



STRATEGIC PLANNING COMMITTEE

Monday, 08 January 2024

Subject	Southwold and Walberswick – adoption of Conservation Areas and Conservation Area appraisals
Cabinet Member	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
Report Author(s)	Thomas Pierce Design and Heritage Officer Thomas.Pierce@eastsoffolk.gov.uk 01394 444610 (as Thomas Pierce will no longer be available after 20.12.2023, please contact the Principal Design and Heritage Officer, Robert Scrimgeour, with any enquiries, at robert.scrimgeour@eastsoffolk.gov.uk)
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Director	Nick Khan Strategic Director Nick.khan@eastsoffolk.gov.uk 01394 444434

Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	Southwold

Purpose and high-level overview

Purpose of Report:

To consider proposals to designate extensions to the Southwold Conservation Area and adopt a 2024 Conservation Area Appraisal and Management Plan; and to consider proposals to designate an extension to the existing Walberswick Conservation Area and adopt a 2024 Supplement to the existing 2013 Walberswick Conservation Area appraisal.

Options:

Agree the report recommendations for designation; or, alternatively, not to agree them and potentially fail to meet the statutory requirement of the council to, from time to time, review its area and determine whether any further parts of its area should be designated as Conservation Areas; and, if it so determines, to designate those parts accordingly.

Recommendation/s:

1. That the extension of the Southwold Conservation Area as shown in the maps attached at Appendix A and including those properties and land included in the schedule attached at Appendix C be agreed. This will include amalgamation of part of the existing Southwold Harbour and Walberswick Quay Conservation Area, which will then cease to exist.
2. That the extension of the Walberswick Conservation Area as shown in the maps attached at Appendix B and including those properties and land included in the schedule attached at Appendix D be agreed. This will include amalgamation of the part of the existing Southwold Harbour and Walberswick Quay Conservation Area, which will then cease to exist.
3. That the adoption of the 2024 Southwold Conservation Area Appraisal (January 2024) included at Appendix F be agreed.
4. That the adoption of the 2024 Supplement to the existing 2013 Walberswick Conservation Area Appraisal included at Appendix E be agreed.
5. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, be authorised to make any presentational or typographical amendments to either the Southwold Conservation Area Appraisal and Management Plan or the Walberswick Conservation Area Appraisal and Management Plan Supplement prior to them being published.
6. That it be agreed that the designation date of the proposed Conservation Areas' designation and extension will be Friday, January 12th, 2024 to allow time – without prejudging the committee's decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers.

Corporate Impact Assessment

Governance: No impacts
ESC policies and strategies that directly apply to the proposal: <p>Policy WLP8.39 Conservation Areas of the Waveney Local Plan states that “Development within, or which has the potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations”.</p> <p>At Paragraph 8.228, the same Local Plan states that Conservation Area Appraisals and Management Plans “are updated regularly and provide an overview, of the character, significance and management of the conservation areas.”</p> <p>Policy SCLP11.5 Conservation Areas of the Suffolk Coastal Local Plan states that “Development within, or which has the potential to affect the setting of, Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations”.</p> <p>At paragraph 11.33, the same Local Plan states that “Amendments may be made to individual Conservation Area boundaries as they are re-appraised and consulted upon as part of a separate on-going programme being undertaken by the Council.”</p> <p>At paragraph 11.34, the same Local Plan states that “Development within Conservation Areas will be required to be consistent with measures set out in the relevant Conservation Area Appraisal or Management Plan, and any related policies in the wider Local Plan.”</p>
Environmental: No impacts
Equalities and Diversity: No impacts
Financial: <p>The Conservation Areas’ designation and extension and the production and adoption of the Conservation Area Appraisal and Management Plan, and Supplement, are covered by the existing budget of the Specialist Services Team.</p> <p>Extensions to an existing Conservation Area will require additional advertising of applications for development with them.</p>
Human Resources: No impacts
ICT: No impacts
Legal: It shall be the duty of a local planning authority from time to time to review the past exercise of functions under section 69 the Planning (Listed Buildings and Conservation

Areas) Act and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly.

Risk:

There are no risks envisaged in relation to the implementation of the recommendations.

External Consultees:	Owner/Occupiers of all the properties in the proposed extensions to the Southwold Conservation Area and Walberswick Conservation Area were sent letters by post, together with emails to other interested organisations/parties (detailed in the report below).
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Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: <i>(Select only one primary and as many secondary as appropriate)</i>		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>
T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		

P20	Lead by example	<input type="checkbox"/>	<input type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
<p>It is acknowledged that the Council adopted a new Strategic Plan in November 2023, and that the report template will be updated in due course.</p> <p>How does this proposal support the priorities selected?</p> <p>These proposals primarily supports:</p> <p>T01 Growing Our Economy of the Strategic Plan, priority of P03 - Maximise and grow the unique selling points of East Suffolk as the document will assist in the delivery of the <i>“Protection and enhancement of the natural, built and historic environment”</i> by guiding Development Management decisions to preserve or enhance the historic coastal towns of Southwold and Walberswick.</p> <p>These proposals secondarily support;</p> <p>T01, Growing Our Economy, priority P01 Build the right Environment for East Suffolk, as it serves to support the policies in the <i>“Up to date local plans proving a strategy for growth and place making.”</i> and</p> <p>T02, Enabling our communities, priority P09 - Community Pride, as the historic environment contributes to a sense of place and the richness of culture.</p>			

Background and Justification for Recommendation

1 Background facts	
1.1	Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 directs that every local authority shall, from time to time, review their existing area and determine whether any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly.
1.2	There are currently 53 Conservation Areas designated across the East Suffolk district. The Council has a programme of reviewing all Conservation Areas over time, as recommended by good practice.
1.3	The Southwold Conservation Area was first designated on 1 st January 1971, extended on 24 th June 1991 to the east, and on the 26 th March 2008 to the north and south. The existing Conservation Area appraisal was adopted in March 2008. The Southwold Harbour Conservation Area was designated in 1996 and the Walberswick Quay Conservation Area was designated in 1991 and both were modified in March 2008. The existing Conservation Area Appraisal for Southwold Harbour and Walberswick Quay was adopted in March 2008. The Walberswick

	Conservation Area was first designated on 18 th January 1988 and was redesignated on 18 th April 1991. The existing Conservation Area Appraisal was adopted in 2013.
1.4	Prior to 2021 Southwold Town Council had expressed a desire for the existing Conservation Area appraisal to be updated and for a boundary review to be undertaken, with a view to incorporate more of the town, and, in 2021, East Suffolk Council commissioned an initial Appraisal of the existing Conservation Area as well as more of the town to determine its special architectural or historic interest. This initial appraisal also considered the potential of amalgamating the northern section of the Southwold Harbour and Walberswick Quay Conservation Area with the Southwold Conservation Area. In 2023 East Suffolk Council commissioned an initial Appraisal of the southern section of the Southwold Harbour and Walberswick Quay Conservation Area with the intention of amalgamating it with the Walberswick Conservation Area.

