
Report to Southend on Sea Borough Council

by David Smith BA (Hons) DMS MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

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PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION INTO THE SOUTHEND ON SEA DEVELOPMENT MANAGEMENT DPD

Document submitted for examination on 31 July 2014

Examination hearing held on 11 November 2014

Ref: PINS/D1590/429/5

Abbreviations Used in this Report

CS

Core Strategy

LDS	Local Development Scheme
MM	Main Modification
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PSED	Public Sector Equality Duty
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SDM	Southend on Sea Development Management DPD

Non-Technical Summary

This report concludes that the Southend on Sea Development Management DPD provides an appropriate basis for the planning of the Borough providing a number of modifications are made to it. Southend on Sea Borough Council has requested me to recommend any modifications necessary to enable the plan to be adopted. All of the modifications were proposed by the Council but I have amended the detailed wording in a few instances where necessary.

The Main Modifications can be summarised as changes to most of the policies in the interests of effectiveness and to ensure consistency with national policy.

Introduction

1. This report contains my assessment of the Southend on Sea Development Management DPD (SDM) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the other legal requirements. The National Planning Policy Framework (NPPF) (paragraph 182) makes clear that to be sound, a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the revised proposed submission of March 2014 which was published for consultation in April 2014.
3. In accordance with section 20(7C) of the 2004 Act the Council has requested that I recommend any modifications required to rectify matters that make the Plan unsound and thus incapable of being adopted. The report deals primarily with the Main Modifications that are needed to make the Plan sound and legally compliant and they are identified in bold (**MM**). The Appendix contains the Main Modifications in full and all relate to matters that were discussed at the examination hearing.
4. Following this, the Council prepared a schedule of proposed main modifications and an addendum to its sustainability appraisal. The proposed modifications were the subject of public consultation for 8 weeks. I have taken account of the responses received in coming to my conclusions in this report. I have made a few amendments to the detailed wording of the proposed main modifications where these were necessary for clarity. None of these changes significantly alters the modifications published for consultation or undermines the participatory processes and sustainability appraisal undertaken.

Duty to Co-operate

5. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in relation to the Plan's preparation. The key strategic matters relating to sustainable development in the District were settled in the Core Strategy (CS) adopted in December 2007. The SDM is intended to set out policies for positively managing development in Southend and will be used to assess and determine planning applications. There are no cross-boundary issues arising from the SDM that have not already been addressed through higher level strategic documents. As a result the duty to co-operate is not engaged. Southend on Sea Borough Council has nevertheless undertaken on-going collaborative working and engagement with neighbouring authorities and relevant bodies¹.

¹ Document SD9

Assessment of Soundness

Main Issues

6. Taking account of all the representations, written evidence and the discussion that took place at the examination hearing, I have identified two main issues upon which the soundness of the Plan depends.

Issue 1

Are the policies consistent with, and do they positively promote the aim, strategic objectives and key policies contained in the Core Strategy?

7. The overarching aim of the CS is to secure a major refocus of function and the long term sustainability of Southend as a significant urban area which serves local people and the Thames Gateway. In turn, this gives rise to 19 strategic objectives and 3 key policies. The SDM contains policies to supplement those in the CS in order to provide more detail for the management of development under the relevant topic areas. After each policy a linkage box is provided to highlight and to aid understanding of the relationship with the CS. All in all, I am satisfied that the policies are consistent with the CS and positively promote its aim, strategic objectives and key policies.

Issue 2

Are the individual policies clear, justified and consistent with national policy?

Policy DM1 – Design Quality

8. The policy supports good quality, innovative design that contributes positively to successful places in line with the NPPF. However, for the sake of clarity the relevant principles of the Design and Townscape Guide should be confirmed in the supporting text and the expression "visual enclosure" used rather than "sense of overbearing". Local plans should only include policies that provide a clear indication of how a decision maker should react to a proposal. As such, the role of the Design Review Panel should be removed from the policy and reinforced in the commentary (**MM2, MM3 and MM4**).
9. The Government attaches great importance to the design of the built environment and the NPPF confirms that good design is a key aspect of sustainable development. Nevertheless, requiring that all developments "enhance" the character of the site, its local context and surroundings would set the bar too high. Such a provision may have the consequence of preventing development of the necessary calibre in localities that are already attractive or distinctive. The Council's proposed modification to refer to the overall quality of an area overcomes the unsoundness of the policy without diluting its intentions and I therefore recommend it (**MM4**).

Policy DM2 – Low Carbon Development

10. In order to be effective the policy should refer to additional residential and/or commercial units rather than to all new development (**MM6**). It requires a minimum of Level 3 of the Code for Sustainable Homes or BREEAM Very Good rating to be achieved where viable and feasible. This flexible approach reflects

the findings of the Southend-on-Sea Combined Policy Viability Study² which concludes, subject to this caveat, that sustainability policy requirements will be balanced appropriately with the growth envisaged by the Council.

11. The Technical Consultation of the Housing Standards Review (DCLG, September 2014) indicates that the Code for Sustainable Homes will be wound down from the time that the Government's statement of policy regarding the application of the standards is made. It is intended to issue this in 2015. Plan policies should not refer to the Code from after that date but Policy DM2 is not inconsistent with Government policy at present. The situation should be explained after paragraph 3.23 and also outline the options of issuing a position statement or undertaking a partial review in due course (**MM5**).

Policy DM3 – Efficient and Effective Use of Land

12. Paragraph 50 of the NPPF indicates that local planning authorities should plan for a mix of housing based on a number of factors. In addition, there is the expectation that the supply of housing should be boosted significantly. In the light of this and the absence of clear evidence to warrant the retention of family-sized homes, there is insufficient justification to resist, in principle, the conversion of single dwellings to two or more dwellings. This part of the policy should therefore be worded more positively by omitting the reference to precedent and confirming that proposals will be judged against matters of character, appearance and function (**MM7** and **MM12**).
13. The Planning Practice Guidance (PPG) states that the need to provide housing for older people is critical³. Southend has a higher proportion of the elderly compared to the national average. The evidence⁴ supports the role that single storey dwellings play as part of the Council's strategy of ensuring that suitable accommodation is available to enable residents to live independently for as long as possible. The PPG indicates the importance of identifying the need for particular types of housing such as bungalows but the current stock in the Borough (12%) is small. Generally resisting the loss of existing bungalows is therefore justified to protect supply. However, the policy should recognise that proposals may be acceptable if they would not result in a net loss of housing accommodation suitable for the needs of older residents having regard to the Lifetime Homes Standards (**MM8**, **MM9** and **MM13**).
14. The Southend Borough-wide Character Study⁵ highlights that there are some large areas of bungalows where the consistent scale and defined character might easily be broken by insensitive redevelopment. Nevertheless, there are also more mixed areas with a varied scale where redevelopment of a bungalow to a larger house may be feasible. This should be included in the supporting text to explain that an unacceptable juxtaposition within the street scene will not necessarily be created in every case (**MM10**).
15. In the interests of effectiveness gardens for backland and infill development should be provided having regard to the standards in Policy DM8 and the

² http://www.southend.gov.uk/downloads/download/268/combined_viability_study

³ ID: 2a-021-20140306

⁴ EXDM010

⁵ http://www.southend.gov.uk/downloads/download/302/southend_character_study

reference to "contrived" spaces should be removed (**MM11**).

Policy DM4 – Tall and Large Buildings

16. To be clear about how the policy will be applied the definition of tall and large buildings should confirm that it relates to those that are substantially bigger than their surroundings and that it does not relate to all developments that exceed the prevailing storey height (**MM14**). For the same reason, an indication of when development might be permitted outside the Central Area should be included in the policy (**MM15**).

Policy DM5 – Historic Environment

17. The wording should reflect that of the NPPF more closely to be consistent with national policy. In particular, a distinction should be made between either substantial or less than substantial harm. Weighing any harm against public benefits should also be referred to. Non-designated heritage assets, which include locally listed buildings and frontages of townscape merit, should be incorporated within the policy (**MM16, MM17, MM18, MM19** and **MM20**).

Policy DM6 – The Seafront

18. There is reference to buildings along the Seafront that will be retained and protected because of the contribution they make to Southend's distinctive sense of place. In order to be effective these should be detailed in an Appendix (**MM21** and **MM43**). For the same reasons as those given under Policy DM1 the particular zones should refer to the overall quality of an area rather than enhancing it (**MM22, MM24** and **MM25**). The treatment of heritage assets should accord with Policy DM5 (**MM23**).

Policy DM7 – Dwelling Mix, Size and Type

19. The preferred dwelling mix for market and affordable housing in Policy Tables 2 and 3 is derived from the findings of the Thames Gateway South Essex Strategic Housing Market Assessment⁶. The relative proportions of dwelling sizes, which favour the provision of family-sized accommodation, are therefore justified. However, to provide the necessary flexibility, the policy should relate to "major" development⁷ only whilst confirming that on smaller sites family sized housing will be viewed favourably (**MM28**).
20. The supporting text should also say that the preferred mix will be used during negotiations on individual proposals rather than being definitive. Viability should be added to the list of factors that will be taken into account when assessing whether a range of dwelling types is feasible. This is to ensure the policy is effective (**MM26**). For accuracy the Homeseekers Register should be referred to (**MM27**).

Policy DM8 – Residential Standards

21. In order to deliver a wide choice of high quality homes the NPPF refers to the size of housing. It also establishes that there should be a good standard of

⁶ <http://www.tgessex.co.uk/downloads/TGSESHMARReviewDec2013Final.pdf>

⁷ As defined in the Town and Country Planning (Development Management Procedure) Order 2010

amenity for future occupants of buildings. In advance of the statement of Government policy on the Housing Standards Review there is no reason to preclude the use of space standards. This is supported by the findings of the Housing Quality Review⁸ and Addendum⁹ and also the Viability Study. This evidence points to the potential value of standards for the quality of life of occupiers of 2 bedroom flats in particular and that achieving them would not be an added development cost. However, confirmation of the Council's approach following the anticipated changes to be introduced by the Government should be included for the sake of clarity (**MM29**).

