the decontamination remediation is undertaken, and then the appointment of a Project Manager.

Cllr Flunder suggested that the priority should be a review of the business case and cashflow, including consideration of the use of the police station site, and that the role as described is too large for one Project Manager. Cllr Jeans advised that a Project Manager will bring in other specialists as required.

The Town Mayor advised that as with any project at the moment, a post Covid review of the project would be undertaken, and that this will be included within the Terms of Reference for the Project Board.

With regards to a Project Manager, Cllr Jordan advised that the Town Council will need professional assistance on all aspects of the project and that a Project Manager should be

appointed as soon as possible. Cllr Rowan Robinson suggested that the Project Board and Project Manager will need to assess the business plan post Covid and then deal with the remediation of the site and that a Project Manager should be appointed as soon as possible.

Cllr Ladd advised that with ESC on the Project Board they will be able to bring access to expertise from within the authority that the Town Council will need, and that ESC will not want the project to be a 'white elephant.' Cllr Ladd advised that the Town Council need assistance at a strategic level with the project.

Query raised as to who might be the Chairman of the Project Board. It was confirmed that the Board will nominate its own Chairman.

On the proposal of Cllr Jeans, seconded by Cllr Jordan it was RESOLVED by a majority of 10 in favour and 1 abstain; "To set up a Project Board as set out in the paper and move ahead with the hiring of a Project manager as quickly as possible."

Discussion about the notice already given to tenants to vacate the site – query was raised as to whether this could be extended by 1 month.

Cllr Ladd advised that as himself and Cllr Beavan were on the Project Board, they could raise this matter with the Board.

**Extracts from Southwold Town Council Minutes
of the meeting held 17th September 2020 -
full copy available to view on www.southwoldtc.com**

Station Road Regeneration project

A member of the public advised that there was a general feeling that there should be an independent chairman of the Project Board, and asked whether there would be public participation at any stage, and whether the public would be able to have the minutes of meetings. The Town Mayor advised that an independent Chair is being considered.

The Town Clerk advised that the Project Board meetings will not be open to the public. However, there might be a stakeholder forum at some stage and if there became a working group whose Terms of Reference included stakeholder meetings then they would take representations. Minutes are likely to be provided to the Town Council meetings and would then be in the public domain.

Public participation closed.

Exec Project Board – Station Road Regeneration Project

The Draft Terms of Reference had been circulated.

Cllr Jeans advised that a robust and cohesive Project Board will be vital for quick decision making and that the Terms of Reference and Code of Conduct support quick and cohesive decision making.

Cllr Ladd advised that the Terms of Reference and Code of Conduct were a comprehensive set of documents.

Cllr Ladd advised that the Project Board would need to appoint a Chair – someone with the right skills.