2 Current position	
2.1	Southwold is one of the principal towns, and Walberswick is an attractive former fishing village, in the district and are very important assets for their location within the Suffolk and Essex Coast and Heaths National Landscape, their very high quality historic built environment and their importance to the local economy for residents and visitors alike. It is judged that the existing Conservation Areas have afforded the areas of the town and village within them a high level of benefit with respect to preserving and enhancing their character and appearance.
2.2	Southwold, however, has not benefited from a formal review of its Conservation Area boundary, nor the consideration of other areas of merit within the town, for over fifteen years. In compliance with the Council's statutory duty, therefore, it is considered timely and relevant under Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990, to propose the extension of the existing Southwold Conservation Area in eight areas including its amalgamation with part of the Southwold Harbour and Walberswick Quay Conservation Area. Likewise, amalgamation of the Walberswick Quay extension with the Walberswick Conservation Area provides the opportunity for the existing boundaries to be reviewed and rationalised. As a result of these proposed changes, the existing Southwold Harbour and Walberswick Quay Conservation Area will become obsolete.
2.3	<p>This report will provide a summary of the following;</p> <ul style="list-style-type: none"> • Conservation Area Appraisal and Management Plans; • Proposed boundary changes; • Identification of positive unlisted buildings; • Protection of trees; • Public consultation; • Consequences of proposals; • National and local planning policies; and • Procedures to be taken for formal and informal notification.

2.4

Conservation Area Appraisal and Management Plan

Paragraph 191 of the NPPF states that the concept of conservation should not be devalued through the designation of Conservation Areas (or their extension) that lack special interest. To provide evidence for this said interest and to guide owners, occupiers and agents and all else interested in the management of these areas through good design and decision making, a Conservation Area Appraisal and Management Plan (CAAMP) have been written. These follow the guidance provided by Historic England in their Advice Note 1 (Second Edition) 'Conservation Area Designation, Appraisal and Management' (Feb 2019), and extensive fieldwork and research.

The special interest of these areas is summarised below.

Eight extensions to the existing Southwold Conservation Area

The Common. This open space, bordered by Godyll Road, was developed around the turn of the twentieth century, featuring a number of high quality late-19th century residences as well as the Grade II Listed Roman Catholic Church. Retained as open space during the town's development as a resort, it forms a strong link between the town and the surrounding open landscape, therefore contributing to its character and meriting inclusion within the Conservation Area. Its inclusion would also allow for a more coherent Conservation Area boundary.

Nursemaid's Park. Similar to the extension proposed for The Common, Nursemaid's Park was retained as open space during the town's development. Its northern boundary contains some high-quality villas, constructed during the late-19th and early-20th century, and all identified as positive unlisted buildings. Their setting is greatly defined by the existing open space, which as the name suggests was used by governesses and their charges, historically. In addition, it contains a recently constructed memorial to William Godyll, a prominent 15th century merchant in the town. Including Nursemaid's Park would also allow for a more coherent boundary to the existing Conservation Area.

Southwold Business Centre. The existing Southwold Business Centre was constructed on the site of the former Suffolk Regimental Drill Hall and parade ground. The hall itself remains, erected in the 1930s using an innovative prefabricated 'Lamella' roof. The hall was intended to form part of the area's defence in the lead-up to World War II. It is for these reasons it has been judged to merit identification as a positive unlisted building as well as inclusion in the Conservation Area.

2-8 St Edmunds Road. It is proposed to extend the Conservation Area to incorporate nos. 2 to 6 St Edmunds Road as positive unlisted buildings. They were constructed in the early-1930s as social housing, reflecting the town's vigorous approach to improving living conditions in this period. A number of similar dwellings has been identified within the existing Conservation Area boundary, and it is judged that an extension here is merited as representing the town's social history.

Town Farm. This area to the north of Field Stile Road was developed from the 1890s onwards, featuring a number of especially high-quality Arts and Crafts dwellings, including several by the London architect Edward Charles Homer. North Road however also contains social housing constructed by the town corporation, reflecting its proactive approach to alleviating social problems in this period. It is for this diversity of structures as well as their reflection of the town's later development that this extension is proposed.

Northern Extension. It is proposed to extend the Conservation Area to the north to incorporate the North Parade Car Park as well as the adjacent section of beach. This is a sensitive area which affects the setting of the pier, and the extension is intended to acknowledge and protect this sensitivity. This area is also within the setting of the positive unlisted buildings proposed for the eastern end of North Road, adding to its importance.

Seafront Extension. In addition to the northern section of beach to be included in the Conservation Area, it is also proposed to extend it to the south. This will provide a link connecting the historic town with the harbour area. It also recognises the importance that the beach played in the town's historic development as a seaside resort.

Amalgamation of the Southwold and Southwold Harbour Conservation Areas. Following fieldwork to assess whether the existing Southwold and Southwold Harbour Conservation Areas merit amalgamation and whether such an extension to unite the two would be feasible officers judge that the proposal merits implementation. This is due to the strong historic relationship between Southwold town and the harbour area, both historically and currently. Historically, the harbour area was the centre of Southwold's fishing industry which lasted well into the twentieth century. Much of the existing development was created to facilitate it and it continues to define the area's character. Historically, fishermen largely lived in the town but would work from the harbour, creating a strong relationship between the two. Today, the harbour caters more to tourism and recreational sailing, although this is still largely in connection with the town. With such a strong relationship, a potential extension between the two Conservation Areas was evaluated. It was judged that an extension along and to the east of Ferry Road would be appropriate, taking in both the beach and the denes. In light of Southwold's history as a holiday resort, stretching back to the eighteenth century, with the surrounding landscape forming one of its principal attractions, this extension was judged by officers to be justifiable. The boundary will also be extended slightly along the existing north-east, to incorporate the footpath up to the drainage ditch and make it more coherent. This extension will form part of the new Blackshore Character Area.

Extension of the Walberswick Conservation Area by amalgamation with the existing Walberswick Quay Conservation Area
As an historic fishing village, Walberswick has always had a strong relationship with the quay and incorporating it within the existing Conservation Area will

	<p>reflect that historic connection. The immediate physical proximity between the two areas gives both a strong relationship which continues to this day, and which is reinforced by tourism. Some minor boundary changes are also proposed, including adjustment of the boundary along the Dunwich River to make it more coherent.</p>
2.5	<p>Proposed boundary changes and boundary of new area</p> <p>The boundaries of the existing Conservation Areas were reviewed following the guidance provided by Historic England in their Advice Note 1 (<i>op.cit.</i>).</p> <p>The proposed boundary changes to the existing Southwold Conservation Area are illustrated in the map attached as Appendix A. This comprises eight areas: two to the west, four to the north, an extension alongside the beach to the east, and amalgamation to the south with the existing Southwold Harbour Conservation Area. One of the northwards extensions will include the creation of a new character area (Town Farm Character Area). The proposed boundary changes to the Walberswick Conservation Area extension, consisting of the existing Walberswick Quay Conservation Area are illustrated in the map attached as Appendix B. This comprises three small areas: one to the north-west, one to the south-east alongside the Dunwich River, as well as a reduction to the north-east.</p>
2.6	<p>Identification of positive unlisted buildings</p> <p>Some structures/buildings in the CAAMP and Supplement are identified as positive unlisted buildings. These are illustrated on the mapping within the document and described in the text. These are not protected by statutory listing but are considered to make a positive contribution to the character or appearance of the Conservation Area. Identifying positive unlisted buildings means that extra care will be taken when considering development proposals that would affect them.</p> <p>Demolition of a positive unlisted building would be subject to the relevant Local Plan policy test at WLP8.39 Conservation Areas with respect to their condition, repair and use.</p> <p>Identifying positive unlisted buildings within the CAAMP and Supplement allows a mechanism for their periodic review and public consultation on which structures are considered to contribute in this way.</p> <p>The fieldwork for identification was undertaken viewed from roads and paths and this work was supplemented with information from published material and map regression studies. The structures identified in the CAAMP and Supplement as being positive unlisted buildings are not claimed to be exhaustive, as other structures of significance may exist that are not readily visible from footpaths and roads.</p>
2.7	<p>Public consultation</p> <p>Please note that there is no statutory requirement to undertake consultation on proposals to designate a new or extend an existing Conservation Area. However, Historic England’s Advice Note 1 on Conservation Area designation (2019) states</p>

under the heading *'Finalising, reviewing and publicising the Conservation Area boundary'* that *"Involving the community at an early stage is advisable"* (para.76).

