



Southend Central Area Action Plan (SCAAP)

Schedule of Modifications

The below proposed modifications relate to changes to the Revised Proposed Submission SCAAP (November 2016)

August 2017

1. Schedule of Modifications

- 1.1 In March 2017 the Southend Central Area Action Plan (SCAAP) was submitted to the Secretary of State who appointed a Planning Inspector to undertake independent examination of the plan. The Inspector conducted public hearing sessions in May 2017.
- 1.2 Following the public hearing sessions, the Council made a request to the Inspector to make modifications (changes) to the Plan, which were deemed necessary to make the plan sound/legally compliant and appropriate for adoption by the Council. These are set out as 'Main Modifications' and are the modifications that the Inspector has advised must be subject to public consultation. For completeness, the Council is also consulting on a number of minor modifications, although these do not relate to the soundness of the Plan.
- 1.3 The modifications are separated into two categories:
 - Main modifications: those changes required by the Inspector to ensure the Plan is sound and legally compliant;
 - Minor modifications: those changes identified by the Planning Authority which improve the readability and consistency of the Plan as a whole.
- 1.4 The modifications below are expressed either in the conventional form of ~~red strikethrough~~ for deletions and blue underlining for additions of text, or by specifying the modification in words in italics.

Public Consultation

- 1.5 This document sets out the modifications to the SCAAP for public consultation, with comments invited during a six-week period from 11th August to 22nd September 2017. **All comments must be received by 17:00 on Friday 22nd September 2017.**
- 1.6 This is a focused consultation, and representations should be made on the modifications and the supporting addendum report to the Sustainability Appraisal (SA) only. Any response which refers to other aspects of the SCAAP or the evidence base will not be considered.

- 1.7 The outcome of the consultation will be considered by the Inspector before he finalises his report, and by the Council when making its final adoption decision on the plan.

How to Respond

- 1.8 In line with e-government policy, we encourage you to respond to the consultation online via:
<http://www.southend.gov.uk/planningpolicyconsultations>.
- 1.9 Alternatively, response forms can be downloaded from the website <http://www.southend.gov.uk/scaapexamination> or paper response forms can be sent out on request or collected from Southend Council Offices. Completed response forms should be sent to:
- a. (FAO Business Intelligence Officer) Deputy Chief Executive (Place), PO Box 5557, Civic Centre, Victoria Avenue, Southend-on-Sea, SS2 6ZF;
 - b. Or via email: ldf@southend.gov.uk
- 1.10 If you have any queries relating to the consultation or want advice on how to respond, please contact Business Support on 01702 215408 during office hours Monday-Friday, or email ldf@southend.gov.uk
- 1.11 Responses will only be regarded as duly made if submitted directly via the online consultation system or alternatively on the response form.
- 1.12 All responses will be publically available and cannot be treated as confidential, although address, telephone and email details will not be published.
- 1.13 The Schedule of Modifications and accompanying documents are available for inspection from 11th August 2017 to 22nd September 2017 at the following locations:
- Southend Council's website: www.southend.gov.uk/scaap

- Southend Borough Council Contact Centre, Civic Centre, Victoria Avenue, Southend on Sea between 8.45am and 5.15pm (Monday to Friday); and
- All Southend Libraries during normal opening hours.

1.14 Hard copies can be made available and may require a small fee. Please contact the Performance Team by telephone on 01702 215004 ext. 5408 or email ldf@southend.gov.uk

2. Main Modifications

2.1 These main modifications have been proposed by the Inspector in order to ensure that the SCAAP is sound and legally compliant.

Table 1: Schedule of Main Modifications to the SCAAP

Ref	Page	Policy/ Paragraph	Main Modification
Main 1	12	29	<i>New Strategic Objective (6):</i> To support the viability and vitality of the town centre, so that it remains the first preference for all forms of retail development and for other town centre uses attracting large numbers of people and creates an environment that encourages investment in the Central Area.
Main 2	20	DS1.1	<i>Add after National Planning Policy Framework (NPPF) the following:</i> so that the town centre remains the first preference for all forms of retail development and for other town centre uses attracting large numbers of people to support the centre's viability and vitality and encourage investment.
Main 3	20	DS1.2	<i>Insert new section (3) and renumber subsequent sections:</i> New retail or any other development must not be detrimental to those living or working nearby, for example by causing undue noise or disturbance.
Main 4	42	Para 135	<i>Change text as follows:</i> The Study identifies around 2,550 There are 3,142 publicly available paid for car parking spaces to the south of the Central Area, within approximately 10 minutes' walk from the shoreline (see Appendix 9), serving both the seafront and southern parts of the Southend Central Area. 2,562 of these spaces are located in publicly available key visitor car parks (Table 5). As a result of the peak capacity issues, as identified by the Study, and to support the vitality and viability of the central seafront area, it is expected that there will be no net loss of public key visitor car parking to the south of the Central Area. Given.....
Main 5	42	136	<i>Amend first bullet point as follows:</i> ensure there is no net loss in key visitor car parking to the south of the Central Area (for the purposes of policy DS5.2.b, these are the key visitor car parks (Table 5) located within 10 minutes' walk of the shoreline (see Map 4) and generally located south of the central railway line).....
Main 6	43	After para 136	<i>Insert new paragraph and renumber subsequent paragraphs:</i> Development proposals that come forward on key visitor car parking areas to the south of the Central Area (as defined by Map 4) will need to ensure that there is no

