

The House of Lords Select Committee on Regenerating Seaside Towns and Communities

Evidence submitted by the Vision Group for Sidmouth

7th October 2018

Background and understanding

1. What are the challenges facing seaside towns and communities? Which of those challenges are common to many seaside towns, and to what extent (and why) have such challenges persisted over a number of years?

One of the challenges for coastal towns is “attracting younger generations and new visitors” – and this is an area which local authorities have sought to address through regeneration projects ¹. However, there are challenges to coastal communities which are beyond the remit or capacities of local government, but which are nevertheless of growing concern – including the challenges of climate change and the effects on infrastructure ², as well as an ageing population providing “a major challenge for the health service” ³.

It is to be hoped that the government will take a greater interest in seaside towns ⁴, and perhaps it might require a ‘seaside csar’ to champion coastal communities ⁵.

2. Has sufficient research been conducted to provide robust analysis of the economic and social health and vitality of seaside towns? What are the main conclusions to be drawn from such data and research – and where are the principal gaps in knowledge and understanding?

The Sid Valley Neighbourhood Plan (SVNP), with which the VGS has been involved from its inception, has carried out considerable research and analysis into the economic and social health and vitality of Sidmouth. A key challenge has been that of building new homes, in that “the major difficulty and challenge” has been the lack of affordable housing (SVNP Policy 12). This has to sit with the “Vision of a Sid Valley that maintains and promotes its rural and coastal beauty” and the fact that “the Sid Valley community expect effective control of the AONB and Coastal Protection Area; in particular, that settlement boundaries are maintained, to stop encroachment from development.” (SVNP Policy 1) ⁶.

Many traditional coastal towns were holiday destinations and so show strong characteristics of their hey-day, and Sidmouth is no exception⁷. This is clearly a strength we will have to build on: “There are plenty of examples of seaside towns that have identified their strengths and forged unique identities – attracting entrepreneurs and visitors alike. For those that haven’t, it should be the joint initiative of local entrepreneurs, politicians and citizens that achieves this.” ⁸

¹ <https://www.hemingwaydesign.co.uk/exmouth-opportunities-queens-drive/>

² <http://futuresforumvgs.blogspot.com/2014/08/climate-change-britains-crumbling-rail.html>

³ <http://futuresforumvgs.blogspot.com/2013/08/east-devons-population.html>

⁴ <https://futuresforumvgs.blogspot.com/2017/11/helping-visitor-economy-to-thrive-in.html>

⁵ <https://futuresforumvgs.blogspot.com/2016/07/creating-coastal-powerhouses-creating.html>

⁶ <https://sidvalleyneighbourhoodplan.com/> and <http://www.sidmouth.gov.uk/neighbourhood-plan>

⁷ <https://visionforsidmouth.org/rosamunde-pilger-land-sidmouth/>

⁸ <https://www.theguardian.com/small-business-network/2015/oct/02/seaside-towns-reinvent-entrepreneurs-coastal-communities>

Housing and demographics

3. To what extent are seaside towns affected by issues arising from the nature of their housing stock, including Houses in Multiple Occupation (HMOs) and former tourist accommodation that has been converted for other uses? How might any such issues be addressed – and are any changes to Government policy required?

An issue for East Devon is how much of its housing stock provides ‘second homes’: “The Sid Valley has the largest number of second homes in the District and consultations reflect widespread concern that any new housing should be made available to those wishing to make the Valley their permanent home.” (Housing: SVNP) This in turn affects the amount of housing stock available to local residents ⁹. Whilst the government’s increase in stamp duty has had an effect, this might be only short-term ¹⁰. And there are fears that council tax can be avoided on ‘empty homes’: “Research has found ample evidence that ‘buy-to-leave’ is occurring in high value residential areas, yet there is little action being taken to address this” ¹¹. Considering the policies set out in St Ives, Cornwall, to deal with these shortcomings, the Sid Vale Neighbourhood Plan states that any new open market housing will be “restricted to being used as a Principal Residence” (SVNP Policy 14) ¹².

4. Do population transience, and demographic changes more widely, present any particular issues for seaside towns and communities? What is the nature and scale of such issues, and how can local organisations and communities be assisted in seeking to address them?