The public consultation on the draft proposals to extend the Southwold Conservation Area and also to amalgamate it with the northern section of the Southwold Harbour and Walberswick Quay Conservation Area was undertaken simultaneously and took place between January 26th 2023 and March 16th 2023 (six weeks).

Inspection copies of the CAAMP were sent to Southwold Library to be displayed during opening hours.

Letters were posted to the owner/occupiers of all properties within the existing Conservation Areas and the proposed extensions to inform them of the proposals; to provide a summary of the consequences of designation; to inform them of the identification of positive unlisted buildings, tree protection and Tree Protection Orders (TPOs), permitted development rights and to seek their views on the proposals. The letter advised of the consultation period and gave a weblink to the Council's website where the draft CAAMP could be viewed/downloaded. Enclosed with the letter was a printed map of the proposed extended Conservation Area boundary and with an offer to send a printed copy of any or all documentation on request for those not able to access the information digitally.

Also written to similarly as part of the consultation were the following: the Southwold Ward Member, the Southwold County Councillor, Southwold Town Council, Walberswick Parish Council, Historic England, the Suffolk Preservation Society, Suffolk County Council Archaeological Service, and the Suffolk Coast and Heaths AONB Unit (now the Suffolk and Essex Coast and Heaths National Landscape team).

During the consultation period the associated documents on the consultation webpage of the Council's website had 531 downloads.

Statistics of response numbers and a summary of a sample responses received together with the Council's response/actions is appended to this report (Appendix H).

Following the public consultation, major amendments were made to the text of the CAAMP to reflect comments received, as well as minor amendments to the formatting of the document and maps, for clarity and ease of reading. No changes were made to the boundaries of the proposed extensions.

The public consultation on the draft proposals to extend the Walberswick Conservation Area by amalgamating it with the southern section of the Southwold Harbour and Walberswick Quay Conservation Area was undertaken between October 16th 2023 and November 27th 2023 (six weeks).

	<p>Inspection copies of the Supplement were sent to Southwold Library to be displayed during opening hours.</p> <p>Letters were posted to the owner/occupiers of all properties within the existing Walberswick Quay Conservation Area to inform them of the proposals; to provide a summary of the consequences of designation; to inform them of the identification of positive unlisted buildings, tree protection and TPOs, permitted development rights and to seek their views on the proposals. The letter advised of the consultation period and gave a weblink to the Council’s website where the draft Supplement could be viewed/downloaded. Enclosed with the letter was a printed map of the proposed extended Conservation Area boundary and with an offer to send a printed copy of any or all documentation on request for those not able to access the information digitally.</p> <p>Also written to similarly as part of the consultation were the following: the Southwold Ward Member, the Blything County Councillor and Walberswick Parish Council. As the proposed amalgamation had already been presented during the earlier public consultation for the Southwold Conservation Area, the public consultation for the Walberswick Conservation Area was more targeted.</p> <p>During the consultation period the associated documents on the consultation webpage of the Council’s website had 70 downloads.</p> <p>Statistics of response numbers and a summary of responses received together with the Council’s response/actions is appended to this report (Appendix G).</p> <p>Following the public consultation, minor amendments were made to the text of the Supplement to reflect comments received, as well as minor amendments to the formatting of the document and maps for clarity and ease of reading. No changes were made to the boundaries of the proposed extension.</p>
2.8	<p>Consequences of proposals</p> <p>The principal consequences of extending an existing Conservation Area are as follows:</p> <ul style="list-style-type: none"> • The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area; • Consent must be obtained from the Council for the demolition of any unlisted building or structure in the area larger than 115 cubic metres; and the local authority or the Secretary of State may take enforcement action or institute a criminal prosecution if consent is not obtained; • It is an offence under section 196D of the Town and Country Planning Act 1990 to undertake ‘relevant demolition’ of an unlisted building in a Conservation Area without the necessary planning permission. • Special publicity must be given to planning applications for development in the area; • In carrying out any functions under the planning Acts and, in particular, in determining applications for planning permission and listed building

	<p>consent, the Council and the Secretary of State are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area; and</p> <ul style="list-style-type: none"> • Six weeks’ notice must be given to the Council before works are carried out to any tree in the area that is more than 75mm in diameter measured at 1.5 metres above ground level. The penalties for undertaking works to trees within a Conservation Area within the six-week period are similar to those for undertaking unauthorised works to a tree covered by a Tree Preservation Order (s.211 Town & Country Planning Act 1990). The requirement to submit a notice in advance of works to a tree in a Conservation Area is free of charge. It is not an application for permission, simply a notice of intent to carry out the works. • The designation of a Conservation Area shall be a local land charge. • Permitted development rights. These are planning rights granted by the Government to make changes to dwellings (excluding flats) and to some other uses/buildings without the need for applying for planning permission. The dwellings proposed for inclusion in the extensions to the existing Conservation Area and the proposed new Conservation Area in Southwold and Walberswick fall within the Suffolk and Essex Coast and Heaths National Landscape. Both National Landscapes and Conservation Areas (along with The Broads, National Parks and World Heritage Sites) are referred to as Article 2(3) land for the purposes of limiting these Permitted Development Rights. Therefore, existing permitted development rights to change windows and door, add extensions, construct/alter outbuildings and change materials (for example) are already restricted by the National Landscape designation, and will be largely unaffected by inclusion within a Conservation Area. • The main significant change to those Permitted Development rights is for renewable energy installations (i.e. solar panels, air source heat pumps, flues for bio-mass boilers) on both residential and commercial premises. The Conservation Area designation would still allow for such features to be installed without the need for planning permission, but it would mean that they could not be installed in certain locations that are more likely to affect the character of the area (e.g. on a wall fronting a highway) without the need for planning permission. • The only other significant change to these Permitted Development Rights, would be those which relate to works of demolition, which would be reduced by the Conservation Area designation, meaning planning permission would be required. However, it should be noted that outside Conservation Areas, Prior Approval Consent from the Local Planning Authority for demolition works can still potentially be required. <p>Please note that the existing Article 4 directions will remain in place in the geographical areas in Southwold, Southwold Harbour and Walberswick Quay that they currently cover, until proposed new directions are brought to the Strategic Planning Committee at its meeting in April 2024 for consideration.</p>
2.9	National and local planning policies