			<p>net loss within the key visitor car parks as identified in the SCAAP (policy DS5.2.b) and Table 5. Any planning application would need to be accompanied by a detailed transport assessment that would include an analysis of the impact of the additional parking demand generated by the proposed development on the identified key visitor car parks, having regard to adopted parking standards, linked/combined existing trips, availability of parking in other convenient locations, and opportunities for further mode shift through the travel plan process. Any change in parking provision as a result of major redevelopment must not undermine the resort’s ability to accommodate visitor trips, recognising the peaks and troughs of demand for car parking.</p>																										
Main 7	43	After Main 6	<p>Insert new Table 5, which identifies all the key visitor car parks within the area defined by Map 4, to include both the parking spaces within the individual car parks and the cumulative total. As per Table 5 set out in Examination Document EXSCAAP039.</p> <p>Table 5: Key Visitor Car Parks to the south of the Central Area within the area identified by Map 4*</p> <table border="1"> <thead> <tr> <th>Key Visitor Car Park</th> <th>Number of Spaces*</th> </tr> </thead> <tbody> <tr> <td>FAIRHEADS</td> <td>211</td> </tr> <tr> <td>SEAWAY</td> <td>478</td> </tr> <tr> <td>ROYALS**</td> <td>426</td> </tr> <tr> <td>SHOREFIELD</td> <td>125</td> </tr> <tr> <td>YORK ROAD</td> <td>93</td> </tr> <tr> <td>TYLERS</td> <td>249</td> </tr> <tr> <td>ALEXANDRA ST</td> <td>74</td> </tr> <tr> <td>CLARENCE</td> <td>126</td> </tr> <tr> <td>WESTERN ESPL. CENTRAL</td> <td>585</td> </tr> <tr> <td>WESTERN ESPL. EAST</td> <td>128</td> </tr> <tr> <td>EASTERN ESPL.</td> <td>67</td> </tr> <tr> <td>TOTAL</td> <td>2,562</td> </tr> </tbody> </table> <p>* As per Car Parking Study for the Central Area of Southend (base date May 2016) ** Private Car Park</p>	Key Visitor Car Park	Number of Spaces*	FAIRHEADS	211	SEAWAY	478	ROYALS**	426	SHOREFIELD	125	YORK ROAD	93	TYLERS	249	ALEXANDRA ST	74	CLARENCE	126	WESTERN ESPL. CENTRAL	585	WESTERN ESPL. EAST	128	EASTERN ESPL.	67	TOTAL	2,562
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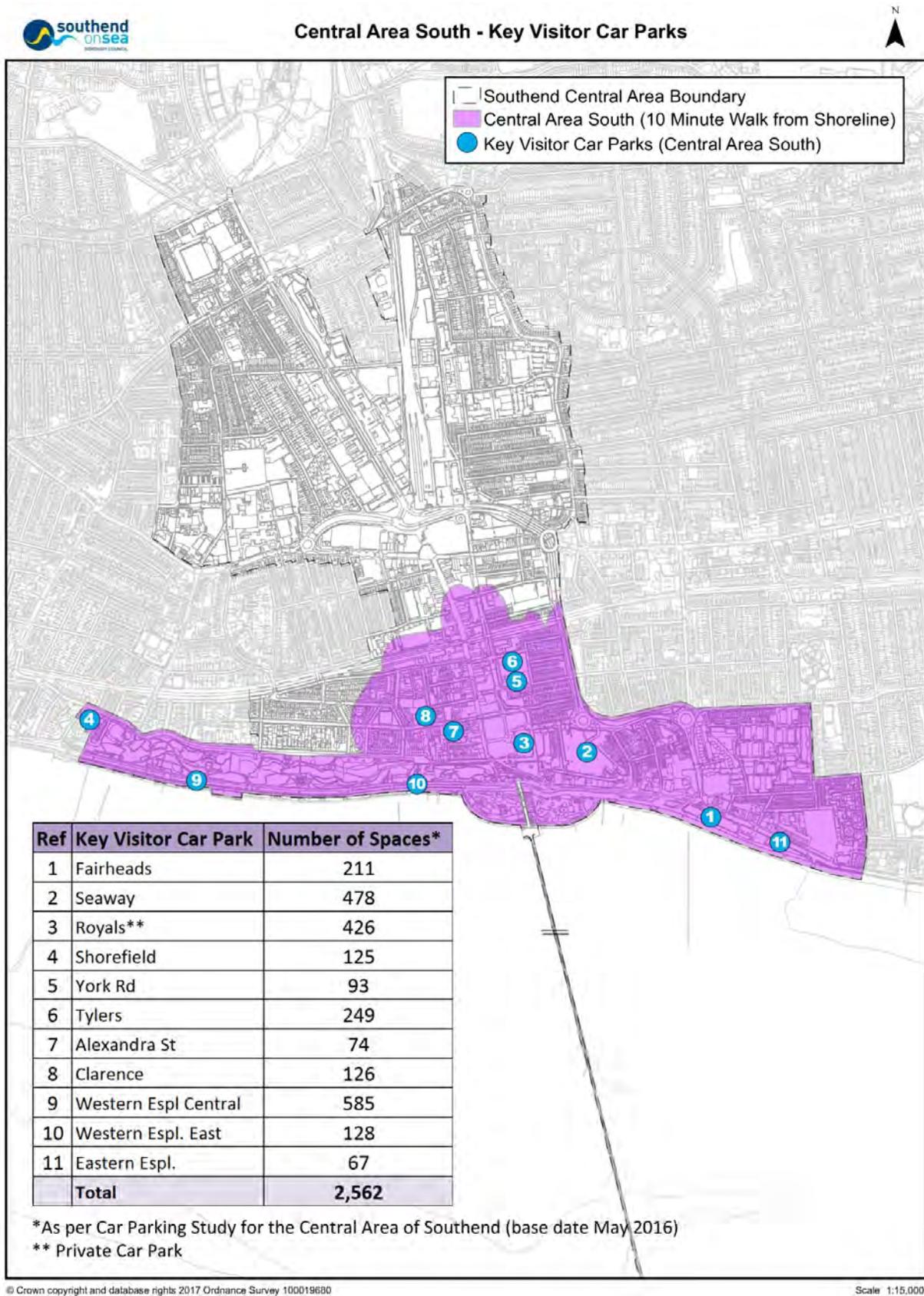
Main 8	43	After Main 7	Insert new Map 4, as set out on page 5 of Examination Document EXSCAAP039, which identifies the 10 minute walking distance isochrones from the foreshore, within which policy DS5.2.b is operational. Update numbering of all subsequent maps. See Appendix A.
Main 9	45	DS5.2.b	<i>Delete existing text and replace with the following:</i> Ensure that there is no net loss in car parking to the south of the Southend Central Area <u>Require any development proposals that come forward on key visitor car parking areas in the south of the Southend Central Area (as identified in Table 5 and Map 4) to ensure that there is no loss of key visitor car parking; any planning application in these areas would need to be accompanied by a detailed transport assessment that would include an analysis of the impact of the additional parking demand generated by the proposed development on the identified key visitor car parks, having regard to:</u> <ul style="list-style-type: none"> (i) <u>Adopted parking standards;</u> (ii) <u>Consideration of the extent to which linked/combined trips and opportunities for further mode shift through the travel plan process will reduce the need for additional publicly available car parking spaces;</u> (iii) <u>Availability of parking to the south of the Central Area within the area shown in Map 4; and</u> (iv) <u>The need for any replacement parking to be provided within the area shown in Map 4, where it should be secured through a planning condition or obligation as part of the overall development scheme or through another means acceptable to the Council.</u>
Main 10	71	PA7.3.ii	<i>Amend policy PA7.3.ii as follows:</i> Any development of the Opportunity Site should address a need for replacement car parking provision in line with policy DS5: Transport, Access and Public Realm, identifying how any displaced parking needs are to be met on the site or in <u>the south of the Central Area</u> this part of the town centre and explore the potential for relocating the travel centre on the northern extent of the site where applicable to provide for enhanced passenger transport facilities and improved pedestrian connectivity to the town centre and Central Railway Station.
Main 11	72	Section 5.9 Aims, para 3	<i>Insert at end of para 3:</i> <u>Car parking will be addressed within this integrated approach to development, which combines with other objectives for the policy area, and contributes to the vitality and viability of the central seafront area.</u>
Main 12	74	CS1.1.f	<i>Amend policy CS1.1.f as follows:</i> f. seek to maintain foreshore views by restricting <u>not normally permit</u> development south of the sea wall <u>where a proposal has the potential to adversely affect a European site or cause significant</u>