As reported last month: “The ten local authorities with the highest percentage of the population over 65 are on the coast, with five being in the South West region. Within 20 years it is estimated that 40 per cent of the population of west England will be over 65” ¹³. Sidmouth is in the top 10 seaside towns with an ageing population – and that will have serious consequences for long-term health and care facilities – as considered in a public meeting four years ago ¹⁴. It is felt that the issues can only be addressed through adequate health care provision for the elderly – and that this should be balanced by adequate affordable housing for young families ¹⁵. “Without urgent investment in coastal communities, some areas will struggle to retain the working age families needed to fuel the economies of towns dominated by old people’s homes” ¹⁶.

⁹ <https://futuresforumvgs.blogspot.com/2017/12/sidmouth-has-largest-number-of-second.html>

¹⁰ <http://www.telegraph.co.uk/property/house-prices/where-to-buy-to-avoid-the-second-homes-backlash>

¹¹ <https://www.devonlive.com/news/devon-news/one-every-11-houses-second-1908104#>

¹² <https://sidvalleyneighbourhoodplan.com/> and <http://www.sidmouth.gov.uk/neighbourhood-plan>

¹³ <http://futuresforumvgs.blogspot.com/2018/09/the-ten-local-authorities-with-highest.html>

¹⁴ <http://futuresforumvgs.blogspot.com/2014/10/the-future-of-health-services-and-how.html>

¹⁵ <http://futuresforumvgs.blogspot.com/2014/10/identifying-housing-need-in-west.html> and

<http://futuresforumvgs.blogspot.com/2018/06/devon-dominates-list-of-britains.html>

¹⁶ <http://futuresforumvgs.blogspot.com/2014/10/without-urgent-investment-in-coastal.html>

Transport and connectivity

5. Do problems relating to transport and connectivity (including digital connectivity) present a barrier to economic growth for seaside towns and communities? What action has been taken to address such matters, and is any further Government action required? To what extent would addressing such issues create the opportunity for future inward investment and growth?

There are fundamental contradictions over access and connectivity. On the one hand, most coastal towns wish to reduce car volumes through Park & Ride schemes and by encouraging alternative means of transport (SVNP Policies 15 & 17) ¹⁷; on the other, they feel the need to encourage shoppers into town by reducing car parking fees ¹⁸. There are further conflicting demands over prioritising free car parking in Sidmouth, whether for residents, commuters or tourists ¹⁹.

One popular scheme which perhaps has dealt with these issues has been the ‘Hopper Bus’, providing a regular service for tourists during the summer months ²⁰. It has become more difficult to maintain, however, due to rising costs ²¹ and would benefit from being integrated with a park and ride scheme ²².

Finally, there is the issue of digital connectivity. Young people are demanding “‘interesting jobs’ i.e. varied employment that goes beyond the retail, care and hospitality sectors which will enable young people to remain in the Sid Valley beyond their education” (SVNP Economic Resilience community action 3). The Sid Valley Neighbourhood Plan has placed “emphasis on small-scale units offering flexible space for start-ups, skilled/higher-wage/internet age small businesses” (SVNP Economic Resilience aims) ²³. However, this requires higher-speed internet in East Devon, but we must wait another two years at least. ²⁴

The role of the visitor economy

6. How successful have initiatives that seek to promote tourism and the visitor economy in seaside towns proven to be? How important are these sectors to the economies of seaside towns? Is sufficient attention being given to the potential contribution that could be made by other sectors, beyond tourism?

The East Devon economy is not suffering to the same extent as other seaside areas, and yet businesses in the District are facing similar pressures ²⁵. Whilst the government is seeking to address the decline of the High Street ²⁶, many local retailers are calling for an overhaul of the business rates system ²⁷.

¹⁷ <https://sidvalleyneighbourhoodplan.com/> and <http://www.sidmouth.gov.uk/neighbourhood-plan>

¹⁸ <http://futuresforumvgs.blogspot.com/2018/02/car-parking-charge-rises-are-unpopular.html>

¹⁹ <http://futuresforumvgs.blogspot.com/2018/08/restricting-parking-in-sidmouth.html>

²⁰ <http://futuresforumvgs.blogspot.com/2013/05/hopper-bus.html>

²¹ <http://www.sidmouthherald.co.uk/news/future-of-sidmouth-s-beloved-hopper-bus-uncertain-1-5683659>

²² <http://futuresforumvgs.blogspot.com/2015/06/the-hopper-bus-success-looking-to.html> and

<http://futuresforumvgs.blogspot.com/2015/07/a-park-ride-route-for-sidmouth-knowle.html>

²³ <https://sidvalleyneighbourhoodplan.com/> and <http://www.sidmouth.gov.uk/neighbourhood-plan>