	<p>A Conservation Area is a designated heritage asset and, as such, great weight is given by the National Planning Policy Framework (NPPF) to its conservation when considering the impact of development proposals on its significance (paragraph 199).</p> <p>The NPPF goes on to state at paragraph 205 that planning authorities should look for opportunities for new development within Conservation Areas and their setting to better reveal their significance. This is akin to the statutory requirement in the Planning (Listed Buildings and Conservation Areas) Act 1990 at section 72(1) for development applications to be judged whether they preserve or enhance the character or appearance of a Conservation Area. Conservation Area designation sets a test for good design which does not preclude development (they are not Preservation Areas).</p> <p>The NPPF goes on to acknowledge at paragraph 207 that not all elements of a Conservation Area will necessarily contribute to its significance. It further states that the <i>'loss of a building... which makes a positive contribution to the significance of the Conservation Area... should be treated either as substantial harm or less than substantial harm'</i>. Therefore, the buildings identified as positive unlisted buildings will be protected by national planning policy. Identification of them is aimed at ensuring that planners, owners and agents are aware of the building's positive contribution.</p> <p>The proposed Conservation Area extensions and amalgamations will be subject to the provisions of Waveney Local Plan Policy WLP8.39 Conservation Areas. This is in addition to the policies within the Southwold Neighbourhood Plan.</p>
2.10	<p>Procedures to be taken for formal and informal notification</p> <p>Should the Strategic Planning Committee agree the recommendations of this report, the designation date of the proposed Conservation Area extensions will be Friday, January 12th 2024. It is necessary for the Strategic Planning Committee's decision to come into effect at a later date to permit time – without prejudging the Committee's decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers. Please see below.</p> <p>At the designation of the extensions to the existing Conservation Areas, the following statutory notifications will take place:</p> <ul style="list-style-type: none"> • The new designations will be advertised in the London Gazette; • The new designations will be advertised in at least one local newspaper; • The Secretary of State will be notified; • Historic England will be notified; and • The inclusion of a building in a Conservation Area is a 'Planning Charge' and all properties within the extensions to the Conservation Areas will be included in Part 3 of the Local Land Charges Register. <p>The following non-statutory notifications will take place:</p>

	<ul style="list-style-type: none"> • All property owners/occupiers and landowners affected directly by falling within the extensions to the Conservation Areas will receive a letter advising of the designation and the date of designation; • The Town and Parish Councils and Ward Members will be informed; • Public utilities, local estate agents, surveyors, architects, builders and tree surgeons will be informed as far as reasonable; and • Other relevant departments within the Council will be informed. • The Supplement and CAAMP will be available to download from the Conservation Areas pages of the Council’s website. • A press release will promote the new designations
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3 How to address current situation

3.1	Southwold has not benefited from a formal review of its Conservation Area boundary nor the consideration of other areas of merit within the town for over fifteen years. In compliance with the Council’s statutory duty, therefore, it is considered timely and relevant under Section 69 of the Planning (Listed Buildings and Conservation Areas) 1990, to propose the extension of the existing Southwold Conservation Area in eight places. At the same time the opportunity has been taken to add Walberswick Quay to the Walberswick Conservation Area, a logical extension, and to review its boundary.
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4 Reason/s for recommendation

4.1	Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 East Suffolk Council has a statutory duty to draw up and publish proposals for the preservation and enhancement of Conservation Areas in its district from time to time.
4.2	Officers judge that the public consultation exercise undertaken has demonstrated that, amongst those who responded, there is a majority in support of the proposals.
4.3	Officers judge the proposed extensions are appropriate for designation and meet the requirement of the NPPF at paragraph 191 in that, when considering the designation of Conservation Areas, planning authorities should ensure that an area justifies such status because of its special architectural or historic interest. These areas in Southwold and Walberswick have been assessed to have such interest which it is considered desirable to preserve and enhance, and this assessment (for Southwold) has been fully endorsed by Historic England. These proposals will not devalue the concept of conservation through their lack of special interest. The Supplement and CAAMP amply demonstrate the special interest of these areas.
4.4	The proposals, alongside the outcomes of the public consultations, were considered by the Local Plan Working Group at its meetings in August, October and December 2023.
4.5	Should the Strategic Planning Committee agree the recommendations of this report, the designation date of the proposed Conservation Area extensions will be

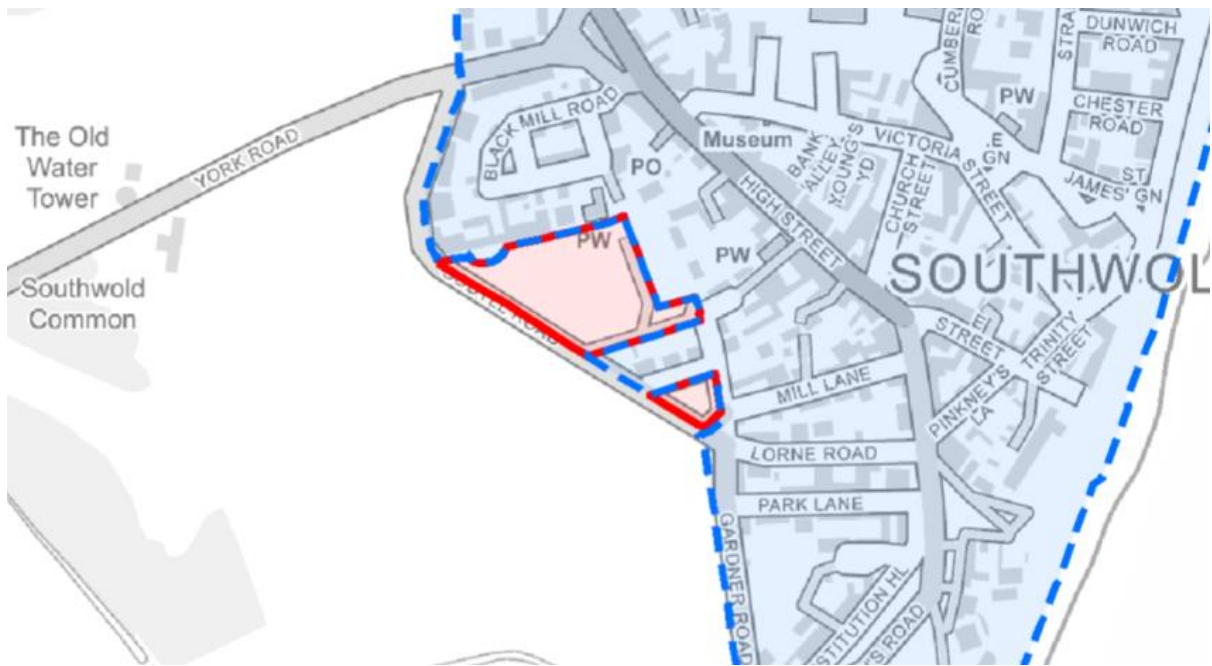
	Friday, January 12 th , 2024. It is necessary for the Committee’s decision to come into effect at a later date to permit time – without prejudging the Committee’s decisions – to publish all necessary statutory notices and advertising, and to write to all affected owners/occupiers.
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Appendices