			harm to a Site of Special Scientific Interest (SSSI) or adversely impact on foreshore views . Any proposed use will also have to be water-compatible as defined in the Planning Practice Guidance;
Main 13	75	CS1.3.d	<i>Amend Policy CS1.3.d as follows:</i> use creative lighting and public art to strengthen identity and connectivity. New lighting should be arranged so as to avoid direct illumination of the foreshore or excessive glare when viewed from the foreshore;
Main 14	77	200	<i>Amend third sentence of paragraph as follows:</i> All future activity and development will need to ensure that they do not adversely affect the interests of the nature conservation designations on the foreshore, giving appropriate weight to their importance as an international, European, national or locally designated sites .
Main 15	78	205	<i>Insert new paragraph after paragraph 205, and renumber subsequent paragraphs, as follows:</i> Development which adversely affects a site of national importance (SSSI) will not normally be permitted. In cases where an adverse effect on the special interest of the SSSI is considered to be likely, but the benefits of the development are shown to clearly outweigh both the impacts on the special features of the site and any broader impact on the wider network of SSSIs, an exception may be made. Consultation may be required with Natural England. Locally designated sites (local nature reserves and local wildlife sites) are non-statutory but have an important role to play in meeting overall biodiversity targets and contributing to the public enjoyment of nature conservation.
Main 16	78	CS2.1.b	<i>Amend policy CS2.1.b as follows:</i> Not permit development proposals that will result in significant harm to have an adverse impact, either directly or indirectly, on the foreshore designations that cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for. Development proposals must not undermine the special features, integrity or conservation objectives of the foreshore designations;
Main 17	78	CS2.1.c	<i>Amend policy CS2.1.c as follows:</i> Not permit development proposals that adversely affect a site of national importance (SSSI). In cases where an adverse effect on the special interest of a SSSI is considered likely, but the benefits of the development are shown to clearly outweigh both the impacts on the special features of the site and any broader impact on the wider network of SSSIs, an exception may be made. In cases where development proposals will result in significant harm to a SSSI, in exceptional circumstances the Council may make exceptions for development proposals on a Site of Special Scientific Interest (SSSI) , only if it can be demonstrated that:

			<p>i. there are no alternative solutions; and</p> <p>ii. the reasons for the development clearly outweigh the nature conservation value of the site and is in the public interest;</p>
Main 18	80	CS3.2	<i>Amend policy CS3.2 as follows:</i> 2. Proposals for waterfront development within the Central Seafront Area and improved facilities will need to demonstrate that there will be no unacceptable impact upon navigation, biodiversity the conservation objectives or features of Benfleet and Southend Marshes Special Protection Area, Ramsar and SSSI , flood risk or the special character and designations of the area.
Main 19	84	PA8.4.ii (Opportunity Site PA8.2)	<i>Add new second sentence, as follows:</i> The tenure split and affordability of the proposed new accommodation will not preclude existing residents displaced by the redevelopment from being permanent occupiers in the new scheme.
Main 20	86	PA9.2, second line	<i>Amend as follows:</i> redevelopment of this site to achieve a replacement or larger convenience store fronting Sutton Road that enhances the Secondary Shopping offer of this locality together with new residential accommodation. The façade of the current building fronting onto Sutton road must be retained and linked architecturally into any proposal. The scheme should also incorporate amenity open space, urban greening and sustainability measures. Site access will be via Guildford Road.
Main 21	94	Implementation and Monitoring Table: Policy DS5	<i>Amend third column (Monitoring Indicators and Targets) as follows:</i> DS5.1 Providing the level of publicly available car parking provision to support the vitality and viability of the eCentral aArea :- - Keep car parking capacity, demand and traffic management provisions under review to ensure that this capacity remains at a level to support the vitality and viability of Southend Central Area. - Monitor the success in achieving no net loss of permanent publicly available key visitor car parking (Table 5, 2,562 spaces) to the south of the eCentral Area (Map 4) railway line . - Monitor any net change in overall paid for public parking within Central Area South (3,142 spaces) as outlined in Appendix 9. As Core Strategy policy CP3. As Development Management policy DM15.
Main 22	113	Following Appendix 8	Insert new Appendix, as set out in page 7 of Examination Document EXSCAAP039, and label as follows: Appendix 9: Publically available paid for Parking to the South of the Central Area (area defined by Map 4)*

			See Appendix B.
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Appendix A – As Main 8, insert new Map, label as Map 4, and renumber subsequent maps:



Appendix B – As Main 22, add new Appendix, to follow Appendix 8, label as follows:

Appendix 9: Publically available paid for Parking to the South of the Central Area (area defined by Map 4)*