²⁴ <https://www.connectingdevonandsomerset.co.uk/>

²⁵ <http://futuresforumvgs.blogspot.com/2018/08/coastal-communities-getting-left-behind.html>

²⁶ <http://futuresforumvgs.blogspot.com/2018/06/save-our-high-streets-government-calls.html>

²⁷ http://futuresforumvgs.blogspot.com/2018/05/how-to-revive-health-of-sidmouths-high_21.html and

<http://futuresforumvgs.blogspot.com/2018/07/councils-and-business-rates-their-short.html>

Granting seaside town preferential rates for shops to encourage the creation of all year tourist destinations has its very successful examples ²⁸. Sidmouth is widely known for its charity shops, with special trips arranged to visit them ²⁹. If independent shops were to pay similar rates to charity shops, this would clearly be of benefit to the local economy. ³⁰

The tourist industry is clearly the major drive for the local economy, although it is still a seasonal affair with impacts on infrastructure and capacity ³¹.

Meanwhile, Sidmouth hotels are struggling to find staff in the wake of the Brexit vote: the director of Brend Hotels has voiced concerns that there are already fewer migrant workers to fill vacancies ³². Moreover, local residents cannot afford to work in the hospitality industry ³³, the visitor economy is not an attractive option to young people and there are too many alternative jobs to attract them ³⁴.

Physical regeneration

7. Are sufficient tools and resources available to local authorities, property owners and other stakeholders to allow them to promote and deliver the restoration and regeneration of the physical environment in seaside towns? Could new approaches – or the removal of any existing barriers – support further regeneration?

The Neighbourhood Planning process should provide a valuable tool in regenerating Sidmouth, in terms of both the natural and built environment, as well as policies to foster economic resilience ³⁵ – just as it has done with the exemplary aforementioned Frome ³⁶. There are nevertheless fears that the new NPPF might undermine Neighbourhood Plans ³⁷ and hamper local communities from determining the shape of regeneration ³⁸.

Sidmouth has many Listed buildings ³⁹ and that could be a resource for employment of many kinds, for example, by reinstating the financial help that used to be available to owners of Listed properties ⁴⁰.

²⁸ <http://www.woodfordes-perfumery.co.uk/> and <http://www.goviers.co.uk/>

²⁹ <http://www.sidmouthherald.co.uk/news/ingenuity-of-sidmouth-charity-shop-coach-tours-celebrated-1-5041405>

³⁰ <http://futuresforumvgs.blogspot.com/2015/08/sidmouth-town-of-charity-shops-and.html>

³¹ <http://futuresforumvgs.blogspot.com/2018/08/the-west-country-struggling-to-cope.html>

³² <https://www.plymouthherald.co.uk/news/local-news/food-left-rot-fields-because-722065> and

<http://futuresforumvgs.blogspot.com/2018/08/brexit-and-sidmouth-hotels-struggling.html>

³³ <http://futuresforumvgs.blogspot.com/2016/10/brexit-and-cheap-labour-for-hospitality.html>

³⁴ <http://futuresforumvgs.blogspot.com/2016/12/brexit-and-low-skilled-migrant-workers.html>

³⁵ <https://sidvalleyneighbourhoodplan.com/> and <http://www.sidmouth.gov.uk/neighbourhood-plan>

³⁶ <http://futuresforumvgs.blogspot.com/2016/03/neighbourhood-planning-and-transition.html> and

<http://futuresforumvgs.blogspot.com/2015/07/neighbourhood-planning-frome-town.html>

³⁷ <http://futuresforumvgs.blogspot.com/2018/07/the-new-national-policy-planning.html>

³⁸ <http://futuresforumvgs.blogspot.com/2017/09/the-limits-to-how-developers-can.html>

³⁹ <http://futuresforumvgs.blogspot.com/2017/12/sidmouth-has-largest-number-of-listed.html>

⁴⁰ <https://www.lpoc.co.uk/campaign-for-owners>

Social and economic regeneration

8. *What work is being done in seaside towns to support social and economic regeneration, and to improve social mobility across the whole community? What more could or should be done by the Government, and relevant organisations, to deliver such initiatives?*

The granting of planning permissions for more retirement housing ⁴¹ and the continued lack of affordable housing ⁴² help neither regeneration nor social mobility in the Sid Valley ⁴³. The local authority has ignored its own Local Plan to promote ‘balanced communities’ ⁴⁴ – and central government provides very few resources to challenge these decisions ⁴⁵.