22. There is no clear evidence that conversion schemes would be unlikely to be able to meet the standards. Indeed, the Housing Quality Review outlines that the majority of completed dwellings accord with them and so the policy would not inhibit deliverability. The modifications proposed are required to provide clarity about their application, the expectations for private outdoor amenity space for flatted developments and the definition of "major". To adhere to the principles for plan-making, details about the information to be contained in planning applications should be deleted (**MM30**). Overall the policy is broadly consistent with the aims of national policy and, as modified, is sound.

Policy DM13 – Shopping Frontage Management outside the Town Centre

23. The NPPF indicates that local plans should identify areas where it may be necessary to limit freedom to change the use of buildings. Paragraph 23 refers to policies that make clear which uses will be permitted in primary and secondary frontages. The extent of these frontages in Southend and the appropriateness of the existing 80% threshold for Class A1 uses in primary frontages have been reviewed. Surveys were undertaken as part of the work for the Technical Report¹⁰ and Addendum¹¹ on The Management of Designated Shopping Frontages. The revised lengths of the frontages have been arrived at having regard to the introduction of residential uses and other changes 'on the ground' since the adoption of the Local Plan in 1994. These designations are justified on the basis of the evidence but to provide adequate detail the secondary frontages should be defined in an Appendix and included in the Monitoring Framework for effectiveness (**MM35, MM40 and MM42**).
24. Furthermore, based on the existing proportion of retail uses, the provision that at least 60% of the length of the 7 primary shopping frontages outside the Town Centre should be retained in Class A1 use is realistic. There are also sufficient caveats within the policy to allow for managed change over time if necessary in response to future high street trends. This will allow scope to take account of the expanded permitted development rights although 'take-up' in relation to Class IA of the Town and Country Planning (General Permitted Development) Order has been low and no notifications have been received under Class CA. Moreover, the approach adopted is consistent with the expectations and definitions within the NPPF and should ensure the future vitality of the main centres with greater prospects for new uses in the secondary frontages.

⁸ http://www.southend.gov.uk/downloads/file/2509/housing_quality_review_2011

⁹ http://www.southend.gov.uk/downloads/file/2952/housing_quality_review_addendum_2014

¹⁰ http://www.southend.gov.uk/downloads/download/475/the_management_of_designated_shopping_frontages

¹¹ http://www.southend.gov.uk/downloads/file/2904/addendum_to_the_management_of_designated_shopping_frontages_-_july_2014

25. Class IA provides that changes to residential use from either shops or financial and professional services are permitted development subject to a determination as to whether prior approval is required. To be effective further explanation is required as to how the matters in Class IA.2(1) (b)(iv)(aa) and (bb) will be related to the terminology of the policy (**MM36** and **MM37**).

Policy DM15 – Sustainable Transport Management

26. The funding of new highway infrastructure is covered in other relevant policy documents so reference to this is not required for reasons of soundness. However, Policy DM15 requires all development proposals to make provision for high quality public transport facilities. This is unrealistic and the modification proposed by the Council stipulates that all major developments should include provision for safe, convenient and legible access to public transport. This is consistent with the aim of the NPPF to promote sustainable transport and accordingly I recommend it (**MM39**).
27. One of the core planning principles of the NPPF is to make the fullest possible use of public transport, walking and cycling. On the other hand, the Addendum to the 2011 Parking Review¹² highlights that car ownership has not reduced despite the availability of travel choices and that, in some cases, developments have contributed to localised parking pressures. The Vehicle Parking Standards are therefore not expressed as maxima for residential development as this is where trips originate.
28. However, a blanket standard of 2 spaces for all dwellings outside the Central Area with more than 2 bedrooms does not properly reflect the average numbers of cars per household. Based on the further evidence provided¹³ a distinction should be made between flats and houses with 2 or more bedrooms in the rest of the Borough. This would be unlikely to significantly increase additional parking demand although a further reduction in the overall standards would be likely to result in cumulative adverse impacts. With this qualification the SDM contains the most appropriate parking strategy (**MM41**).
29. Allowing for lower standards to be applied only in "exceptional circumstances" runs counter to the aims of national policy of encouraging the use of modes of transport other than the car. Flexibility should be enshrined in the policy where it can be demonstrated that there would be frequent and extensive links to public transport or where there would be a detrimental impact on local character and context (**MM38** and **MM39**). Furthermore, clarification should be given as to how the Appropriate Standard for the Central Area will be operated so as to ensure effectiveness (**MM41**). With the recommended modifications described the policy is sound.

Policy P1 – Sustainable Development

30. As the PPG indicates that there is no need to reiterate policies that are already set out in the NPPF this policy should be deleted (**MM1**).

Other Policies

¹² http://www.southend.gov.uk/downloads/file/2516/southend-on-sea_parking_review_2013_addendum

¹³ EXDM012

31. To be effective and to accord with the NPPF the modifications proposed to Policies DM11 and DM12 concerning employment areas and visitor accommodation are necessary (**MM31**, **MM32**, **MM33** and **MM34**).

Conclusion on Issue 2

32. Subject to the modifications referred to above the policies in the SDM are clear, justified and consistent with national policy.

Assessment of Legal Compliance

33. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The SDM is identified in the Review of 2014 ¹⁴ and its content and timing are compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations	The SCI ¹⁵ was adopted in 2013 and consultation has been compliant with its requirements, including that on the proposed modifications.
Sustainability Appraisal (SA)	SA ¹⁶ has been carried out, including an SA Addendum of the proposed modifications (December 2014), and is adequate.
Appropriate Assessment	The Habitats Regulations Assessment Addendum of July 2014 ¹⁷ sets out that the SDM is a positive plan that will protect and enhance the integrity of nature conservation sites. Natural England accepts this.
National Policy	The SDM complies with national policy except where indicated and modifications are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
Public Sector Equality Duty (PSED)	The Equality Analysis of February 2014 ¹⁸ provides evidence of compliance with the PSED
2004 Act (as amended) and 2012 Regulations.	The SDM complies with the Act and the Regulations.

Overall Conclusion and Recommendation

34. The SDM has a number of deficiencies in relation to soundness which mean that, for the reasons set out above, I recommend its non-adoption as submitted in accordance with Section 20(7A) of the 2004 Act. The Council has nevertheless requested that I recommend main modifications to make the SDM sound and capable of adoption. Having considered the proposed main modifications put forward by the Council I conclude that with the Main Modifications in the Appendix the SDM satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF.

¹⁴ Document SD15

¹⁵ Document SD16

¹⁶ Documents SD5 and SD6

¹⁷ Document SD7

¹⁸ Document SD8

David Smith

INSPECTOR

Appendix to Inspector's Report – Main Modifications

The amendments below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the amendment in words in italics.

The paragraph numbering below refers to the Revised Proposed Submission Development Management DPD (March 2014), and does not take account of the deletion or addition of text.

Ref:	Page	Paragraph / Policy	Main Modification
MM1	12	Section 2	<p><i>Delete section 2 as follows and renumber subsequent sections accordingly:</i></p> <p>Section 2: National Planning Policy</p> <p>2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which councils can produce their own distinctive local plans, which reflect the needs and priorities of their communities.</p> <p>2.2 The NPPF does not change the statutory status of the development plan as the starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan, including this Development Management DPD, unless material considerations indicate otherwise.</p> <p>2.3 At the heart of the NPPF is a presumption in favour of sustainable development. The Government wishes to see this emphasised in the Local Plans of Councils through the inclusion of the following policy.</p> <p>2.4 Proposals for new buildings and the change of use of land in the area covered by this Plan should contribute to the delivery of sustainable development. This means that</p>

Ref:	Page	Paragraph / Policy	Main Modification
			<p>development should support the local economy, provide social benefits and protect and enhance the natural and built environment. In order to achieve this, the Council will take a positive approach and apply the presumption in favour of sustainable development contained in the NPPF.</p> <p>Policy P1 – Sustainable Development</p> <p>The Council will work proactively with applicants to find solutions so that proposals which improve the economic, social and environmental conditions in the area can be approved where possible.</p> <p>Planning applications that accord with the policies in this Development Management DPD and other Local Plan documents will therefore be approved without delay, unless material considerations indicate otherwise.</p> <p>Where relevant policies in the Development Management DPD or other Local Plan documents are considered to be out of date at the time of determining development proposals decisions will be made in light of how or whether appropriate up to date evidence affects the intention of the relevant policy, in the context of the NPPF, together with other material considerations.</p> <p>Where there are no local policies relevant to the application, then planning permission will be granted unless material considerations indicate otherwise taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impact of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

Ref:	Page	Paragraph / Policy	Main Modification
			<p>• Specific policies in the National Planning Policy Framework indicate that development should be restricted.</p>
MM2	13	3.2	<p><i>Amend paragraph as follows:</i></p> <p>The Council's Design and Townscape Guide SPD provides detailed design advice for achieving high quality development within the Borough that draws on local distinctiveness. The aim of the Design and Townscape Guide SPD is to provide a practical basis for achieving high quality design that enhances local character, the quality of an area and the way it functions.</p> <p><i>Form new paragraph and subsequently renumber:</i></p> <p>Development proposals should seek to address the objectives and principles of this SPD <u>where applicable. The SPD addresses the following matters: site appraisal; creating successful places; building form; intensification; relationship with neighbours; accessibility and community safety; sustainable development and design; the historic environment; alterations and additions to existing residential buildings; additional guidance for commercial schemes; and telecommunications.</u> Where considered necessary and appropriate, the Council will consider the use of Design Codes where they can help to deliver good design locally.</p>
MM3	15	3.9	<p><i>Amend paragraph as follows:</i></p> <p><u>The Council recognises the important role high quality and innovative design can play in raising the standard of design locally, and will give support to developments that are considered to achieve this.</u> The Council will provide professional design advice on planning applications and, where considered appropriate, the use of local and regional Design Review Panels will be encouraged by the Council particularly, where suitable, for sensitive sites with complex issues, to ensure a high standard of design is achieved. Where appropriate, the Council will refer significant major projects for national design review by Design Council CABE.</p>