<u>Publically available paid for Parking</u>	<u>Number of Spaces*</u>	<u>Within a 'Key Visitor Car Park</u>
<u>Fairheads</u>	<u>211</u>	<u>Yes</u>
<u>Seaway</u>	<u>478</u>	<u>Yes</u>
<u>Royals**</u>	<u>426</u>	<u>Yes</u>
<u>Shorefield</u>	<u>125</u>	<u>Yes</u>
<u>York Road</u>	<u>93</u>	<u>Yes</u>
<u>Tylers</u>	<u>249</u>	<u>Yes</u>
<u>Alexandra St</u>	<u>74</u>	<u>Yes</u>
<u>Clarence</u>	<u>126</u>	<u>Yes</u>
<u>Western Espl. Central</u>	<u>585</u>	<u>Yes</u>
<u>Western Espl. East On St</u>	<u>128</u>	<u>Yes</u>
<u>Eastern Espl. On St</u>	<u>67</u>	<u>Yes</u>
<u>Southend Central Station NCP**</u>	<u>138</u>	<u>No</u>
<u>Beach Rd**</u>	<u>40</u>	<u>No</u>
<u>Marine Plaza**</u>	<u>67</u>	<u>No</u>
<u>York Road. On St</u>	<u>22</u>	<u>No</u>
<u>Clifftown Rd. On St</u>	<u>11</u>	<u>No</u>
<u>Baltic Av. On St</u>	<u>6</u>	<u>No</u>
<u>Clarence Rd. On St</u>	<u>16</u>	<u>No</u>
<u>Clarence St. On St</u>	<u>12</u>	<u>No</u>
<u>Weston Rd. On St</u>	<u>19</u>	<u>No</u>
<u>Nelson St. On St</u>	<u>18</u>	<u>No</u>
<u>Capel Terrace. On St</u>	<u>6</u>	<u>No</u>
<u>Alexandra St. On St</u>	<u>16</u>	<u>No</u>
<u>Cambridge Rd. On St</u>	<u>24</u>	<u>No</u>
<u>Alexandra Rd. On St</u>	<u>39</u>	<u>No</u>
<u>Cashiobury Terrace. On St</u>	<u>14</u>	<u>No</u>
<u>Runwell Terrace. On St</u>	<u>6</u>	<u>No</u>
<u>Prittlewell Sq. On St</u>	<u>43</u>	<u>No</u>
<u>Royal Terrace. On St</u>	<u>19</u>	<u>No</u>
<u>Clifton Ter/Clifftown Pde. On St</u>	<u>45</u>	<u>No</u>
<u>Devereux Rd. On St</u>	<u>19</u>	<u>No</u>
<u>Total</u>	<u>3,142</u>	<u>N/A</u>

* Base date May 2016

** Private Car Park

3. Minor Modifications

3.1 Minor modifications include factual updates, correction of spelling/grammatical errors, or to provide further clarity. These minor modifications are not required in order for the SCAAP to be made sound.

Table 2: Minor Modifications to the SCAAP

Ref.	Page	Policy/ Paragraph	Minor Modification
Minor 1	7	7	<p><i>Amend paragraph as follows, add footnote and update numbering of all subsequent footnotes:</i></p> <p>It is also acknowledged that further work has been jointly undertaken to establish an objectively assessed need⁴, in terms of jobs and housing, for Southend and surrounding housing market area. This will be a key evidence document in the preparation of the Southend Local Plan, which will set out new long term growth targets replacing those of the adopted Southend Core Strategy, including a review of unimplemented development sites within the SCAAP area.</p> <p>⁴ Strategic Housing Market Assessment covering Basildon, Castle Point, Rochford, Southend-on-Sea and Thurrock authorities.</p>
Minor 2	8	Context and Issues for the Southend Central Area (e)	<p><i>Amend (e) as follows:</i></p> <p>e. Tourism, Culture, Leisure and Recreation - Southend has a vibrant offer in terms of leisure, tourism and cultural facilities, enhanced in recent years by a number of successful new developments in the town centre and central seafront area. However, there is opportunity to further maximise Southend’s potential as a visitor destination and resort, particularly in terms of the evening economy and through encouraging overnight and longer stays by building on the resort’s success as a day visitor destination, and by creating a positive experience of the central area for visitors.</p>
Minor 3	11	24	<p><i>Amend paragraph as follows:</i></p> <p>The latest assessment of the sustainability and the potential significant effects of this plan can be found in the SA Report, which is available for comment.</p>
Minor 4	14	32	<p><i>Amend paragraph as follows:</i></p>

			The SCAAP establishes Policy Areas which, to varying extents, take on a new mixed-use sustainable character. Development within these Policy Areas will be appropriate to their context, either seeking to strengthen the existing competitive advantage of current uses, encourage a greater mix of uses or defining new roles, whilst protecting and enhancing its heritage assets , contributing to the regeneration of the identified opportunity sites as well as Southend Central Area as a whole.
Minor 5	17	43	<i>Amend paragraph as follows:</i> The retail sector is crucial to the health of the local economy in terms of its attraction to visitors, business and investment. The changing nature of the 'High Street, facing competition from internet shopping, out-of-town retail parks and neighbouring centres, has impacted the level of trading in the Town Centre, and the quality of provision . There is consequently there is a need to upgrade , enhance and broaden its offer and function to possibly further include other complimentary uses. The effective promotion and marketing of the town centre to potential new investors will be crucial to this process .
Minor 6	18	48	<i>Amend paragraph as follows:</i> It is also important to understand that Southend's town centre is perpendicular and well connected to the central seafront area. The central seafront area represents an important visitor destination in its own right, comprising a range of tourism and leisure uses, which together with the town centre supports a wider multifunctional Central Area within Southend that offers a unique and diverse visitor/ shopper experience.
Minor 7	19	55	<i>Amend paragraph as follows:</i> In respect to Policy DS1.34(a) vacant units could include units occupied for temporary or 'flexible' uses, permitted through a temporary planning permission or under permitted development rights.
Minor 8	19	56	<i>Amend paragraph as follows:</i> For the purposes of calculating the proportion of retail in any given frontage (in respect to policy DS1 point 4a3a , any building operating under a permitted 'flexible use' at the time of assessment will be considered on the basis of the use class it had prior to the temporary use change
Minor 9	20	Policy DS1.2	<i>Amend Policy DS1.2 as follows:</i> New retail development should be well integrated and closely linked with the Town Centre Primary Shopping Area, as defined on the Policies Map, in terms of proximity, continuity of function and ease of access. The Council will promote the town centre in seeking to upgrade and diversify its offer .
Minor 10	21	Policy DS1.7	<i>Amend Policy DS1.7 as follows:</i> Proposals for street markets development elsewhere within the Town Centre Primary Shopping Area will be considered on their merits.