9. *What role should local businesses, SMEs and social enterprises play in seeking to deliver regeneration in seaside towns? How effective is any help currently provided to these groups by the Government, local authorities and others? Are there any barriers to growth that could be addressed by changes in policy?*

Local initiatives are key to regeneration, as outlined in Point 6 above. However, initiatives such as the community enterprise SidEnergy which has sought to encourage local ownership and production of energy have been hampered by changes in the Feed-in-Tariff by central government ⁴⁶. And local SMEs continue to press for changes on business rates ⁴⁷ and a Local Retail Levy ⁴⁸ - whilst there is some appreciation of the need to ‘diversify’ ⁴⁹. Meanwhile, there are fears that an out-of-town industrial estate will damage the viability of the town centre ⁵⁰. Asset transfers, to properly organised community groups, have the potential to make large changes to social integration ⁵¹. The government has recognised the potential for councils handing over assets but they are not really encouraged to do so ⁵². The current attempt to secure the Drill Hall in Sidmouth is a case in point. ⁵³

⁴¹ <http://futuresforumvgs.blogspot.com/2016/11/knowle-relocation-project-is.html>

⁴² http://futuresforumvgs.blogspot.com/2016/06/knowle-relocation-project-town-council_14.html and

⁴³ <http://futuresforumvgs.blogspot.com/2016/05/east-devons-demographic-time-bomb.html>

⁴⁴ http://futuresforumvgs.blogspot.com/2016/05/knowle-relocation-project-pegasus_31.html and

<http://futuresforumvgs.blogspot.com/2016/10/knowle-relocation-project-how-to.html>

⁴⁵ <https://visionforsidmouth.org/futures/knowle/> and <https://visionforsidmouth.org/wp-content/uploads/2018/10/EAST-DEVON-DISTRICT-COUNCIL-RELOCATION-PROJECT-STATEMENT-OF-OBJECTION-16-July-2018.pdf> and <https://visionforsidmouth.org/wp-content/uploads/2018/10/Response-to-mail-dated-4-March-to-the-Rt-Hon-Sajid-Javid-concerning-East-Devon-District-Council-26mar18.pdf>

⁴⁶ <http://futuresforumvgs.blogspot.com/2016/06/sidenergy-is-wound-up-as-community.html> and

<http://futuresforumvgs.blogspot.com/2016/03/sidenergy-latest-lobbying-for-community.html>

⁴⁷ http://futuresforumvgs.blogspot.com/2018/05/how-to-revive-health-of-sidmouths-high_83.html and

http://futuresforumvgs.blogspot.com/2018/05/how-to-revive-health-of-sidmouths-high_21.html

⁴⁸ <http://futuresforumvgs.blogspot.com/2013/10/district-council-decides-against-local.html>

⁴⁹ <http://futuresforumvgs.blogspot.com/2018/07/how-to-revive-health-of-high-streets-we.html> and

<http://futuresforumvgs.blogspot.com/2018/03/how-to-revive-health-of-high-streets.html>

⁵⁰ <http://www.sidmouthherald.co.uk/news/new-business-park-plan-is-unveiled-1-5522422> and

<http://futuresforumvgs.blogspot.com/2018/06/fords-sidmouth-sidford-of-supermarkets.html> and

<http://futuresforumvgs.blogspot.com/2018/08/sidford-business-park-hugo-swire-mp.html> and

<https://www.facebook.com/sayNOtoSidfordBusinessPark/>

⁵¹ <http://www.powertochange.org.uk/wp-content/uploads/2017/05/2016-A-common-interest-The-role-of-asset-transfer-in-developing-the-community-business-market.pdf>

⁵² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/696993/Integrated_Communities_Strategy.pdf

⁵³ <https://www.facebook.com/pages/category/Community-Organization/Sidmouth-Sunrise-Drill-Hall-bid-218394775504682/> and <https://drillhall-rescue.historic-sidmouth.uk/>

Education, health and wellbeing

10. Is educational provision in coastal communities of a good enough standard? Do coastal communities experience any particular challenges around the provision of secondary, further and higher education and, if so, what action should be taken to promote positive change?

There is concern that the lack of ‘fair funding’ for Devon schools is hampering education ⁵⁴. And as for a small coastal town such as Sidmouth, there are fears that young people will turn to the likes of Exeter for more promising educational opportunities ⁵⁵.

11. Is there evidence to suggest that certain health conditions are more prevalent in seaside towns? What factors might contribute to levels of poor health in coastal areas? Would any targeted interventions help to address any such issues in these areas?