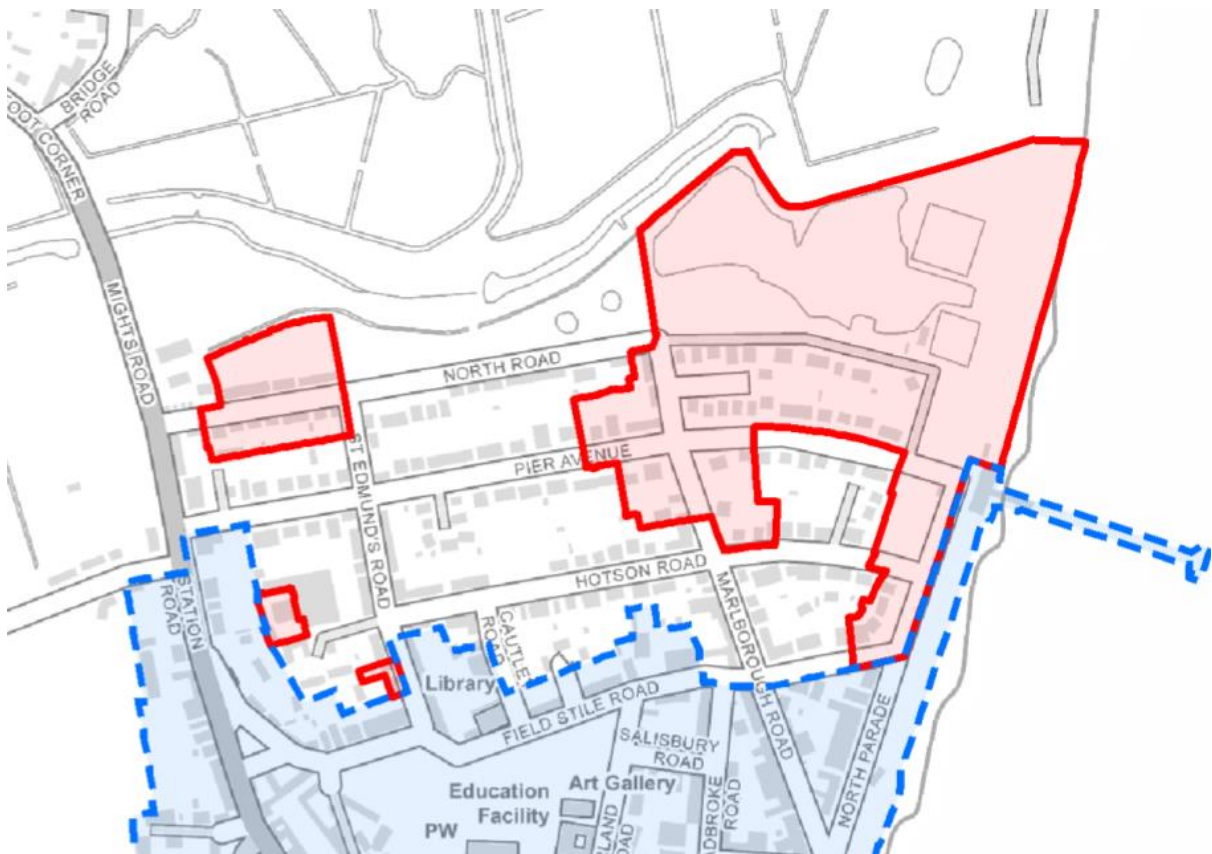
Appendices:	
Appendix A	Maps showing eight areas of proposed extensions to existing Southwold Conservation Area
Appendix B	Schedule of land and property for inclusion within eight areas of proposed extensions to existing Southwold Conservation Area
Appendix C	Map showing one proposed extension to existing Walberswick Conservation Area and an area of exclusion
Appendix D	Schedule of land and property for inclusion within one proposed extension to existing Walberswick Conservation Area
Appendix E	Supplement to the existing 2013 Walberswick Conservation Area Appraisal (January 2024)
Appendix F	Southwold Conservation Area Appraisal and Management Plan (January 2024)
Appendix G	Southwold Conservation Area Appraisal (January 2024) – Structures which make a positive contribution to the Conservation Area
Appendix H	Southwold Conservation Area Extension Public Consultation – analysis of sample responses and officer feedback
Appendix I	Walberswick Conservation Area Extension Public Consultation – analysis of sample responses and officer feedback

Background reference papers:

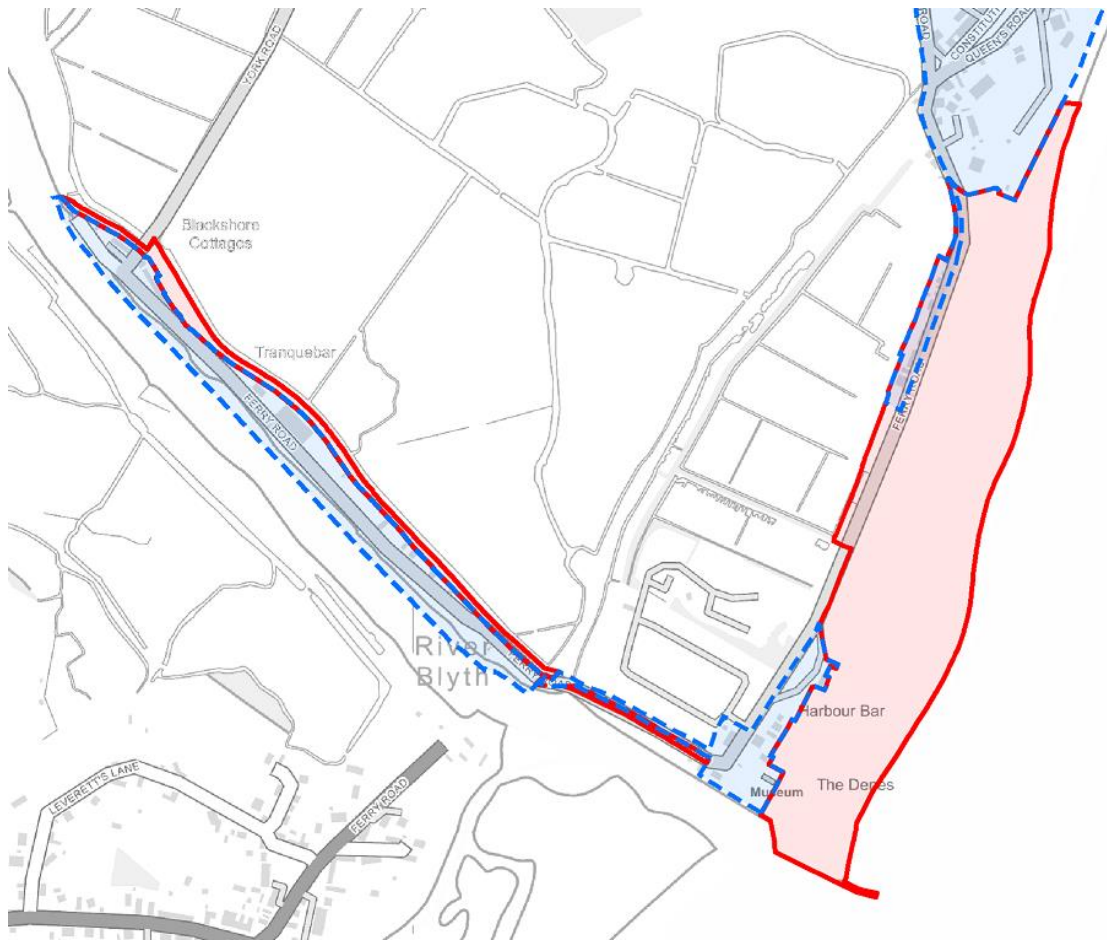
Date	Type	Available From
1990	Planning (Listed Building and Conservation Areas) Act 1990	Planning (Listed Buildings and Conservation Areas) Act 1990 (legislation.gov.uk)
2019	Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition)	https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/
2013	Existing Walberswick Conservation Area Appraisal	https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Walberswick-Conservation-Area-Appraisal-December-2013.pdf
2008	Existing Southwold Conservation Area Appraisal	https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Southwold-Conservation-Area-Character-Appraisal-with-Management-Plan.pdf
2008	Existing Southwold Harbour and Walberswick Quay Conservation Area Appraisal	https://www.eastsuffolk.gov.uk/assets/Planning/Design-and-Conservation/Conservation-Area-Appraisals/Southwold-Harbour-and-Walberswick-Quay-Conservation-Area-Character-Appraisal-with-Management-Plan.pdf