Ref:	Page	Paragraph / Policy	Main Modification
MM4	15	DM1	<p><i>Amend policy as follows:</i></p> <p>1. The Council will support good quality, innovative design that contributes positively to the creation of successful places. All developments should draw reference from the relevant design principles set out in the '<i>Design and Townscape Guide</i>' SPD, where applicable, and where a Design and Access Statement is required demonstrate within this how this guidance has the relevant principles have been addressed to achieve high quality, sustainable design. In order to reinforce local distinctiveness all development should:</p> <ul style="list-style-type: none"> (i) Add to the overall quality of the area and rRespect and enhance the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, layout, proportions, materials, townscape and/or landscape setting, use, and detailed design features giving appropriate weight to the preservation of a heritage asset based on its significance in accordance with Policy DM5 where applicable; (ii) Provide appropriate detailing that contributes to and enhances the distinctiveness of place; (iii) Contribute positively to the space between buildings and their relationship to the public realm; (iv) Protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, the sense of overbearing, visual enclosure, pollution, and daylight and sunlight.; (v) Provide an internal and external layout that takes account of all potential users including prioritising pedestrians and cyclists and accessibility to public transport; and (vi) Address security issues by having regard to the principles of '<i>Secured by Design</i>'. <p>The Council recognises the important role high quality and innovative design can play in raising the standard of design locally, and will give due consideration to developments that are considered to achieve this. The Council will encourage the use of Design Review Panels</p>

Ref:	Page	Paragraph / Policy	Main Modification
			particularly for sensitive sites with complex issues and significant major projects, to ensure a high standard of design is achieved.
MM5	18	3.23	<p><i>Insert new paragraphs immediately following paragraph 3.23, number accordingly and renumber subsequent paragraphs, to read as follows:</i></p> <p><u>The Technical Consultation of the Housing Standards Review (DCLG, September 2014) indicates that the Code for Sustainable Homes will be wound down from the time that the Government's statement of policy regarding the application of the standards is made. It is intended to issue this in 2015. Whilst plan policies should not refer to the Code from after that date, Policy DM2 is not inconsistent with Government policy and therefore applies when determining planning applications. However, the Council will keep Policy DM2 under review and respond accordingly to relevant changes to Government policy. This may be in the form of a position statement that will indicate how the policy should be applied or a partial review depending on the Government's final decision on the Housing Standards Review.</u></p>
MM6	21	Policy DM2(1)	<p><i>Amend policy as follows:</i></p> <p>All new development <u>that creates additional residential and/or commercial units,</u> should be energy and resource efficient by incorporating the following requirements:</p>
MM7	23	3.40	<p><i>Amend paragraph as follows:</i></p> <p>The conversion of existing dwellings can, where appropriately justified, be an effective way of meeting local housing demand and offer opportunities for enhanced sustainability through retrofitting, as set out within Policy DM2. Nonetheless, conversions of single dwellings to more than one self-contained unit can also give rise to a number of problems within an area. These include contributing to pressure on on-street parking capacity, changes in the social and physical character and function of an area. It is also important that conversions do not result in a poor quality internal environment that detrimentally impacts upon the intended occupiers' quality of life.</p> <p><i>Insert new paragraph, number according and renumber subsequent paragraphs</i></p>

Ref:	Page	Paragraph / Policy	Main Modification
			<p>The cumulative impact from multiple conversions in an area on <u>through</u> population growth and high activity can also put pressure on local services and infrastructure that is not immediately recognised as part of an individual planning application <u>and may lead to development which is not sustainable for that locality</u>. Applicants wishing to convert an existing property will therefore be required to demonstrate how the proposals will create a high quality internal layout and will not, on its own and in association with other conversion schemes, impact detrimentally upon the surrounding area. <u>In determining whether a conversion has led to a detrimental change of a street's function the Council will consider, amongst other things, the proportion of single dwelling houses that have already been converted, both existing and committed¹, within a street block.</u></p> <p><i>Insert footnote and subsequently renumber all footnotes within document as follows</i></p> <p><u>The term 'both existing and committed' relates to those existing developments which have undertaken since 1st July 1948, and to any outstanding valid planning permissions.</u></p>
MM8	23	3.42	<p><i>Amend paragraph as follows:</i></p> <p><u>The Southend Health and Wellbeing Strategy (2013-2015) seeks to support independent living, with the Older Peoples' Accommodation Strategy (2008-2011) and Older Peoples' Strategy (2007-2010) supporting a continued reduction in the rate of admission of older people into residential care. In response to this, Aas suggested by the SHMA (2013), the Council aims to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances and to actively encourage developers to build new homes to the 'Lifetime Homes' standard so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home.</u></p>
MM9	23	3.43	<p><i>Amend paragraph as follows:</i></p> <p>Indeed, many of Southend's older residents want to remain living in their own home and community as long as possible within accommodation that helps them to feel safe and</p>

Ref:	Page	Paragraph / Policy	Main Modification
			<p>secure. Data from the 2011 Census indicates that 78% of Southend's population aged 65 and over live in their own home compared with an average of 75% in England. The Southend-on-Sea Older People's Accommodation & Support Needs Strategy 2008 – 2011 states that 81% of residents aged 55-64 and 50% of people aged 85 years and over live in a house or bungalow and, as reported in the SHMA (2013), bungalows represent 12% of Southend's building stock; it is evident therefore that this type of accommodation continues to be important in meeting the housing needs of Southend's older residents. For the purposes of this policy older residents are defined as 75+.</p>
MM10	24	3.45	<p><i>Amend paragraph as follows:</i></p> <p>The Southend Borough Wide Character Study 2011 notes that one of the key distinguishing features of Southend is the high degree of variation found from plot to plot. Areas and neighbourhoods developed in this way contain a wide range of building types including a mix of bungalows in amongst the two and sometimes three storey houses. However, there are a number of streets within Southend where the prevailing character is for single storey dwellings. The nature of these streets and the presence of bungalows in the streetscene is a distinctive feature of Southend and as such this local distinctiveness and type of accommodation should be conserved to meet the needs of the Borough's older population, to allow them to continue to live within their own homes and community. Indeed, where there are areas of bungalows, which create a consistent scale and defined character, this might easily be broken through insensitive development, including an increase in height. Proposals involving the redevelopment of bungalows will therefore need to demonstrate that specific bungalow design advice contained within the Design and Townscape Guide has been adhered to, setting this out within a Design and Access Statement where required. However, in more mixed areas where a bungalow is clearly part of a varied scale it may be possible in some cases to consider redevelopment to a larger house which respects the character and scale of the area, having regard to the Lifetime Homes Standards.</p>
MM11	25	Policy DM3(2)(iii)	<p><i>Amend policy as follows:</i></p> <p>Result in contrived and unusable garden space for the existing and proposed dwellings in</p>

Ref:	Page	Paragraph / Policy	Main Modification
			line with Policy DM8 ; or
MM12	25	Policy DM3(3)	<p><i>Amend policy as follows:</i></p> <p>3. The conversion of existing single dwellings into two or more dwellings will generally be resisted. Exceptions will be considered only be permitted where the proposed development:</p> <ul style="list-style-type: none"> (i) Does not adversely impact upon the living conditions and amenity of the intended occupants and neighbouring residents and uses; and (ii) Will not harm the character and appearance of the existing building or wider area; and or set a precedent that will (iii) Will not lead to a material detrimental change of a street's character and function; and (iii) (iv) Meets the residential standards set out in DM8 and the vehicle parking standards set out in Policy DM15.
MM13	25	Policy DM3(4)	<p><i>Amend policy as follows:</i></p> <p>4. The conversion or redevelopment of single storey dwellings (bungalows) will generally be resisted. Exceptions will be considered where the proposal:</p> <ul style="list-style-type: none"> (i) Does not create an unacceptable juxtaposition within the streetscene that would harm the character and appearance of the area; or and (ii) Will not result in a net loss harm the balance of housing accommodation suitable for types evidenced as being essential to meet the needs of Southend's older residents having regard to the Lifetime Homes Standards.
MM14	27	3.48	<p><i>Amend paragraph as follows:</i></p> <p>For the purposes of this policy tall and large buildings are defined as buildings that are substantially significantly taller and/or bulkier and out of scale with the prevailing built form of the surrounding area and/or have a significant impact on the skyline. This approach has been informed by the English Heritage / CABE Guidance on Tall Buildings (2007). The policy does not apply to all developments that exceed the prevailing height of the surrounding</p>

Ref:	Page	Paragraph / Policy	Main Modification
			area, only tall and large buildings.
MM15	29	Policy DM4(1)	<p><i>Amend policy as follows:</i></p> <p>Tall and large buildings are by definition significantly substantially taller and out of scale with the prevailing built form of the surrounding area and/or have a significant impact on the skyline. Tall buildings will only be permitted in appropriate locations in the Southend Central Area and will only be considered outside this area in exceptional circumstances, where the development would be within the street block of an existing cluster of tall buildings, where it can be demonstrated that it would not be incongruous with the character and function of the area, and where the proposed development meets the criteria set out within this policy. as outlined in the supporting text. All development proposals involving tall buildings will require early and extensive discussions with planning officers and where appropriate the involvement of third parties in order to evolve designs to take account of the views of the community. Tall and large buildings will be considered acceptable where:</p>
MM16	30	3.56	<p><i>Amend paragraph as follows:</i></p> <p>The historic environment provides a sense of place that draws links with the past and contributes to local character and distinctiveness. Southend has a rich heritage, comprised of a range of heritage assets that includes both designated heritage assets such as conservation areas, listed and locally listed buildings, and scheduled ancient monuments, and non-designated heritage assets such as locally listed buildings, frontages of townscape merit, scheduled ancient monuments and non-designated sites of archaeological importance. All designated and non-designated heritage assets will be a material planning consideration in accordance with their significance. Heritage assets also include undesignated sites and features and the effect of a proposed development on the significance of such assets will also be taken into account in the determination of planning applications.</p>
MM17	30	3.56	<p><i>Insert new paragraphs immediately following paragraph 3.56, number accordingly and renumber subsequent paragraphs, to read as follows:</i></p>