The simple fact that seaside towns attract the elderly retired will mean that we will expect demand for health and care provision to grow ⁵⁶. Sidmouth is fortunate to have saved its cottage hospital ⁵⁷, and yet insecurities remain in East Devon ⁵⁸.

Delivery structures

12. What impact has the Coastal Communities Fund had upon seaside towns and communities? Are any further targeted interventions from Government required?

Whilst it is clear what opportunities the CCF can bring to seaside towns ⁵⁹, unfortunately, the District Council does not appear interested in making use of this resource ⁶⁰. However, in 2013 a CCF bid was made to fund a cycle path, citing the economic benefits and clear demand for such a project ⁶¹.

13. To what extent is it currently possible to develop a ‘vision’ for individual seaside towns? Is there a need for longer-term thinking and, if so, is that need currently being met? What role should Government departments, local authorities, local enterprise partnerships and other stakeholders play in delivering against such a vision, and is any action required to improve integrated working between these groups?

The Vision Group for Sidmouth was set up in 2005 to produce such a ‘vision’ ⁶² and in 2006, it produced a ‘Vision for Sidmouth’, reflecting the largest piece of

⁵⁴ <http://futuresforumvgs.blogspot.com/2017/07/headteachers-survey-in-east-devon.html> and <https://www.hugoswire.org.uk/education-funding-devon> and <http://www.eastdevon24.co.uk/news/east-devon-mp-signs-fairer-funding-letter-to-pm-1-4989277>

⁵⁵ <http://www.hamhigh.co.uk/education/gcse-exam-results/sidmouth-college-principal-responds-to-ranking-1-> and <http://www.radioexe.co.uk/news-and-features/local-news/exeter-college-celebrates-best-ever-a-level-results/>

⁵⁶ <http://futuresforumvgs.blogspot.com/2017/12/brexit-and-britains-cities-growing.html> and <https://inews.co.uk/news/health/rural-communities-die-out-public-health-experts-warning/>

⁵⁷ http://futuresforumvgs.blogspot.com/2017/03/the-future-of-sidmouths-hospital_13.html

⁵⁸ <http://futuresforumvgs.blogspot.com/2018/06/small-hospitals-have-big-role-to-play.html> and <http://futuresforumvgs.blogspot.com/2018/05/district-council-strongly-opposes.html> and <http://futuresforumvgs.blogspot.com/2018/01/the-loss-of-community-hospital-beds-was.html>

⁵⁹ <https://futuresforumvgs.blogspot.com/2015/08/coastal-communities-fund-and-south-west.html>

⁶⁰ <https://futuresforumvgs.blogspot.com/2017/09/coastal-community-teams-in-east-devon.html> and <https://futuresforumvgs.blogspot.com/2015/12/iconic-coastal-heritage-sites-set-for-3.html>

⁶¹ <https://visionforsidmouth.org/news/2013/july/bid-for-coastal-community-fund-fails-but/>

⁶² <https://visionforsidmouth.org/>

consultation undertaken ⁶³. The Sid Valley Neighbourhood Plan went even further, producing a ‘vision’ for the Valley (see Point 2 above), based on a year and a half of gathering evidence (SVNP: Methodology): “To meet the needs of our community the Sid Valley requires carefully balanced development providing suitable affordable housing for residents both young and old. Our vision through the Neighbourhood Plan promotes quality employment opportunities, revitalises tourism and connects people with what the Sid Valley has to offer.” (SVNP: The context for our vision) ⁶⁴.

14. Are there fiscal or financial measures available which could help to support the regeneration of seaside towns? Could the Government provide any financial freedoms or investments which would help to generate positive change?

There are local campaigns for a change to the business rate system (see Points 6 and 9 above) which could help the regeneration of Sidmouth’s High Street. And the longstanding local campaign to halt the District Council from ‘relocating’ on highly spurious grounds ⁶⁵ might have been enabled if central government had provided a mechanism which stopped Councils spending on vanity projects – as the fiscal disaster in Northampton has proved ⁶⁶.

People and place

15. What role should local people and local communities play in the regeneration of seaside towns and communities? Do good processes of community engagement, and community resilience and capacity building, currently exist and, if so, could they be applied more widely?