Minor 11	22	Policy Linkages	<i>Amend Policy Linkages box as follows:</i>				
			POLICY LINKAGES - RETAIL				
			CORE STRATEGY DPD Strategic Objectives: 3, 5, 6, 8	Policies: KP1 , KP2, CP2			
			Southend Central AAP Objectives: 1, 2, 8, 12	Policies: PA1, PA2, PA4, PA6, PA7			
Minor 12	23	58	<i>Amend 3^d sentence of paragraph as follows:</i> While tourism remains a central pillar of Southend's employment base and has potential for growth , the creative and cultural sectors, aviation and medical technologies are all growing and also offer further potential for growth in the future.				
Minor 13	24	Policy Linkages	<i>Update Policy Linkages box for SCAAP policies as follows:</i>				
			POLICY LINKAGES - EMPLOYMENT				
			Southend Central AAP Objectives: 1, 4 9	Policies: PA2, PA5, PA6, PA7 , PA8, PA9			
Minor 14	25	72	<i>Amend paragraph as follows:</i> The Core Strategy requires at least 2,474 ^[9] net additional new dwellings to be provided within Southend Central Area during the period from 2001 to 2021. According to the Southend Annual Monitoring Report (AMR), between 2001 and 2016, 1,087 dwellings have been built within the Southend Central Area. An additional 1,732 net dwellings have been identified through Opportunity Sites and 1,040 of these have planning permission as of 1 April 2016. A further 434 425 dwellings have been identified by outstanding planning permissions located outside of the opportunity sites and are predicted to be delivered by 2021, see table 1 below.				
Minor 15	26	Table 1	<i>Amend Table 1 as follows:</i>				
			Table 1: The Scale of new Residential Development to be delivered by 2021				
			SCAAP Policy Area	Net additional dwellings identified in Opportunity Sites (of which committed)	Other committed at 1 April 2016 (net)	Total	
			PA1: High Street	n/a	171	171	
		PA2: London Road	n/a	1	1		

			<table border="1"> <tr> <td>PA3: Elmer Square</td> <td>0</td> <td>73</td> <td>73</td> </tr> <tr> <td>PA4: Queensway</td> <td>380 (8)</td> <td>0</td> <td>380</td> </tr> <tr> <td>PA5: Warrior Square</td> <td>n/a</td> <td>16</td> <td>16</td> </tr> <tr> <td>PA6: Clifftown</td> <td>n/a</td> <td>57 48</td> <td>57 48</td> </tr> <tr> <td>PA7: Tylers</td> <td>150</td> <td>4</td> <td>154</td> </tr> <tr> <td>CS1: Central Seafront</td> <td>278 (278)</td> <td>4</td> <td>282</td> </tr> <tr> <td>PA8: Victoria Gateway Neighbourhood</td> <td>782 (662)</td> <td>39</td> <td>821</td> </tr> <tr> <td>PA9: Sutton Gateway Neighbourhood</td> <td>142 (92)</td> <td>69</td> <td>211</td> </tr> <tr> <td>TOTAL</td> <td>1,732 (1,040)</td> <td>434 425</td> <td>2,166 2,157</td> </tr> </table>	PA3: Elmer Square	0	73	73	PA4: Queensway	380 (8)	0	380	PA5: Warrior Square	n/a	16	16	PA6: Clifftown	n/a	57 48	57 48	PA7: Tylers	150	4	154	CS1: Central Seafront	278 (278)	4	282	PA8: Victoria Gateway Neighbourhood	782 (662)	39	821	PA9: Sutton Gateway Neighbourhood	142 (92)	69	211	TOTAL	1,732 (1,040)	434 425	2,166 2,157
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Minor 16	27	Policy Linkages	<p><i>Amend Policy Linkages box for SCAAP policies as follows:</i></p> <table border="1"> <tr> <th colspan="2">POLICY LINKAGES – HOUSING</th> </tr> <tr> <td>Southend Central AAP</td> <td>Policies:</td> </tr> <tr> <td>Objectives: 1, 2, 3, 8, 10</td> <td>PA1, PA2, PA4, PA5, PA6, PA7, CS1, PA8, PA9</td> </tr> </table>	POLICY LINKAGES – HOUSING		Southend Central AAP	Policies:	Objectives: 1, 2, 3, 8, 10	PA1, PA2, PA4, PA5, PA6, PA7, CS1, PA8, PA9																														
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Southend Central AAP	Policies:																																						
Objectives: 1, 2, 3, 8, 10	PA1, PA2, PA4, PA5, PA6, PA7, CS1, PA8, PA9																																						
Minor 17	28	84	<p><i>Amend paragraph as follows:</i></p> <p>This Plan seeks to celebrate <u>promote</u> heritage and to conserve and enhance Southend Central Area’s heritage assets in a manner appropriate to their significance, with the emphasis on high quality design in all development proposals. Heritage assets <u>contribute to the character of the town and are an important reminder of the town’s history and identity. They</u> are <u>also</u> an important component of the tourist economy and play a crucial role in the identity <u>of the town-making</u>. Development Management Document Policy DM5: Southend-on-Sea’s Historic Environment sets out the local approach to the management of the historic environment within the Borough.</p>																																				
Minor 18	29	87	<p><i>Amend paragraph as follows:</i></p> <p>There are a number of Conservation Areas within the Central Area, as depicted on the Policies Map, <u>which contribute to its character and identity</u>. These include: Prittlewell, Eastern Esplanade, The Kursaal, Clifftown, and Warrior Square. Each has its own unique character which must be conserved and enhanced, <u>and consideration given to the contribution made by its setting</u>.</p>																																				