Ref:	Page	Paragraph / Policy	Main Modification
			<p><u>The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or development within its setting. As heritage assets are irreplaceable, any development proposals affecting a heritage asset should include a description of its significance, including any contribution made by its setting, proportionate to its significance. As a minimum this should include consulting the relevant Historic Environment Record and, where necessary, be assessed using appropriate expertise.</u></p> <p><u>Substantial harm to or total loss of significance of a designated heritage asset will not be permitted unless it can be clearly demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh this harm or loss, or all the tests set out in Paragraph 133 of the NPPF are demonstrated to apply. Not all elements of a designated heritage asset will contribute positively to its significance, and where a development proposal is demonstrated to constitute less than substantial harm this will be weighed against the public benefits of the proposal, including securing its optimum viable use.</u></p> <p><u>The effect of a development proposal on the significance of a non-designated heritage asset will be taken into account, and a balanced judgement made having regard to the scale of any harm to or loss of the significance of the asset. Development proposals that unjustifiably harm the significance of a non-designated heritage asset will be resisted.</u></p>
MM18	30	3.59	<p><i>Delete paragraph 3.59 as follows, to reflect amendments made to preceding paragraphs and subsequently renumber paragraphs:</i></p> <p>The careful treatment of the setting of a heritage asset is therefore also vital to ensuring that new development complements and enhances its surroundings. The Borough Council will require explanation of how the potential implications for heritage assets, and their setting, of any development proposals are to be appropriately addressed in accordance with the asset's significance. Due consideration will be given to the benefits of any proposed enabling development where it can be adequately demonstrated that this use is compatible with the asset and surrounding townscape, and that it will secure its future conservation.</p>

Ref:	Page	Paragraph / Policy	Main Modification
MM19	32	Policy DM5(1)	<p><i>Amend policy as follows:</i></p> <p>1. All development proposals that affect a heritage asset will be required to include an assessment of its significance, and to conserve and enhance its historic and architectural character, setting and townscape value. Development proposals that lead to the substantial harm of a heritage asset will normally be refused.</p>
MM20	32	Policy DM5(2)	<p><i>Amend policy as follows:</i></p> <p>2. Development proposals that result in the total loss of or substantial harm to the significance or partial demolition of a designated heritage asset, including listed buildings, locally listed building or and a buildings within a conservation areas, will be resisted, unless there is clear and convincing justification that outweighs the harm or loss. exceptional circumstance are shown to outweigh the case for retention. Development proposals that are demonstrated to result in less than substantial harm to a designated heritage asset will be weighed against the impact on the significance of the asset and the public benefits of the proposal, and will be resisted where there is no clear and convincing justification for this.</p> <p>High quality redevelopment of existing buildings within conservation areas which are considered to be of poor architectural quality will be encouraged.</p> <p><i>Separate the policy criterion 2 for non-designated heritage assets, form new criterion point 3 and renumber subsequent references within Policy DM5 as follows:</i></p> <p><u>3. Development proposals that result in the loss of or harm to the significance of a non-designated heritage asset, such as a locally listed building or frontages of townscape merit, will normally be resisted, although a balanced judgement will be made, having regard to the scale of any harm or loss, the significance of the asset and any public benefits.</u></p>
MM21	34	4.9	<p><i>Insert new paragraph immediately following paragraph 4.9, label 4.10 and renumber subsequent paragraphs, to read as follows:</i></p> <p><u>There are a number of existing buildings along the seafront that form a cohesive frontage, have historic context, or are recognised as key landmarks and/or contribute to a distinctive</u></p>

Ref:	Page	Paragraph / Policy	Main Modification
			<u>sense of place and should be protected from development that would adversely affect their character, appearance, setting and the importance of the seafront. These are listed in Appendix 11.</u>
MM22	40	Policy Table 1 Zone 3(ii)	<i>Amend policy table as follows:</i> Development will be considered acceptable where it <u>adds to improves</u> the design <u>overall</u> quality of Undercliff Gardens, Grand Parade, Cliff Parade, The Gardens, Leigh Hill and The Ridgeway, and where it retains the characteristics and form of the area. Development that materially changes the existing character, appearance and form of the area will be resisted.
MM23	40	Policy Table 1 Zone 4(v)	<i>Amend policy table as follows:</i> The total or partial demolition of a heritage asset; especially one in a conservation area or locally listed; will be resisted, <u>in accordance with Policy DM5, where there is no clear and convincing justification for this.</u>
MM24	40	Policy Table 1 Zone 4(vii)	<i>Amend policy table as follows:</i> The low rise height of existing buildings should also be maintained in future development. Development will only be allowed where it is appropriate to context and where it <u>adds to enhances</u> the <u>overall quality character</u> of the area.
MM25	40	Policy Table 1 Zone 5(v)	<i>Amend policy table as follows:</i> The low rise height of existing buildings should also be maintained in future development. Development will only be allowed where it is appropriate to context and where it <u>adds to the overall quality enhances the character</u> of the area.
MM26	44	5.8	<i>Amend paragraph as follows:</i> The SHMA (2013) undertook an assessment of dwelling need and consequently set out a recommended dwelling mix for affordable as well as private market housing in Southend. The preferred dwelling mix outlined in Policy Table 2 and 3 reflects the recommendations set out in the SHMA (2013) and is intended to provide <u>an overall flexible</u> target for <u>new residential development within</u> the Borough to take account of any changes to the preferred

Ref:	Page	Paragraph / Policy	Main Modification
			<p>mix in any SHMA updates (or equivalent successor). <u>For individual development proposals</u> the preferred dwelling mix should not be treated as a definitive mix but <u>should</u> be used during negotiations. <u>When considering development proposals that deviate from this mix,</u> the Council will take account of the latest available evidence from the SHMA (or its equivalent successor); the site context; <u>viability;</u> and for affordable housing any pressing short term housing need as identified by the Southend <u>Council's Homeseekers Register.</u> affordable housing waiting list.</p>
MM27	45	5.14	<p><i>Amend paragraph as follows:</i></p> <p>The Council will therefore seek a flexible mix of 60:40 between rented (social and affordable) housing and intermediate housing. In accordance with the findings of the Southend on Sea Combined Policy Viability Study (September 2013), which recommends that the Council applies a flexible approach to tenure split to ensure that the viability of developments is not adversely affected over the economic cycle, this proportion may be negotiated between developer/provider and local authority housing officers as part of a proposal. This decision will take account of the viability of specific sites, the findings of the latest SHMA (or its equivalent successor), a consideration of the Council's housing register <u>Homeseekers Register</u> and the availability of public subsidy.</p>
MM28	46	Policy DM7(1)	<p><i>Amend Policy DM7(1) as follows:</i></p> <p>All <u>major*</u> residential development is expected to provide a dwelling mix that incorporates a range of dwelling types and bedroom sizes, including family housing on appropriate sites <u>where feasible</u>, to reflect the Borough's housing need and housing demand.</p> <p>The Council will promote the mix of dwellings types and sizes, taking account of those outlined in the SHMA, illustrated in Policy Table 2, in all new <u>major*</u> residential development proposals. Where a proposal significantly deviates from this mix the reasons must be justified and demonstrated to the Council.</p> <p><u>The Council will look favourably upon the provision of family size housing on smaller sites,</u></p>

Ref:	Page	Paragraph / Policy	Main Modification
			<p><u>particularly where the surrounding building types provide an appropriate context for this type of development to be included within a scheme.</u></p> <p><i>Following Policy DM7 insert the following reference:</i></p> <p><u>*Major development is defined as:</u></p> <p><u>(i) the number of dwelling-houses to be provided is 10 or more; or</u></p> <p><u>(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development would constitute 10 dwellings or more.</u></p>
MM29	48	5.24	<p><i>Insert new paragraphs immediately following paragraph 5.24, number accordingly and renumber subsequent paragraphs, to read as follows:</i></p> <p><u>The Technical Consultation of the Housing Standards Review (DCLG, September 2014) indicates the Government intentions to bring forward nationally described residential space standards. It is intended that a 'statement of policy' will be published by the Government in 2015, which will set out new national planning policy that should be taken into account when applying local space standards. Once the new Building Regulations and Approved Documents come into force, and where a plan has not been formally reviewed, policies in Local Plans relating to space should be interpreted by reference to the nearest equivalent nationally described space standard.</u></p> <p><u>The Council will keep residential space standards in Policy DM8 under review and respond accordingly to relevant changes to Government policy. This may be in the form of a position statement that will indicate how the policy should be applied or a partial review depending on the Government's final decision on the Housing Standards Review.</u></p>
MM30	52	Policy DM8	<p><i>Amend policy as follows:</i></p> <p>1. The internal environment of all new dwellings must be high quality and flexible to meet the changing needs of residents. To achieve this all new dwellings should:</p>

Ref:	Page	Paragraph / Policy	Main Modification
			<p>(i) Provide convenient, useable and effective room layouts; and</p> <p>(ii) Meet, if not exceed, the residential space standards set out in Policy Table 4 and must meet the requirements of residential bedroom and amenity standards set out in Policy Table 5; and</p> <p>(iii) Meet the Lifetime Homes Standards, unless it can be clearly demonstrated that it is not viable and feasible to do so; and</p> <p>(iv) Ensure that at least 10% of new dwellings on major* development sites are wheelchair accessible, or easily adaptable for residents who are wheelchair users; and</p> <p>(v) Make provision for usable private outdoor amenity space for the enjoyment of intended occupiers; <u>for flatted schemes this could take the form of a balcony or easily accessible semi-private communal amenity space</u>. Residential schemes with no private outdoor amenity space will only be considered acceptable in exceptional circumstances, the reasons for which will need to be fully justified and clearly demonstrated.</p> <p>All planning applications for residential development should include plans that provide indicative furniture and storage arrangements within the proposed rooms to demonstrate clearly that all proposed spaces are of a suitable size for the intended number of bedspaces, and allow for an effective and functional internal layout and circulation, and have useable amenity space.</p> <p>2. All proposals for non self-contained accommodation (such as student and hospital staff accommodation) will be required to meet the internal space standards set out in Policy Table 6.</p> <p><i>Following Policy DM8 insert the following reference:</i></p> <p><u>*Major development is defined as:</u></p>