Map showing proposed westward extensions to existing Conservation Area



Map showing proposed northwards extensions to existing Conservation Area



Map showing proposed southwards and eastwards extensions to existing Conservation Area

Appendix B	Schedule of land and property for inclusion within eight areas of proposed extensions to existing Southwold Conservation Area
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House Name	House Number	Street	Town	Post Code
Cinque Cottage	5	Ferry Road	Southwold	IP18 6HQ
	39	Field Stile Road	Southwold	IP18 6LX
Etrick	46A	Hotson Road	Southwold	IP18 6BP
	46	Hotson Road	Southwold	IP18 6BP
East Dene	48	Hotson Road	Southwold	IP18 6BP
	50	Hotson Road	Southwold	IP18 6BP
	57A	Marlborough Road	Southwold	IP18 6BT
Froxfield	59	Marlborough Road	Southwold	IP18 6BJ
Seashore	61	Marlborough Road	Southwold	IP18 6BJ
	63	Marlborough Road	Southwold	IP18 6BJ
	65	Marlborough Road	Southwold	IP18 6BJ
	67	Marlborough Road	Southwold	IP18 6BJ
	69	Marlborough Road	Southwold	IP18 6BJ
	71	Marlborough Road	Southwold	IP18 6BJ
	73	Marlborough Road	Southwold	IP18 6BJ
Brook Cottage		North Parade	Southwold	IP18 6LU
Putting And Cafe On The Green		North Parade	Southwold	IP18 6BN
The Haven		North Parade	Southwold	IP18 6LU
The Kedge		North Parade	Southwold	IP18 6LU
Boating Lakes And Kiosk		North Parade	Southwold	IP18 6BH
Fisherman's Hut		North Parade Gardens	Southwold	IP18 6BW
Boreas House	66A	North Road	Southwold	IP18 6BH
	66	North Road	Southwold	IP18 6BH
Seascape	68	North Road	Southwold	IP18 6BH
	70	North Road	Southwold	IP18 6BH
	71A	North Road	Southwold	IP18 6BH
The Turrets	71	North Road	Southwold	IP18 6BH
	72	North Road	Southwold	IP18 6BH
	1	North Road	Southwold	IP18 6BG
	3	North Road	Southwold	IP18 6BG
	5	North Road	Southwold	IP18 6BG
	8	North Road	Southwold	IP18 6BG
	9	North Road	Southwold	IP18 6BG
	10	North Road	Southwold	IP18 6BG
	11	North Road	Southwold	IP18 6BG
	14	North Road	Southwold	IP18 6BG
	15	North Road	Southwold	IP18 6BG
	16	North Road	Southwold	IP18 6BG
	17	North Road	Southwold	IP18 6BG
	20	North Road	Southwold	IP18 6BG

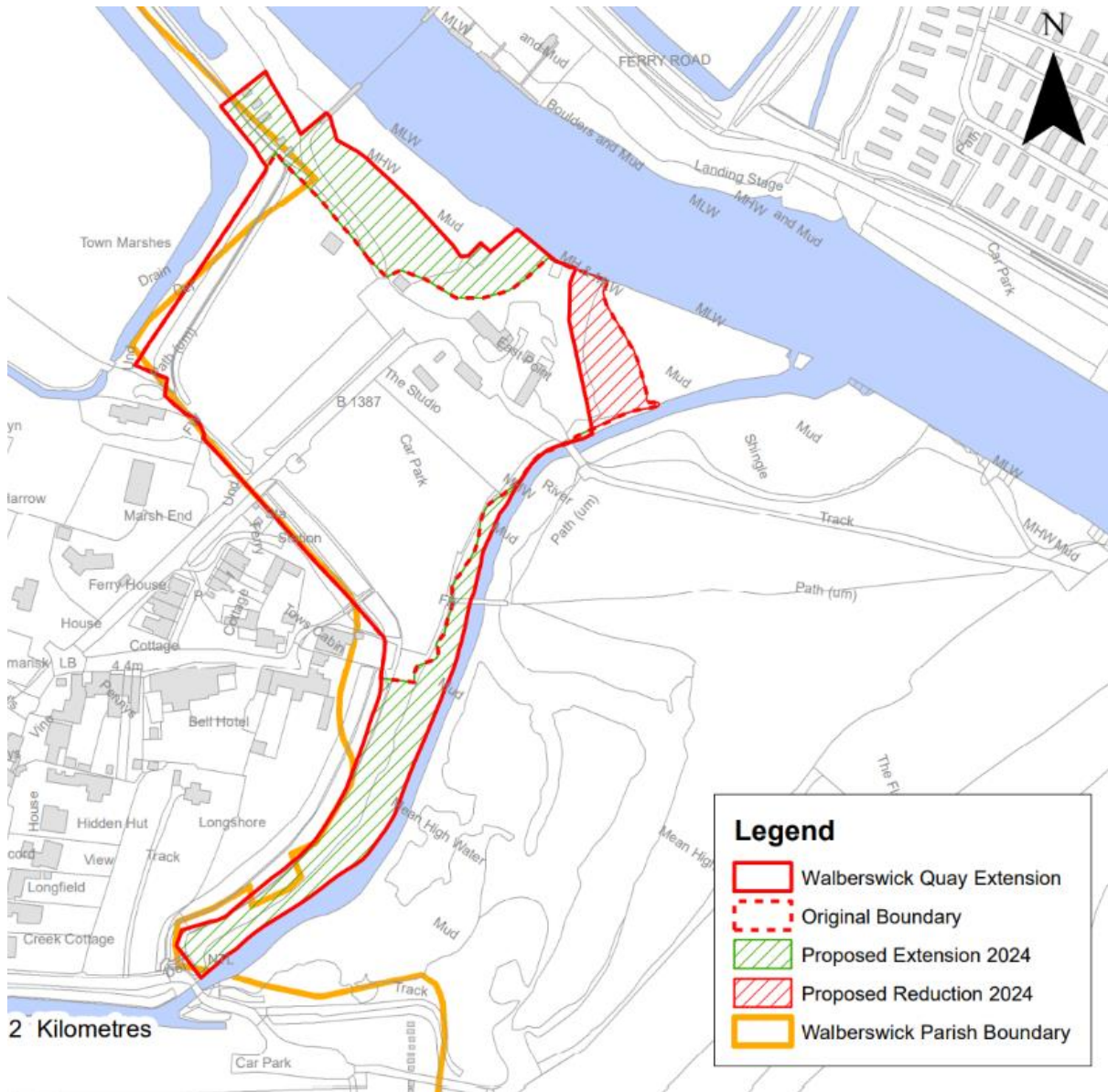
	21	North Road	Southwold	IP18 6BG
	22	North Road	Southwold	IP18 6BG
	23	North Road	Southwold	IP18 6BG
	26	North Road	Southwold	IP18 6BG
	27	North Road	Southwold	IP18 6BG
	28	North Road	Southwold	IP18 6BG
	29	North Road	Southwold	IP18 6BG
	32	North Road	Southwold	IP18 6BG
	34	North Road	Southwold	IP18 6BG
	38	North Road	Southwold	IP18 6BG
	40	North Road	Southwold	IP18 6BG
	67A	North Road	Southwold	IP18 6BH
Hill View	67	North Road	Southwold	IP18 6BH
Lake House		North Road	Southwold	IP18 6BH
	Flat 71	North Road	Southwold	IP18 6BH
	19	North Road	Southwold	IP18 6BG
	24	North Road	Southwold	IP18 6BG
	25	North Road	Southwold	IP18 6BG
	30	North Road	Southwold	IP18 6BG
	36	North Road	Southwold	IP18 6BG
	6	North Road	Southwold	IP18 6BG
	7	North Road	Southwold	IP18 6BG
	12	North Road	Southwold	IP18 6BG
	13	North Road	Southwold	IP18 6BG
	18	North Road	Southwold	IP18 6BG
	76	Pier Avenue	Southwold	IP18 6BL
Town House	78A	Pier Avenue	Southwold	IP18 6BL
	78B	Pier Avenue	Southwold	IP18 6BL
Two Ways	78	Pier Avenue	Southwold	IP18 6BL
	49	Pier Avenue	Southwold	IP18 6BU
Craven Cottage	51	Pier Avenue	Southwold	IP18 6BU
	53	Pier Avenue	Southwold	IP18 6BL
	55	Pier Avenue	Southwold	IP18 6BL
Marram House	60	Pier Avenue	Southwold	IP18 6BU
	64	Pier Avenue	Southwold	IP18 6BU
	66	Pier Avenue	Southwold	IP18 6BU
	68	Pier Avenue	Southwold	IP18 6BU
Pier Court	3	Pier Avenue	Southwold	IP18 6BL
Pier Court	4	Pier Avenue	Southwold	IP18 6BL
	84	Pier Avenue	Southwold	IP18 6BL
Saxon House	86	Pier Avenue	Southwold	IP18 6BL
Pier Court	1	Pier Avenue	Southwold	IP18 6BL
Pier Court	2	Pier Avenue	Southwold	IP18 6BL
Ellesborough House	62	Pier Avenue	Southwold	IP18 6BU
	72	Pier Avenue	Southwold	IP18 6BL
Catton House	74	Pier Avenue	Southwold	IP18 6BL