As an example of community action addressing the issue of regeneration, Sidmouth is seeking to bring in out-of-season visitors through branding itself as a ‘festival town’ – largely through bottom-up initiatives, supported by the Town Council ⁶⁷. The importance of making use of what the local community can contribute to building resilience is vital: “What should not be forgotten in the modelling and forecasting is local knowledge: people who live on the coast where these physical processes and flooding events are experienced first-hand” ⁶⁸. The University of Exeter has carried out such research ⁶⁹ and it is widely understood that communities must be engaged in the issue of flooding and climate change ⁷⁰ - although the District Council has unfortunately not managed to engage the Sidmouth community effectively in this area ⁷¹.

⁶³ <https://visionforsidmouth.org/background-and-history/>

⁶⁴ <https://sidvalleyneighbourhoodplan.com/> and <http://www.sidmouth.gov.uk/neighbourhood-plan>

⁶⁵ <https://visionforsidmouth.org/futures/knowle/> and <https://visionforsidmouth.org/wp-content/uploads/2018/10/EAST-DEVON-DISTRICT-COUNCIL-RELOCATION-PROJECT-STATEMENT-OF-OBJECTION-16-July-2018.pdf> and <https://visionforsidmouth.org/wp-content/uploads/2018/10/Response-to-mail-dated-4-March-to-the-Rt-Hon-Sajid-Javid-concerning-East-Devon-District-Council-26mar18.pdf>

⁶⁶ http://futuresforumvgs.blogspot.com/2018/03/knowle-relocation-project-and_16.html and <http://futuresforumvgs.blogspot.com/2018/02/knowle-relocation-project-moving-into.html> and <http://futuresforumvgs.blogspot.com/2018/02/knowle-relocation-project-cash-strapped.html>

⁶⁷ <http://futuresforumvgs.blogspot.com/2017/07/festival-town-sidmouth.html>

⁶⁸ <http://futuresforumvgs.blogspot.com/2015/08/what-future-for-coastal-communities.html>

⁶⁹ <http://futuresforumvgs.blogspot.com/2015/03/making-communities-resilient-to.html> and <http://futuresforumvgs.blogspot.com/2015/03/climate-week-in-sidmouth-someone-must.html>

⁷⁰ <https://futuresforumvgs.blogspot.com/2018/05/climate-change-threat-to-britains.html>

⁷¹ <http://futuresforumvgs.blogspot.com/2018/08/beach-management-plan-there-is.html> and <http://futuresforumvgs.blogspot.com/2018/05/beach-management-plan-and-consistency.html>

16. Do any integrated models of regeneration, bringing together local communities, businesses, public sector bodies and others to pursue common goals, currently exist? If so, how do such models seek to promote physical, social and economic regeneration in seaside towns? How can any lessons learnt from such work be applied more widely – and is further innovation required?

As for other ways ahead, the success of Frome, Somerset, points to the Flatpack Democracy ⁷² and Transition Town models ⁷³. The Onion Collective, also in Somerset, shows how local initiatives can spur further regeneration ⁷⁴. Examples of ‘iconic architecture’ – rather than ‘a Pizza Express plus luxury flats’ – provide models for regeneration ⁷⁵ – from Hastings ⁷⁶ to, potentially, Sidmouth ⁷⁷. The Blue New Deal from NEF similarly points to local initiatives to help revive the health and vibrancy of coastal economies ⁷⁸. Its gathering of examples of enterprise is mirrored by thriving local businesses in Sidmouth which are also promoting a healthy environment ⁷⁹.

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7th October 2018

⁷² <http://futuresforumvgs.blogspot.com/2018/03/frome-becomes-best-place-to-live-in.html>

⁷³ http://futuresforumvgs.blogspot.com/2018/05/networked-cities-as-resilient-platforms_18.html

⁷⁴ <https://futuresforumvgs.blogspot.com/2017/12/regeneration-from-roots-up-every.html>

⁷⁵ <http://futuresforumvgs.blogspot.com/2016/07/re-imagining-coastal-towns-response-is.html>

⁷⁶ <http://futuresforumvgs.blogspot.com/2017/11/regeneration-of-iconic-seaside-heritage.html>

⁷⁷ <http://futuresforumvgs.blogspot.com/2017/08/plans-for-port-royal-alternative-ideas.html> and

<http://futuresforumvgs.blogspot.com/2016/09/plans-for-port-royal-and-eastern-town.html>

⁷⁸ <http://futuresforumvgs.blogspot.com/2017/11/the-blue-new-deal-from-new-economics.html> and

<http://futuresforumvgs.blogspot.com/2017/12/blue-new-deal-building-better-coastal.html>

⁷⁹ <https://futuresforumvgs.blogspot.com/2015/08/coastal-entrepreneurs-thriving-by.html>