Ref:	Page	Paragraph / Policy	Main Modification
			<p><u>(i) the number of dwelling-houses to be provided is 10 or more; or</u> <u>(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development would constitute 10 dwellings or more.</u></p>
MM31	61	6.14	<p><i>Insert new paragraph immediately following paragraph 6.14, label 6.15 and renumber subsequent paragraphs, to read as follows:</i></p> <p><u>The Council will monitor and manage the function of the Employment Areas so that these areas can continue to positively contribute to strategic and local economic objectives.</u></p>
MM32	64	Policy DM11(5)(ii)	<p><i>Amend policy as follows:</i></p> <p>Use of the site for B1, B2 or B8 purposes gives rise to unacceptable environmental problems.</p>
MM33	64	Policy DM11(6)	<p><i>Amend policy as follows:</i></p> <p>6. The Council will plan, monitor and manage the function of the Employment Areas so that these areas can continue to positively contribute to strategic and local economic objectives.</p>
MM34	69	Policy DM12(2)	<p><i>Amend policy as follows:</i></p> <p>2. Within the Key Areas in (1) visitor accommodation will be retained. Proposals for alternative uses on sites used (or last used) for visitor accommodation will be considered where it can be demonstrated that:</p> <p style="padding-left: 40px;">(i) the site is no longer viable or feasible for visitor accommodation*; and (ii) the proposal meets all other relevant planning policies.</p> <p>Where an alternative use is considered acceptable by the Council, applications that would contribute positively to the leisure, recreation and tourism offer in the Borough will be considered favourably.</p> <p><u>*Supporting text paragraph 5.37 and Appendix 4 Part A sets out the information to be</u></p>

Ref:	Page	Paragraph / Policy	Main Modification
			<i>provided</i>
MM35	71	6.47	<p><i>Amend paragraph as follows:</i></p> <p>Secondary frontages often contain mainly retail uses but can also offer a greater diversity of other business uses that provide important services for the areas that they serve. It is therefore important that the character and function of these secondary frontages, in terms of providing an active frontage, are maintained and enhanced as they provide a vital service, meeting the day-to-day needs of local communities. Appendix 8 outlines the extent of secondary shopping frontages within the Borough.</p>
MM36	71	6.49	<p><i>Amend sub-heading following paragraph 6.49 to read as follows:</i></p> <p>Temporary Uses and Permitted Development Rights</p>
MM37	72	6.52	<p><i>Insert new paragraph immediately following paragraph 6.52, label 6.53, to read as follows:</i></p> <p>Further permitted development rights were introduced in 2014⁷. Policy DM13 will apply as part of the prior approval process in relation to Class IA. In particular, in respect to matters in Class IA.2 (1)(b)(iv)(aa) the following will apply within Primary Shopping Frontages:</p> <ul style="list-style-type: none"> • The 60% retail threshold referred to in Policy DM13 will equate to an “adequate provision of services”; • The marketing criteria in Appendix 4 will apply in determining whether “there is a reasonable prospect of the building being used to provide such services”. <p>In respect to Class IA.2 (1)(b)(iv)(bb) the following applies:</p> <ul style="list-style-type: none"> • A “key shopping area” is the same as the Primary Shopping Frontages and Secondary Shopping Frontages as defined on the Policies Map. <p><i>Insert footnote at the bottom of page 72 as follows:</i></p> <p>⁷. The Town and Country Planning (General Permitted Development) (Amendment and</p>

Ref:	Page	Paragraph / Policy	Main Modification
			Consequential Provisions) (England) Order 2014
MM38	80	8.11	<p><i>Amend paragraph as follows:</i></p> <p>As such, parking standards will be applied to residential developments ('trip origins') to ensure that a sufficient level of parking is provided within new development. However, these parking standards (Appendix 6: Table A5(2)) may be applied flexibly in exceptional circumstances where it can be demonstrated that residential development is proposed in a sustainable location with frequent and extensive links to public transport (<u>such locations have easy access to education, healthcare, food shopping and employment opportunities, and have direct and easy pedestrian access to more than one means of public transport which offers frequent services, such as train stations and bus stops</u>), particularly within the <u>most sustainable locations of the</u> Central Area, and where the rigid application of these standards would have a detrimental impact on local character and context.</p>
MM39	81	Policy DM15	<p><i>Amend policy as follows:</i></p> <ol style="list-style-type: none"> 1. Development will be allowed where there is, or it can be demonstrated that there will be, physical and environmental capacity to accommodate the type and amount of traffic generated in a safe and sustainable manner. For developments that generate significant amounts of movement, a supporting Transport Statement or Transport Assessment should be provided. 2. Access to the proposed development and any traffic generated must not unreasonably harm the surroundings, including the amenity of neighbouring properties and/or the public rights of way. 3. To prioritise and promote viable alternatives to private vehicle use development proposals must: (i) Pprioritise the needs of pedestrians, including disabled persons and those with impaired mobility and cyclists, including safe, secure and covered on-site cycle parking and where appropriate changing facilities, creating safe and secure layouts that minimise

Ref:	Page	Paragraph / Policy	Main Modification
			<p>conflicts with traffic and avoid street clutter and barriers to movement;</p> <p>And must incorporate provision for:</p> <p>(ii) High quality public transport facilities, through measures that reduce dependency on private vehicles; and</p> <p>(iii) Servicing and emergency vehicles.</p> <p>The provision of facilities for charging electric vehicles and other ultra-low emission vehicles will be encouraged wherever practical and feasible.</p> <p>4. All major* development <u>proposals</u> must incorporate and include <u>provision for:</u></p> <p>(i) <u>safe, convenient and legible access to public transport for pedestrians and cyclists, and appropriate 'smarter choice' measures to reduce dependency on vehicles</u> such as Travel Plans (Personal, Workplace and School), car clubs, car sharing and pooling, real-time public transport information and marketing and communication materials and welcome packs. All other development should seek to include such measures where site specific circumstances allow ; <u>and</u></p> <p>(ii) <u>servicing and emergency vehicles.</u></p> <p>5. All development should meet the parking standards (including cycle parking) set out in Appendix <u>65</u>. Residential vehicle parking standards may be applied flexibly in exceptional circumstances where it can be demonstrated that the development is proposed in a sustainable location with frequent and extensive links to public transport <u>and/ or where the rigid application of these standards would have a clear detrimental impact on local character and context.</u></p> <p>Reliance upon on-street parking will only be considered appropriate where it can be demonstrated by the applicant that there is on-street parking capacity.</p>

Ref:	Page	Paragraph / Policy	Main Modification												
			<p>The parking standards in Appendix 65 will be kept under review.</p> <p>Following Policy DM8 insert the following reference:</p> <p><u>*Major development is defined as:</u> <i>(i) the number of dwelling-houses to be provided is 10 or more; or</i> <i>(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development would constitute 10 dwellings or more.</i></p> <table border="1"> <tr> <td colspan="2">Core Strategy Linkage:</td> </tr> <tr> <td>Objectives</td> <td>Policies</td> </tr> <tr> <td>Strategic Objective 3</td> <td>KP1: Spatial Strategy</td> </tr> <tr> <td>Strategic Objective 9</td> <td>KP2: Development Principles</td> </tr> <tr> <td>Strategic Objective 10</td> <td>KP3: Implementation and Resources</td> </tr> <tr> <td></td> <td>CP3: Transport and Accessibility</td> </tr> </table>	Core Strategy Linkage:		Objectives	Policies	Strategic Objective 3	KP1: Spatial Strategy	Strategic Objective 9	KP2: Development Principles	Strategic Objective 10	KP3: Implementation and Resources		CP3: Transport and Accessibility
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MM40	85	Appendix 1: Monitoring Framework	<p>Amend Monitoring Table as follows:</p> <table border="1"> <thead> <tr> <th>DM Policy</th> <th>Indicator Ref</th> <th>Indicator</th> <th>Target/ Direction</th> <th>Core Strategy Objective</th> <th>Core Strategy Policy Linkage</th> </tr> </thead> <tbody> <tr> <td>DM13</td> <td>DM13.2</td> <td>Proportion of units within Primary Shopping Frontage <u>and Secondary Shopping Frontage</u> that are vacant</td> <td>No target</td> <td>SO1, SO8</td> <td>KP1, CP1, CP2</td> </tr> </tbody> </table>	DM Policy	Indicator Ref	Indicator	Target/ Direction	Core Strategy Objective	Core Strategy Policy Linkage	DM13	DM13.2	Proportion of units within Primary Shopping Frontage <u>and Secondary Shopping Frontage</u> that are vacant	No target	SO1, SO8	KP1, CP1, CP2
DM Policy	Indicator Ref	Indicator	Target/ Direction	Core Strategy Objective	Core Strategy Policy Linkage										
DM13	DM13.2	Proportion of units within Primary Shopping Frontage <u>and Secondary Shopping Frontage</u> that are vacant	No target	SO1, SO8	KP1, CP1, CP2										
MM41	99	Appendix 6: Vehicle Parking Standards	<p>Amend Table A5(2): Vehicle Parking Standards – Residential as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2">Use Class</th> <th rowspan="2">Land Use</th> <th>Southend Central Area</th> <th>Rest of Borough</th> </tr> <tr> <th><u>Appropriate Standards*</u></th> <th><u>Minimum Standards**</u></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Use Class	Land Use	Southend Central Area	Rest of Borough	<u>Appropriate Standards*</u>	<u>Minimum Standards**</u>						
Use Class	Land Use	Southend Central Area	Rest of Borough												
		<u>Appropriate Standards*</u>	<u>Minimum Standards**</u>												