Minor 19	30	Policy Linkages	<i>Amend policy linkages box for SCAAP policies as follows:</i>			
			POLICY LINKAGES – THE HISTORIC ENVIRONMENT			
			Southend Central AAP Objective: 7	Policies: Transport and Access Strategy, DS2 , DS3, DS5, PA1, PA5, PA6, CS1, PA8		
Minor 20	31	99	<i>Amend bullet points 2 and 4 as follows:</i>			
			<ul style="list-style-type: none"> • Southend Pier – with particular recognition given to views from: the High Street and Pier Hill in order to enhance the link between the town centre and seafront; Eastern Esplanade; Western Esplanade; Marine Parade; Royal Terrace; Clifton Terrace and Clifftown Parade • Royal Terrace and Clifftown Parade – with particular recognition given to views from Western Esplanade and the Pier. 			
Minor 21	34	Table 3	<i>Amend Table 3 as follows:</i>			
			Table 3: Potential Locations for New Landmarks			
			Opportunity Site (PA4.1): Better Queensway (Queensway Policy Area)			
			Opportunity Site (PA7.1): Tylers Avenue (Tylers Policy Area)			
			Opportunity Site (PA8.1): Victoria Avenue (Victoria Gateway Neighbourhood Policy Area)			
			Central House, Clifftown Road (Clifftown Policy Area)			
			Central Seafront Policy Area, including in particular Opportunity Site (CS1.2): Seaways, Opportunity Site (CS1.3) Marine Plaza, and Opportunity Site (CS1.4): New Southend Museum.			
Minor 22	34	Policy Linkages	<i>Amend policy linkages box for SCAAP policies as follows:</i>			
			POLICY LINKAGES - LANDMARKS			
			Southend Central AAP Objectives: 2, 3, 7	Policies: DS5, DS2, PA1, PA3, PA4, PA6, PAZ , CS1, PA8		
Minor 23	35	Table 4	<i>Amend Table 4 as follows:</i>			
			PA4 Queensway	N/A	- All Saints Church - Porters	N/A – OS (PA4.1): Better Queensway
Minor 24	36	111	<i>Amend first sentence of paragraph as follows:</i>			

			To address this, the Essex and South Suffolk Shoreline Management Plan (2010) and Thames Estuary 2100 Plan establishes an approach to hold the existing line of flood defence within the Central Area, which includes taking account of the effects of climate change.
Minor 25	37	113	<i>Amend first sentence of paragraph as follows:</i> The Policies Map does not does not depict the areas at risk of flooding.
Minor 26	38	118	<i>Amend paragraph as follows:</i> SuDS should be designed in accordance with the National Standards for Sustainable Drainage Systems (December 2011) Non-statutory technical standards for sustainable drainage systems (2015) and guidance in the SuDS Manual (2007) (2015) published by Construction Industry Research and Information Association (CIRIA).
Minor 27	38	121	<i>Amend paragraph as follows:</i> Developers are encouraged to consider the layout of their SuDS proposals prior to undertaking any other site masterplanning is undertaken, and to discuss them with the Council, as SuDs have specific requirements for location and construction.
Minor 28	40	124	<i>Amend 2nd sentence of paragraph 124 as follows:</i> Map 5-4 : SCAAP Car Parking, Access and Public Realm.
Minor 29	41	129	<i>Amend paragraph as follows:</i> Improving signage will aid way-finding, promote ease of movement through Southend Central Area and should encourage more linked trips, highlighting linkages between the town centre and central seafront area, as well as between Southend Central Railway Station, Southend Victoria Railway Station and bus interchange, and the travel centre. They will also aid drivers in finding the most appropriate car park for their journey purpose and inform them of the availability of spaces. This will be particularly important for visitors to the town unfamiliar with the local road system. Map 65 : SCAAP Public Transport shows the public transport network within Southend Central Area.
Minor 30	47 - 48	Map 4, Map 5	Update Maps to reflect key visitor car parks in Southend Central Area. Refer to Appendix C.
Minor 31	52	153	<i>Amend paragraph as follows:</i> The boundary of each Policy Area and Site Allocation can be viewed on the Policies Map and Map 67 .
Minor 32	52	154	<i>Amend paragraph as follows:</i>

			Any planning application proposed in the SCAAP area on any site would be determined on its merits, taking into account adopted and emerging planning policies and any other material considerations.
Minor 33	54	Map 6	<i>Update numbering of Map as follows:</i> Map 6 7 – SCAAP Policy Areas and Opportunity Sites
Minor 34	56	PA1.4.d.i	<i>Amend policy PA1.4.d.i as follows:</i> i. by a series of multi-level public spaces, including an upper level public piazza (as referred to in Policy Area CS1.3 10 .b);
Minor 35	57	Policy Linkages	<i>Amend policy linkages box for SCAAP policies as follows:</i> POLICY LINKAGES – HIGH STREET Southend Central AAP Objectives: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12 Policies: DS1, DS2, DS3, DS4, DS5, PA2, PA3, PA4, PA5, PA6, PA7, CS1, PA8, PA9
Minor 36	57	London Road Policy Area: Aims	<i>Amend Aims as follows:</i> This will be complemented by public realm enhancements, public art installations, creative lighting, and landscaping to create a pedestrian-priority public space with opportunities for outside seating to cafes/restaurants and a street market .
Minor 37	59	Policy Linkages	<i>Amend policy linkages box for SCAAP policies as follows:</i> POLICY LINKAGES – LONDON ROAD Southend Central AAP Objectives: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 Policies: DS4, DS5, PA1, PA3 , PA4, PA8, PA9
Minor 38	61	Policy Linkages	<i>Amend policy linkages box for DMD and SCAAP policies as follows:</i> POLICY LINKAGES – ELMER SQUARE Development Management DPD Policies: DM1, DM2, DM8 , DM10 , DM15 Southend Central AAP Objectives: 1, 2, 3, 4, 5, 6, 10 Policies: DS3, DS4, DS5, PA1 , PA2
Minor 39	62	171	<i>Amend final sentence of paragraph 171 as follows:</i> Opportunity exists to enhance pedestrian links to the High Street Policy Area centre via Queensway and Chichester Road.