Holly House	80	Pier Avenue	Southwold	IP18 6BL
St Martins		Pier Avenue	Southwold	IP18 6BL
	70	Pier Avenue	Southwold	IP18 6BL
Pier Lodge	80A	Pier Avenue	Southwold	IP18 6BL
Southwold Business Centre	15b	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	16a	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	17a	St Edmunds Road	Southwold	IP18 6JU
	6	St Edmunds Road	Southwold	IP18 6LB
	2	St Edmunds Road	Southwold	IP18 6LB
Southwold Business Centre	15	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	16	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	16b	St Edmunds Road	Southwold	IP18 6JU
	4	St Edmunds Road	Southwold	IP18 6LB
	8	St Edmunds Road	Southwold	IP18 6LB
Southwold Business Centre		St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	14a	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	17b	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	14b	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	17	St Edmunds Road	Southwold	IP18 6JU
Southwold Business Centre	19	St Edmunds Road	Southwold	IP18 6JU
	2	Blackshore	Southwold	IP18 6TA
	3	Blackshore	Southwold	IP18 6TA
	4	Blackshore	Southwold	IP18 6TA
Blackshore Corner		Blackshore	Southwold	IP18 6TA
Blackshore Cottage	1	Blackshore	Southwold	IP18 6TA
Canoe Club		Blackshore	Southwold	IP18 6TA
Chandlers Shop		Blackshore	Southwold	IP18 6TA
Coastal Voyager		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B00		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B01		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B02		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B03		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B04		Blackshore	Southwold	IP18 6TA
Fisherman's Hut B05		Blackshore	Southwold	IP18 6TA

Fisherman's Hut W03		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W04		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W05		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W06		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W07		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W08		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W09		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W10		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W11		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W12		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W13		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W14		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W15		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W16		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W17		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W18		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W19		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W20		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W21		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W22		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W23		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W24		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W25		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W26		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W27		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W28		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W29		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W30		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W31		Blackshore	Southwold	IP18 6TA
Fisherman's Hut W32		Blackshore	Southwold	IP18 6TA
Harbour Café		Blackshore	Southwold	IP18 6TA
Harbour Marine Services		Blackshore	Southwold	IP18 6TA
Justin Ladd's Boatshed		Blackshore	Southwold	IP18 6TA
Managers Accommodation The Harbour Inn		Blackshore	Southwold	IP18 6TA
The Harbours Masters Office		Blackshore	Southwold	IP18 6TA
Motor Vessel G K Evan Harbour Marine Services		Blackshore	Southwold	IP18 6TA
Southwold Sailing Club		Blackshore	Southwold	IP18 6TA
The Harbour Inn		Blackshore	Southwold	IP18 6TA
The Harbours Masters Office		Blackshore	Southwold	IP18 6TA

The Old Fishermans Hut	5	Blackshore	Southwold	IP18 6TA
The Common = 1.05 hectares in area bounded by Godyll Road to the west; housing to the north, south and east.				
Nursemaids Park = 0.15 hectares in area partly bounded by Godyll Road to the west; Strickland Place to the north; Gardner Road to the east.				
Land known north of North Road = 5.59 hectares bounded to the north and west by dykes and drainage ditches; coastal defences to the east; and North Road to the south.				
Play area including skate park to the west of North Parade and north of Pier Avenue = 0.24 hectares bounded to the north by North Road; North Parade to the east; and Pier Avenue to the south.				
Putting green = 0.28 hectares bounded by North Parade to the east; Hotson Road to the south; and Pier Avenue to the north.				
Beach = 13.4 hectares bounded to west by Ferry Road and the existing Conservation Area Boundary; the Mean High Water Mark to the east; and the River Blyth to the south.				
Land between the existing Southwold Harbour and Walberswick Quay Conservation Area and adjacent drainage ditches = 0.97 hectares bounded to the south by the existing Conservation Area boundary; and to the north by drainage ditches.				