Ref:	Page	Paragraph / Policy	Main Modification			
			C3	1 Bedroom Dwelling	1 space per dwelling	1 space per dwelling
			C3	2+ Bedroom Dwelling (flat)	1 space per dwelling	1 space per dwelling
			C3	2+ Bedroom Dwelling (house)	1 space per dwelling	2 spaces per dwelling
			C3	Retirement developments (e.g. warden assisted independent living)	1 space per dwelling	1 space per dwelling
			<p>*Standard to be applied. Lower or higher provision would need to be justified in accordance with DM15 (5).</p> <p>** Minimum standard. Lower provision would need to be justified in accordance with DM15 (5).</p>			
MM42	109	Appendix 7	<p><i>Insert new appendix following Appendix 7, number accordingly and renumber subsequent appendices, to read as follows:</i></p> <p>Appendix 8 - Secondary Shopping Frontages</p> <p><i>Maps included as an addendum to this schedule (see Addendum A below)</i></p>			
MM43	114	Appendix 10	<p><i>Insert new appendix following Appendix 10, number accordingly, to read as follows:</i></p> <p>Appendix 11 – Seafront Buildings</p> <p>In relation to Policy DM6 (3) and Policy Table 1: Seafront Character Zones, the following provides a summary of existing buildings along the seafront (outside the Central Area, which is covered by the Southend Central Area Action Plan, and Shoeburyness, which will be addressed by area specific policy) that form a cohesive frontage, have historic context, are recognised as key landmarks, and/or contribute to a distinctive sense of place.</p>			

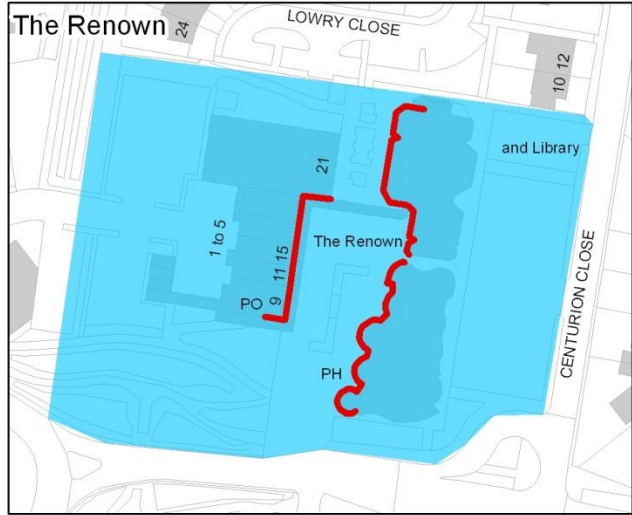
Ref:	Page	Paragraph / Policy	Main Modification
			<ul style="list-style-type: none"> <li data-bbox="674 248 1189 284">• Marine Parade, Leigh-on-Sea <p data-bbox="624 320 2130 667"><u>Marine Parade forms a long, linear residential street that runs east-west at the top the cliffs. Its character is resolutely residential to the north, with public gardens to the south. Although there is some variety between plots, properties form a cohesive frontage with a generally consistent domestic scale and palette of materials. The Chapmanslord Conservation Area, which includes 81-82 Marine Parade as well as properties on Canvey Road, Ray Close and Ray Walk, is a noteworthy example of early 20th century Garden City planning and has a distinctive housing layout and street design characterised by a consistent architectural style and an abundance of landscaping within the street and within private gardens (Seafront Character Zone 1);</u></p> <ul style="list-style-type: none"> <li data-bbox="674 715 1279 750">• Leigh Old Town Conservation Area <p data-bbox="624 786 2130 1129"><u>A compact settlement at the base of steep cliffs, segregated from the rest of Leigh on Sea by the railway line that runs along the northern boundary of the conservation area. It retains an industrial character in places, having for much of its history been a fishing port, with the cockle-sheds comprising an important part of this. The Old Town also includes a number of listed and locally listed buildings, such as the Grade II listed Crooked Billet and 62 High Street, and the locally listed 2 and 3 Plumbs Yard, 74-74a High Street (The Custom House) and 39a High Street (Wharf Cottage). It has a strong relationship with the waterfront with simple, modestly scaled buildings generally arranged along one long, narrow street with glimpses through to the estuary (Seafront Character Zone 2);</u></p> <ul style="list-style-type: none"> <li data-bbox="674 1209 1122 1244">• Leigh Conservation Area <p data-bbox="624 1281 2130 1388"><u>The defining feature of the Leigh Conservation Area is the cliff, which rises steeply above New Road, with residential streets and a network of paths winding down it. The road layout is consequently irregular in places, and the cliff means that there are south facing views out</u></p>

Ref:	Page	Paragraph / Policy	Main Modification
			<p><u>to the estuary and a need to consider scale to ensure consistency with local character. Leigh Hill, which runs east-west and north-south through the conservation area is notable for its historic mix of residential and some non-residential uses, although these are in the minority, and contains a number of listed and locally listed buildings which contribute to local character and distinctiveness, including the Grade II listed 28 Leigh Hill, The Old Bank House, Prospect House and Herschell House, and the locally listed 59, 60-62, 82, and 98 Leigh Hill. Leigh Hill provides access to residential properties at The Gardens which have estuary views and contribute to the sense of space providing a cohesive frontage, despite the relatively built up nature of the conservation area. There is a general uniformity in terms of scale, with the majority of residential dwellings being 2 storey, and the area has suffered from larger, bulky development in the past (Seafront Character Zone 3);</u></p> <ul style="list-style-type: none"> • <u>Leigh Cliff Conservation Area</u> <p><u>Cliff Parade within the Leigh Cliff Conservation Area benefits from estuary views, being located directly above Cliff Gardens, which provide the area with undeveloped green space. While displaying more variety in architectural style than other streets in the conservation area, it contributes to a distinctive sense of place which would suffer from larger, bulkier development (Seafront Character Zone 3).</u></p> <ul style="list-style-type: none"> • <u>Grand Parade, Undercliff Gardens and The Ridgeway</u> <p><u>Grand Parade is situated in an elevated position, running in parallel to the seafront. It continues the residential character, grain and scale of Cliff Parade but forms a cohesive frontage with Undercliff Gardens, set at the base of the cliff, when viewed from the foreshore. Along Grand Parade itself the extensive views of the estuary from the footpath across the top of properties in Undercliff Gardens, is an important aspect of local character and should remain open in outlook. As Grand Parade runs east, the level of the road drops and turns into the The Ridgeway, which is in a less elevated position. A small area of The Ridgeway falls in Seafront Character Zone 3 and has a distinct residential character to the</u></p>

Ref:	Page	Paragraph / Policy	Main Modification
			<p><u>north, with 2/3 storey dwellings, well-spaced. There is often pressure in this area, particularly in more elevated positions such as Grand Parade and on larger plots on The Ridgeway, for bulkier and taller buildings that would result in further loss of the finer urban grain (Seafront Character Zone 3);</u></p> <ul style="list-style-type: none"> • <u>Crowstone Conservation Area</u> <p><u>The Crowstone Conservation Area is located on the north side of The Leas, which runs along the foreshore, and there are expansive views of the estuary from it. Although relatively small, the Conservation Area importantly provides the setting to the locally listed Crowstone House which, together with other properties in the Conservation Area, dates from the initial development of this part of the seafront and as such form an important part of local historic character, which has elsewhere on the seafront been lost to modern, bulky development. Any future redevelopment within the Conservation Area should seek to preserve the existing urban grain and setting of Crowstone House. Crowstone House is a local landmark and a defining feature of this Conservation Area which should be preserved. Crowstone Conservation Area is a contemporary of The Leas Conservation Area, to the east, which has a similar, although not identical character (Seafront Character Zone 4);</u></p> <ul style="list-style-type: none"> • <u>The Leas Conservation Area</u> <p><u>The Leas Conservation Area is located in a slightly elevated position on low cliffs, with properties along The Leas, Clifton Drive and Shorefield Road itself overlooking the estuary and consists largely of terraced and semi-detached residential properties with traditional seaside decoration and character. The loss of some distinctive heritage buildings in the past led to the construction of more recent replacement buildings, including tower blocks, which have damaged the character of the area in terms of their design, scale and materials. The Conservation Area includes a number of locally listed buildings to the northern side of the seafront promenade, such as the Sun Shelter, 21 The Leas, Argyll House, and Palmeira Mansions (Seafront Character Zone 4);</u></p>

Ref:	Page	Paragraph / Policy	Main Modification
			<ul style="list-style-type: none"> <li data-bbox="674 288 1167 320">• <u>183-195 Eastern Esplanade</u> <p data-bbox="624 360 2130 587"><u>This short run of properties on Eastern Esplanade displays consistency in terms of architectural style, scale, and palette of materials. All benefit from balconies, particularly noteworthy to the first floors of 187 – 192 which together form a cohesive frontage. This area is largely comprised of small guest houses which present a traditional seaside character that would be eroded through loss of the fine urban grain, seaside decoration and character (Seafront Character Zone 5);</u></p> <ul style="list-style-type: none"> <li data-bbox="674 635 1429 667">• <u>Thorpe Esplanade and Thorpe Bay Gardens,</u> <p data-bbox="624 711 2130 898"><u>This area is notable for its large, detached houses with pitched roofs, consistent scale and consistent palette of materials, in the case of Thorpe Bay Gardens set back from the beach behind tennis courts, bowling club, yacht club and gardens. The area would be sensitive to redevelopment of houses to flatted development, and any redevelopment should respect the scale, use and palette of materials found in this area (Seafront Character Zone 6).</u></p>