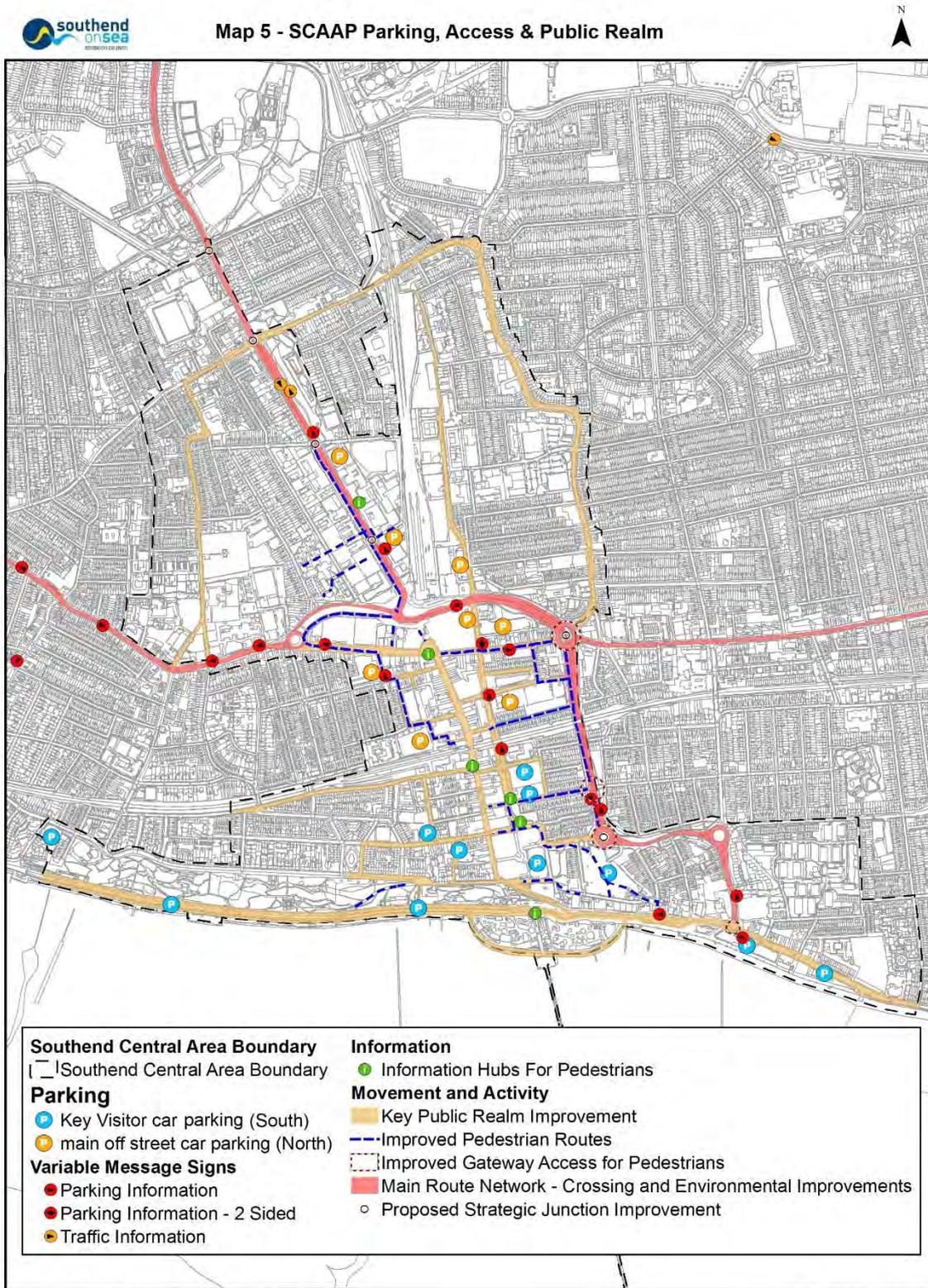
Minor 40	64	Policy PA4.3	<i>Amend table as follows:</i>				
			Site Reference	Site Name	Planning Status*	Indicative number of dwellings	Timescale for delivery Other potential use classes
			PA4.1	'Better Queensway' Project	NA	1200**	D1, A1, A3
*Planning Status as of April 2016. NA = New Allocation							
**Half of site assumed to be delivered during SCAAP plan period (i.e. by 2021)							
Minor 41	64	Policy Linkages	<i>Amend Policy Linkages box for SCAAP policies as follows:</i>				
			POLICY LINKAGES - QUEENSWAY				
			Southend Central AAP Objectives: 1, 2, 3, 4, 5, 6, 8	Policies: DS1, DS2, DS3, DS4, DS5, PA1, PA2 3 , PA5, PA8, PA9,			
Minor 42	68	PA6.1.B	<i>Amend policy PA6.1.b as follows:</i> ensure that all development proposals affecting all designated and non-designated heritage assets, including Conservation Areas, listed and locally listed buildings conserve and enhance these buildings and their settings in line with Policy DM5 of the Development Management Policy DM5 (Historic Environment) Document ;				
Minor 43	68	PA6.3	<i>Correct numbering of sub-criteria 'e' of Policy PA6.3 as follows:</i> ed. public art provision to buildings, public and private spaces.				
Minor 44	69	Policy Linkages	<i>Amend Policy Linkages box for DMD policies as follows:</i>				
			POLICY LINKAGES - CLIFFTOWN				
			Development Management DPD	Policies: DM1, DM2, DM4, DM5, DM6, DM8 , DM14			
Minor 45	69	183	<i>Amend last sentence of paragraph 183 as follows:</i> It contains a fragmented area of office blocks, Southend Travel Centre (the Town Centre public transport interchange), public surface level car parking at Tylers Avenue , and residential streets. It also contains an important surface level car park for shoppers and visitors to this part of the town.				
Minor 46	71	Policy Linkages	<i>Amend Policy Linkages box for SCAAP policies as follows:</i>				
			POLICY LINKAGES - TYLERS				

			Southend Central AAP Objectives: 1, 2, 3, 4, 5, 8, 9	Policies: DS1, DS4, DS5, PA1, CS1
Minor 47	72	Central Seafront Policy Area: Aims	<p><i>Add to Aims at end of paragraph 3, as follows:</i></p> <p>There will be seamless transition between the Central Seafront and the town centre. New and enhanced access points will create a network of routes that lead seamlessly to the estuary and foreshore from surrounding areas. This will increase permeability and encourage better functional links between the different policy areas, increasing footfall and opportunities to contribute towards the local economy. Car parking will be addressed within this integrated approach to development, which combines with other objectives for the policy area, and contributes to the vitality and viability of the central seafront area.</p>	
Minor 48	72	187	<p><i>Amend paragraph as follows:</i></p> <p>The Central Seafront Policy Area, as defined on the Policies Map, is a thriving leisure and tourism area and with over 6 million day visitors a year, it is a significant economic asset to the town. The area's resort function will be maintained and enhanced through a co-ordinated programme of quality development and transport and environmental enhancement schemes.</p> <p><i>[create new paragraph and update numbering of subsequent paragraphs]:</i> Although the Pier Lift, a landmark building (Policy DS3) has helped to improve access between the Central Seafront Policy Area and Town Centre, if access was more straightforward and more pronounced in other locations such as Opportunity Site CS1.2 Seaways, there may be a better exchange of visitors between the Central Seafront and Town Centre and their functions. Its regeneration and successful integration with the town centre through improved and enhanced pedestrian links amongst other things, will therefore be key to increasing footfall and improving the areas vitality and viability.</p>	
Minor 49	73	191	<p><i>Amend paragraph as follows:</i></p> <p>In respect to leisure and tourism the Central Seafront draws in residents and visitors for a range of activities including use of the beach, water sports and other seafront attractions. Adventure Island is a major tourism asset to Southend, but its physical form tends to be inward looking and isolated from its urban context. It also obscures esplanade level views and routes to the sea. If redevelopment and expansion does occur options should be explored with the owners how changes within the site could simultaneously benefit the public realm around it by creating a more permeable boundary and incorporating active frontages to increase footfall around the site edges.</p>	