Appendix C | Map showing proposed Walberswick Conservation Area extension



Map showing the proposed extension (in red boundary including green hatching) and the proposed reduction (red hatching)

Appendix D

Schedule of land and property for inclusion within one area of proposed extension to existing Walberswick Conservation Area

House Name	House Number	Street	Town	Post Code
East Point		Ferry Road	Southwold	IP18 6TJ
The Craft Room		Ferry Road	Southwold	IP18 6TJ
The Yacht Yard		Ferry Road	Southwold	IP18 6TJ
The Boathouse		Ferry Road	Southwold	IP18 6TJ
The Studio		Ferry Road	Southwold	IP18 6TJ
Holiday Lets, The Upper and Lower Decks		Ferry Road	Southwold	IP18 6TJ
The Little Wooden Hut		Ferry Road	Southwold	IP18 6TJ
Ferry Hut		Ferry Road	Southwold	IP18 6TJ
Fishermans Hut near ferry		Ferry Road	Southwold	
Fishermans Hut 17450 1233		Ferry Road	Southwold	
Fishermans Hut 2		Ferry Road	Southwold	
Fishermans Hut 3		Ferry Road	Southwold	
Area adjacent to the River Blyth = 0.48 hectares with the existing Conservation Area boundary to the south and east; and the Mean High Water Mark of the River Blyth to the north.				
Area adjacent to the River Dunwich = 0.42 hectares with the existing Conservation Area boundary to the west ; and the Mean High Water Mark of the Dunwich River to the east.				
Removal of area adjacent to the confluence of the Blyth and Dunwich Rivers = 0.11 hectares with the proposed Conservation Area boundary aligning with the existing coastal defences				

Appendix E	Supplement to the existing 2013 Walberswick Conservation Area Appraisal (January 2024) – please separate attachment
Appendix F	Southwold Conservation Area Appraisal and Management Plan (January 2024) - please separate attachment
Appendix G	Southwold Conservation Area Appraisal (January 2024) - Structures which make a positive contribution to the Conservation Area – please see separate attachment

Appendix H	Southwold Conservation Area Extension Public Consultation – analysis of sample responses and officer feedback
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Key Statistics

Responses received

29

Overall sentiment

Support	15
Opposition	3
Neutral	11

Summary table of responses and officer feedback

Summary of comments	Officer response
Southwold is likely to be badly impacted by climate change, resulting in widespread destruction.	The Coastal Management Team were contacted during the public consultation, but no comments were received.
Request for printed copy of documents.	Both documents were printed and posted.
Request for printed copy of documents.	Both documents were printed and posted.
General support for proposals but with the suggestion that more of the northern section of the town be included in the proposed extensions.	The northern extensions to the Conservation Area were carefully considered by officers. However, a number of other areas were not included due to their lack of historic interest as well as the extent of unsympathetic alterations to buildings.
General support for proposals but a complaint that enforcement of planning violations in the existing Conservation Area is wanting.	Any breaches of planning are the responsibility of the Enforcement Team and those that are reported to the team are investigated and followed up.
Objection to proposed extensions as the current planning restrictions are sufficient.	Extending the Conservation Area allows more of the historic character of Southwold to be protected and taken into consideration with development proposals.
General support for proposals though they should include the entire town.	The extensions to the Conservation Area were carefully considered by officers. However, officers are mindful that the Conservation Area concept should not be diluted and potentially undermined by inclusion of the entire town, regardless of the individual quality and character of its different areas.
Objection to the proposed extensions.	The extensions have been proposed as they are believed to possess sufficient architectural

	or historic value to merit inclusion within the Conservation Area.
Support for several of the extensions but objection to the inclusion of Southwold Business Centre, St. Edmunds Road and the proposed Town Farm Character Area.	All of these extensions are believed to possess sufficient architectural or historic value to merit inclusion within the Conservation Area, so this comment is not agreed with.
Request for printed copy of documents.	Both documents were printed and posted.
Support for most of the extensions but objection to inclusion of properties on North Road which apparently were not social housing.	No evidence was provided which contradicts the research undertaken.
Objection to the proposed extensions on the grounds that they will make property maintenance more expensive, with the example of window replacement given.	As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas.
General support for proposals.	Noted.
General support for proposals with the exception of North Parade Gardens, which are not believed to merit inclusion.	North Parade Gardens have been included due to their sensitive location near the sea front and the pier. Their inclusion would therefore provide added protection to this important section of the town. Removing them would also create a void within the Conservation Area, undermining the coherency of its boundaries.
General support for proposals and opposition to new energy infrastructure in the vicinity of Buss Creek.	No energy infrastructure is currently proposed for the area surrounding Buss Creek that officers are aware of.
General support for proposals as well as a request for printed copies of the documents.	Both documents were printed and posted.
Objection to the loss of permitted development rights in the extensions but support if inclusion could assist with sympathetic works to buildings.	As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas.
Objection to inclusion of Southwold Business Centre, noting that 'the Dome' was recently rejected for listing by Historic England.	Though not statutorily listed, 'the Dome' was identified by officers as meriting inclusion within the Conservation Area due to its historic interest and has rightly been identified as a positive unlisted building.
General support for proposals but with the suggestion that several properties on Marlborough Rd be identified as positive unlisted.	These buildings are not considered to possess sufficient interest to merit identification as positive unlisted.
Enquiry regarding permitted development rights in the proposed extensions.	As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas.
General support for proposals.	Noted.

Southwold Town Council gave its support for the proposals but has requested that blanket Article 4 Directions be applied to the extensions.	A project to review Article 4 Directions in the district has already started and is including fieldwork to support their potential application to the Southwold Conservation Area extensions in due course.
Corrections on the text in the document.	Corrections are gratefully received and the text has been amended in response.
Enquiry regarding implications on planning development.	Clarification was provided to the enquirer.
The Southwold and Reydon Society gave its general support for the proposals and supports the town council's request for blanket Article 4 Directions in the extensions. However, it has objected to the inclusion of lower-income housing, on the basis of economic hardship regarding maintenance.	A project to review Article 4 Directions in the district has already started and will consider applying them to the Southwold Conservation Area extensions in due course. As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas. Maintenance is not a planning issue.
Historic England gave its general support for the proposals.	Noted.
Support for inclusion of the boating lake and the pier car park in the conservation area.	Noted.
The Suffolk Preservation Society gave its support for the proposals but has requested that blanket Article 4 Directions be applied to the extensions.	A project to review Article 4 Directions in the district has already started and will consider applying them to the Southwold Conservation Area extensions in due course.
General support for the proposals but objecting objected to the inclusion of lower-income housing, on the basis of economic hardship regarding maintenance.	As the proposed extensions already fall within the Suffolk and Essex Coast and Heaths National Landscape, permitted development has already been restricted within these areas. Maintenance is not a planning issue.

Appendix I

Walberswick Conservation Area Extension Public Consultation – analysis of sample responses and officer feedback

Key Statistics

Responses received

2

Overall sentiment

Support	2
Opposition	0
Neutral	0

Summary table of responses and officer feedback

Summary of comments	Officer response
General support for proposals but raising concern over possible coastal erosion.	The Coastal Management Team have been notified and are currently undertaking investigations. However, it is not expected that this will impact the Conservation Area.
Walberswick Parish Council support the proposals but have requested that the Article 4 direction be extended to the whole of the Walberswick Conservation Area.	A project to review Article 4 directions in the district has already commenced and will include consideration of their use in the Walberswick Conservation Area in due course.