Addendum A in relation to Main Modification MM42

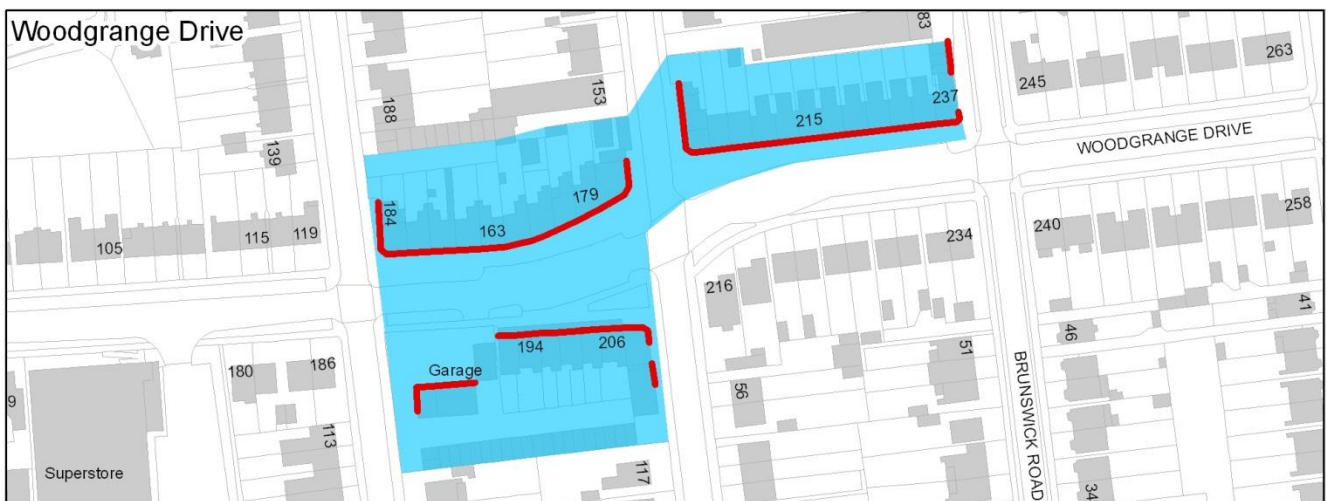
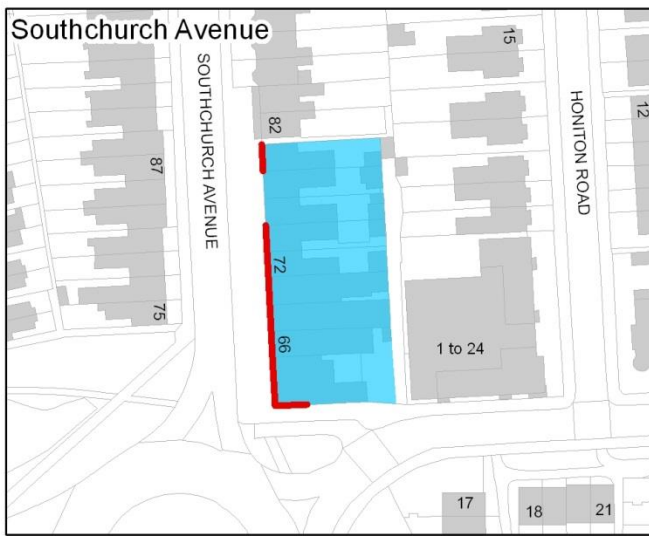
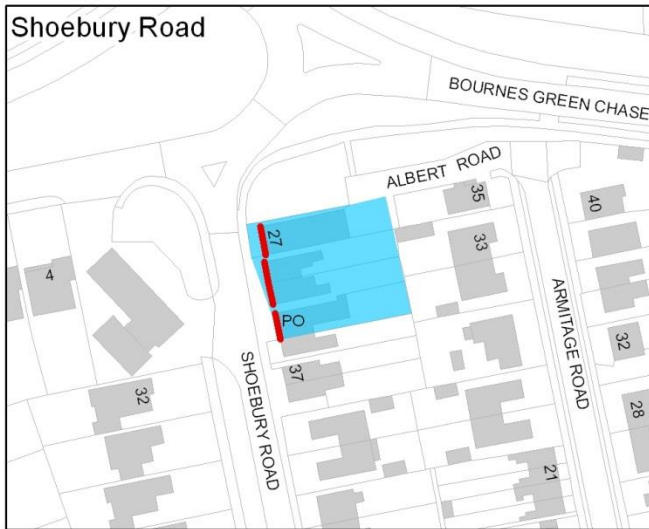


Location of Secondary Shopping Frontage - DM DPD Polices Map

Key

- Secondary Shopping Frontage (DM13)
- Primary Shopping Frontage (DM13)
- Length of Active Commercial Frontage



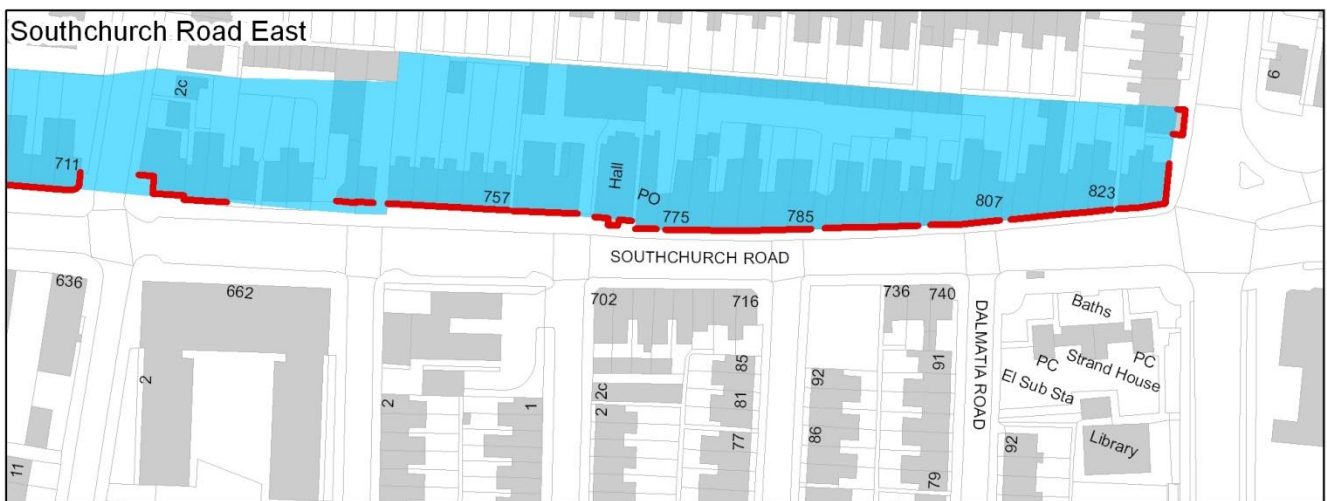


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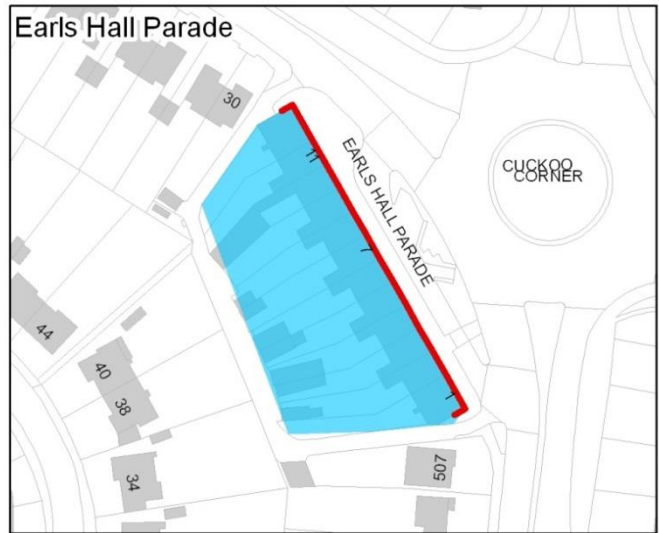
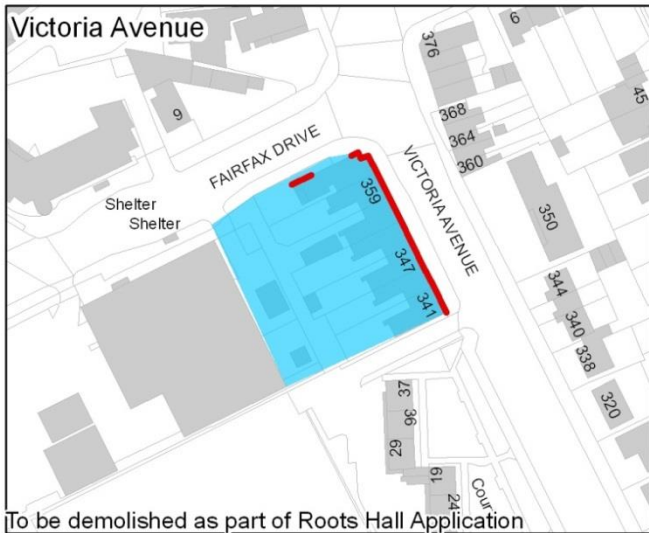


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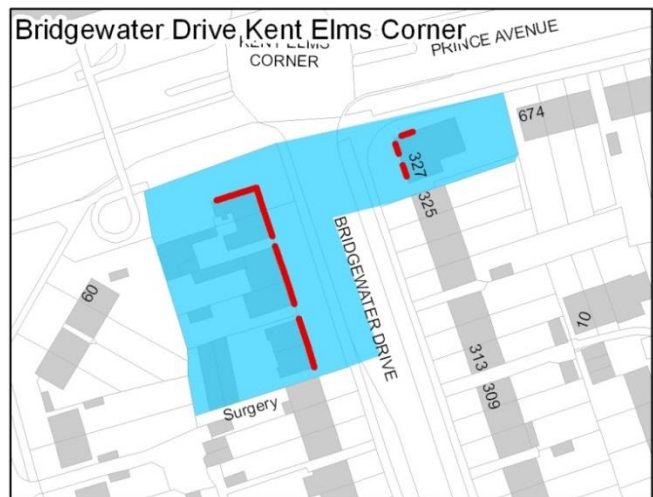
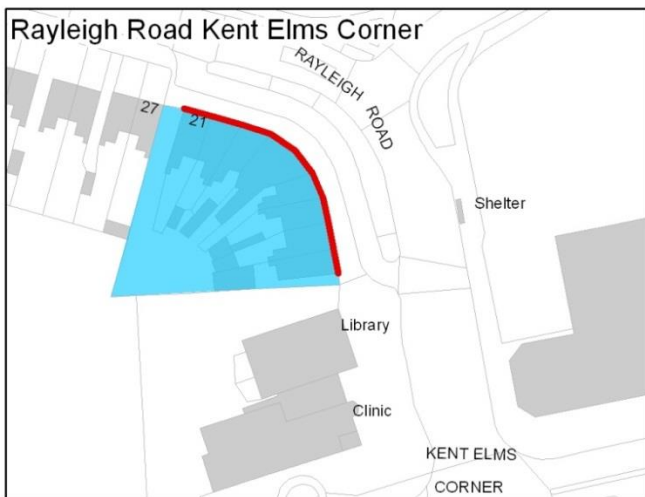
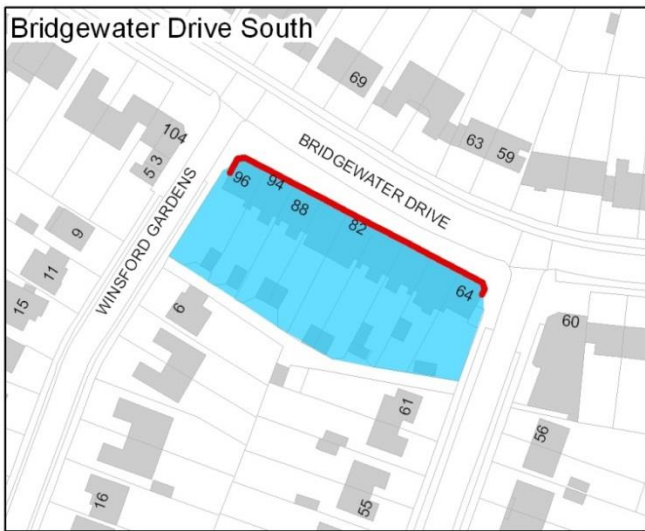