Minor 50	73	195	<p><i>Amend paragraph as follows:</i> Seaways, <u>currently a surface level car park</u>, presents a major opportunity for mixed-use development, contributing to the leisure and cultural <u>and tourism</u> offer of Southend Central Area through the provision of uses such as restaurants and cinema, as well as possibly a hotel or residential, car parking, public open and green spaces, improved access and connectivity through the creation of 'Spanish Steps' linking this opportunity site to the promenade of Marine Parade, <u>as well as possibly a hotel or residential</u>.</p>																				
Minor 51	75	Policy CS1.3.f	<p><i>Amend Policy CS1.3.f as follows, and renumber subsequent criteria:</i> f. provision of a more permeable boundary to Adventure Island to provide views in and through the site.</p>																				
Minor 52	77	199	<p><i>Amend paragraph as follows:</i> The foreshore is designated for International, and European, <u>National and Local</u> sites for nature conservation. Particularly relevant to the Central Seafront Policy Area are Benfleet and Southend Marshes (SPA, SSSI, and Ramsar site <u>and Local Nature Reserve</u>), which comprises the intertidal part of the Thames Estuary from Benfleet to Shoeburyness and cover the same land area within the SCAAP and wider Southend-on-Sea Borough.</p>																				
Minor 53	86	Policy PA9.3.i.a	<p><i>Amend policy as follows:</i> a. have regard to all residential buildings on the opposite side of Sutton Road <u>bordering the Opportunity Site</u> and contribute positively to repairing the street scene and urban grain in this area;</p>																				
Minor 54	87	Policy Linkages	<p><i>Amend Policy Linkages box for SCAAP policies as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="background-color: #cccccc;">POLICY LINKAGES - SUTTON</th> </tr> <tr> <td style="width: 50%;">Southend Central AAP Objectives: 1, 2, 3, 5, 6, 8, 9, 10</td> <td style="width: 50%;">Policies: <u>DS3</u>, DS4, DS5, PA2, PA4, PA8</td> </tr> </table>					POLICY LINKAGES - SUTTON		Southend Central AAP Objectives: 1, 2, 3, 5, 6, 8, 9, 10	Policies: <u>DS3</u> , DS4, DS5, PA2, PA4, PA8												
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Minor 55	109	Appendix 6	<p><i>Amend Appendix 6 as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #4f81bd; color: white;"></th> <th style="background-color: #4f81bd; color: white;">Core Strategy 2001 to 2021</th> <th style="background-color: #4f81bd; color: white;">Completed April 2001 to March 2016 (net)</th> <th style="background-color: #4f81bd; color: white;">Core Strategy (as adjusted 2016 to 2021)</th> <th style="background-color: #4f81bd; color: white;">Site Allocations (net) to be delivered by 2021*</th> <th style="background-color: #4f81bd; color: white;">Other commitments to be delivered by 2021</th> <th style="background-color: #4f81bd; color: white;">Total New Dwellings</th> <th style="background-color: #4f81bd; color: white;">Difference from Core Strategy (adjusted 2014 to 2021)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">SCAAP</td> <td style="text-align: center;">2,474</td> <td style="text-align: center;">1,087</td> <td style="text-align: center;">1,387</td> <td style="text-align: center;">1,732</td> <td style="text-align: center;">434 <u>425</u></td> <td style="text-align: center;">2,166 <u>2,157</u></td> <td style="text-align: center;">+779 <u>+770</u></td> </tr> </tbody> </table>						Core Strategy 2001 to 2021	Completed April 2001 to March 2016 (net)	Core Strategy (as adjusted 2016 to 2021)	Site Allocations (net) to be delivered by 2021*	Other commitments to be delivered by 2021	Total New Dwellings	Difference from Core Strategy (adjusted 2014 to 2021)	SCAAP	2,474	1,087	1,387	1,732	434 <u>425</u>	2,166 <u>2,157</u>	+779 <u>+770</u>
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SCAAP	2,474	1,087	1,387	1,732	434 <u>425</u>	2,166 <u>2,157</u>	+779 <u>+770</u>																

			Local Authority Area excluding SCAAP	4,026	3,694	332	To be determined	786 <u>780</u>	786 <u>780</u>	+454 <u>+448</u>
			All Borough (Total)	6,500	4,781	1,719	1,732	1,220 <u>1,205</u>	2,952 <u>2,937</u>	+1233 <u>+1,218</u>
Minor 56	111	Appendix 8	<p><i>Amend paragraphs 3 and 4 as follows:</i></p> <p>In respect to Policy DS1 .34(a) vacant units could include units occupied for temporary or 'flexible' uses, permitted through a temporary planning permission or under permitted development rights</p> <p>In relation to Policy DS1 .34, the following details will be used to assess the acceptability, or otherwise, of the information submitted and any marketing undertaken.</p>							
Minor 57		Policies Map	<p>Amend boundary of protected green space to omit Pier West Café.</p> <p>See Appendix D.</p>							

Appendix C: as Minor 30, updated Maps to reflect key visitor parking areas in central area south





Southend Central Area Boundary		Public Transport and Access	
	Southend Central Area Boundary		Railway Station
Parking			Railway Line
	Key Visitor car parking (South)		Bus Stop
	main off street car parking (North)		Bus Route - Road served at least 5 days a week
Taxi Ranks			Improved Gateway Access for Pedestrians
	Taxi Rank		Main Route Network - Crossing and Environmental Improvements
			Proposed Strategic Junction Improvement

Appendix D: as Minor 57, amend boundary of protected green space on policies map to omit Pier West Café from this designation.

