



Southwold Neighbourhood Plan Referendum

Summary of Representations

This document contains summaries of the representations made in response to the publication of the Submission Southwold Neighbourhood Plan which was held between 28th May and 9th July 2021. The full representations were submitted to the Examiner for consideration during the Examination of the Southwold Neighbourhood Plan. Full copies of the representations can be viewed on the following webpage:

www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-plans-in-the-area/southwold-neighbourhood-area/

Respondent	Summary of representations
Suffolk County Council	<p>Suffolk County Council (SCC) welcomed the changes made to the Regulation 14 pre-submission version of the plan.</p> <p>SCC recommended referencing the number of houses to be provided in Southwold and Reydon as set out in the Waveney Local Plan.</p> <p>SCC recommend each of the sites be set out with their own policy and if the site is for dwellings the number to be provided is clearly stated in the policy.</p> <p>SCC consider policy SDW16 should include information on the site size and the proposed/desired use for the Police Station, the site size and the number of dwellings proposed for the Fire Station, the site size of Station Road Courtyard, and the site size and proposed visitor centre and year-round car park for Millennium Fields.</p> <p>Policy SWD16 should also include a requirement for cycle storage and encourage sustainable travel.</p> <p>Policy SWD14 should include reference to flooding from coastal sources.</p> <p>If Map 15.2 is the Policies Map then it should be clearly labelled as such.</p> <p>Policy SWD7 should refer to figure 6.2 Southwold parking zones, not the policies map.</p>

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East Suffolk Council	East Suffolk highlighted minor typos that needed to be corrected, the need to update references to Use Class B1 to Use Class E, recommended a small change to the wording of policy SWD11 and an alteration to the description of CIL in the glossary.
Historic England	Welcomed the production of the neighbourhood plan and were pleased with the inclusions of high-quality design, including consideration of Southwold’s historic environment and character throughout. They considered the plan met the Basic Conditions with respect to the historic environment.
Natural England	They did not have any specific comments to make on the plan.
Anne Jones	Ms Jones was not surprised no consideration was given to people who live and depend on Easton Bavents. Ms Jones requested that reference to the land north of the pier car park and sea wall was removed from the plan as the land is not within Southwold Parish boundary.
Catherine Wiltshire	Fully supports the plan, particularly the housing policies.
Peter Cronin	<p>Mr Cronin considers policy SWD5 unreasonable as most C3 properties in Southwold do not have car parking on site.</p> <p>Mr Cronin comments that policy SWD12 should give more consideration to the change in how people are working and that more people work from home. There may be need for an extension or a home office in the garden. Mr Cronin claims that SWD12 is draconian and inflexible.</p> <p>Overall Mr Cronin considered the plan focused on stopping things from happening rather than looking for opportunities. He suggested improving infrastructure and noted there was no mention of better public transport, more footpaths and cycleways, tech hubs and better Wi-Fi.</p>
Philip O’Hear	Mr O’Hear wrote on behalf of the Reydon Parish Council who strongly support the plan, particularly the housing policies.
Police & Crime Commissioner	<p>The Police & Crime Commissioner was disappointed that the changes made to the Regulation 14 pre-submission version of the document had not address previous objections and therefore requested to reinforce the objections previously raised.</p> <p>The Police & Crime Commissioner had the following comments on policy SWD1:</p> <ul style="list-style-type: none"> • It is considered to restrictive and prescriptive and will fail to deliver more affordable housing.

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	<ul style="list-style-type: none"> • It will reduce the opportunity for re investment of capital receipt to enhance police resources and improvements. • The policy should offer the opportunity for flexibility to the Waveney Local Plan policy WLP8.22. • It places too much emphasis on Community Led Housing, which can be slow and more difficult to deliver. Equal weight should be given to Registered Providers delivering schemes. • The Neighbourhood Plan risks limiting the number of sites that will come forward as the policies limit any potential receipts. <p>The Police & Crime Commissioner considers that policy SDW1 should be deleted and that SWD2 should be amended to apply only to ACV.</p>
Artisan Planning & Property Services	<p>Artisan Planning & Property Services made comments on behalf of Mr D and Mrs V Fletcher who own a property in Southwold. They object to policy SWD4 for the following reasons;</p> <ul style="list-style-type: none"> • On the grounds that its impact on viability have not been taken into account or thoroughly assessed. • There is a need to consider and assess the impact of action taken elsewhere which may have better outcomes. • If Neighbourhood Plan policies are to be used as a method of control, then the objectives of the policies need to set out and substantiated with evidence. • The justification for a principle resident policy is not well found and there are better ways to deliver affordable housing. • There is no evidence in the that Social well-being and local business viability will be supported by the policy. • There are no detail of what resident will have to do to prove compliance. <p>Artisan Planning & Property Services believe the claim that policy SDW4 will reduce the cost of land making it easier to build affordable housing is not well founded or evidenced. Landowners who have no need to sell will be less likely to put forward land for development. The policy will result in local housing building slumping. Second home buyers will switch to buying existing stock pushing up house prices which makes the affordability of existing housing worse.</p> <p>It is suggested that the wording of SWD4 is amended to exclude properties from the principle private residence clause which are used for rent for no less than 6 months in any 12 month period.</p>
Walberswick Parish Council	Walberswick Parish Council request the village of Walberswick is specifically mentioned in the plan, an assessment of Walberswick is

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	<p>included, the plan show greater awareness of the riverbank and marshes, and the plan is clear about whether the polices that relate to the Southwold Town or the whole of the neighbourhood plan area.</p>