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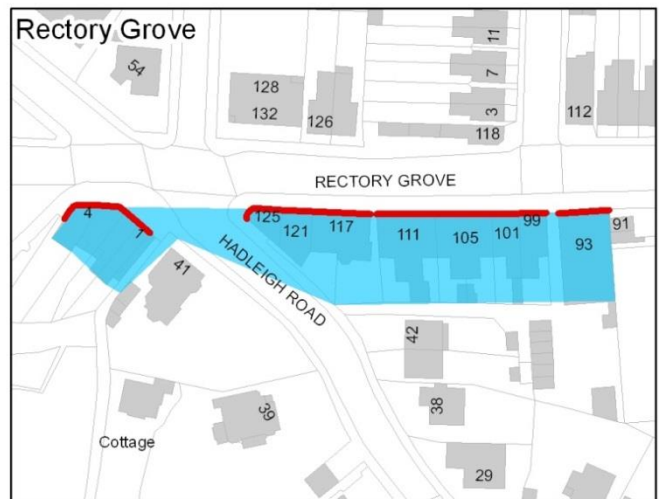
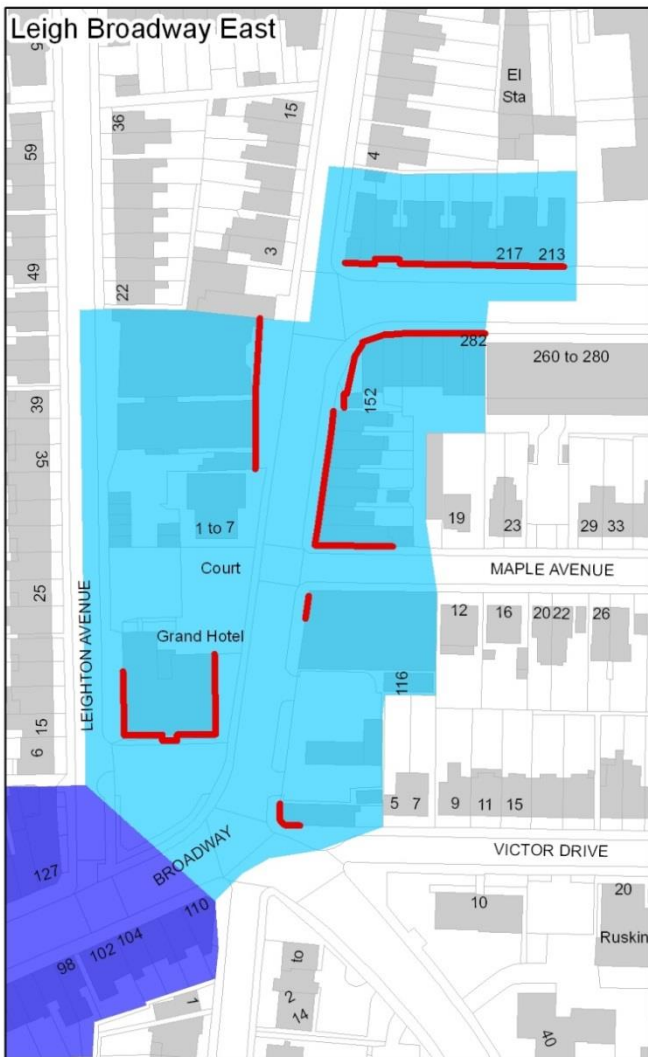




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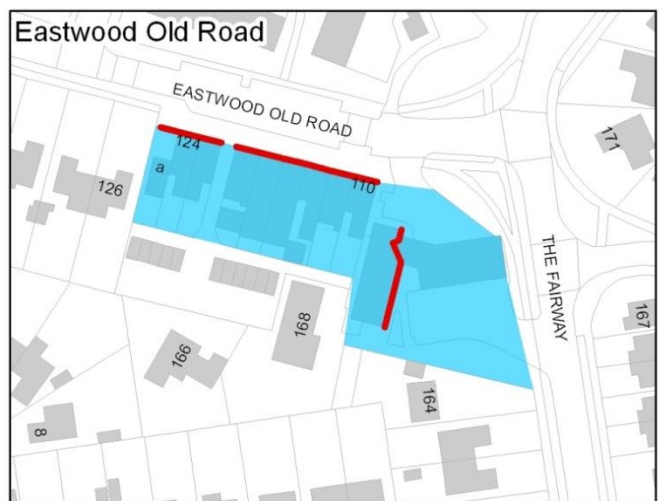


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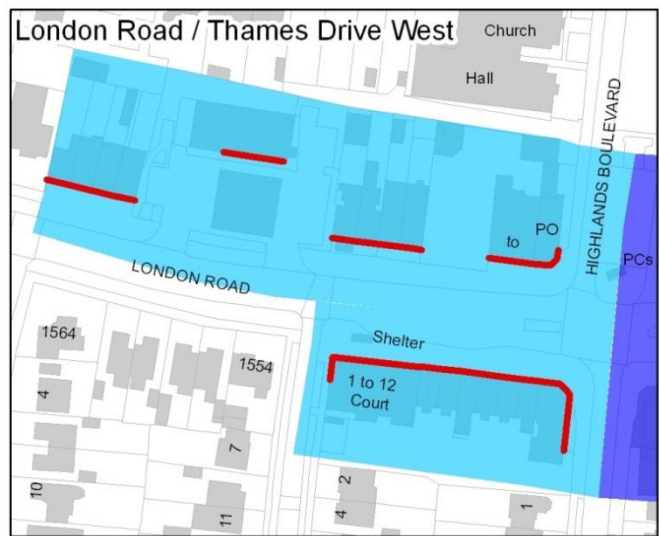
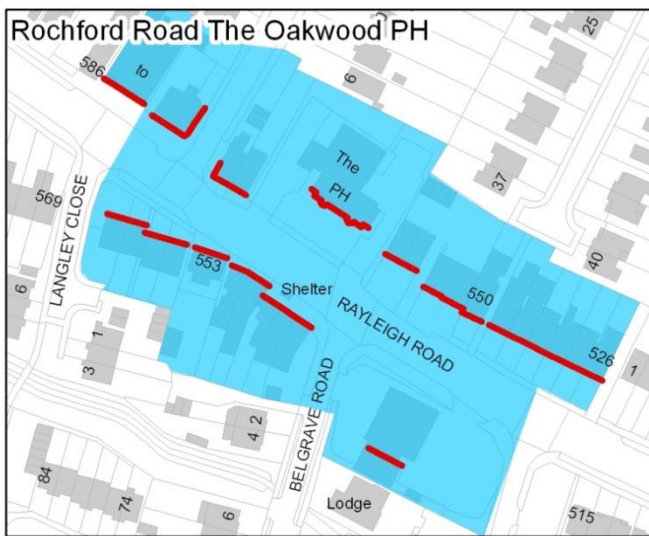
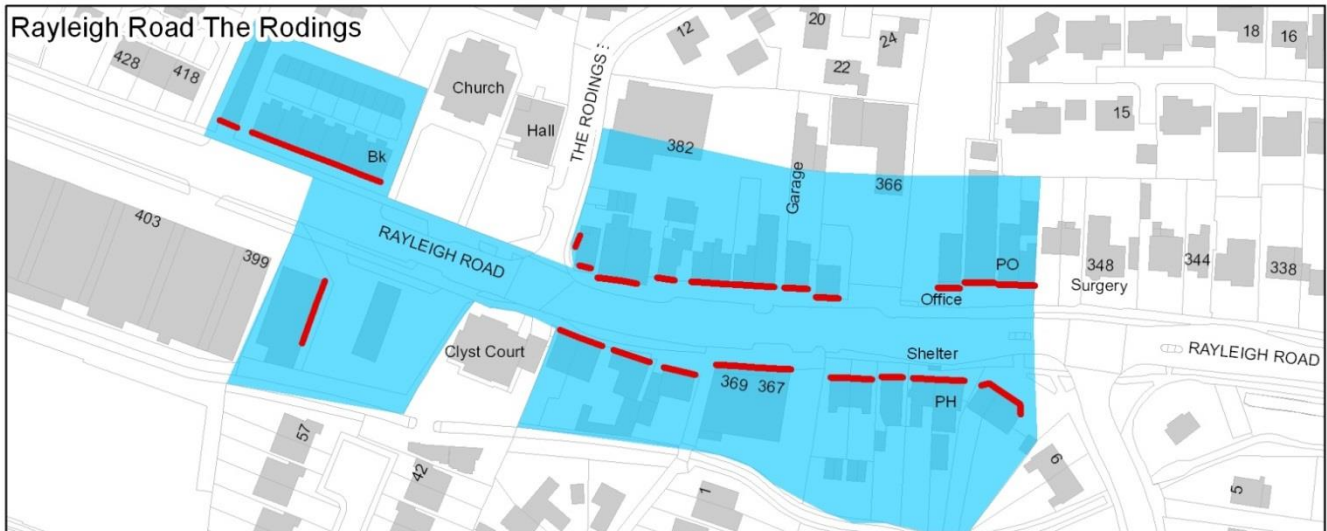




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