

# Local Development Scheme 2019

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## Introduction

This Local Development Scheme (LDS) sets out a 'live' timetable for preparing and reviewing the Southend-on-Sea (Southend) Development Plan to provide:

- An up-to-date statutory basis for determining planning applications (unless material considerations indicate otherwise)
- A long term spatial planning framework for the Borough's development, within which the Council, other agencies and key stakeholders can coordinate their investment programmes.

It will replace the current LDS which was adopted in 2018.

## Existing Adopted Planning Policy

The Planning and Compulsory Purchase Act (2004) introduced a system of statutory Development Plan Documents (DPDs). These documents outline planning policy to manage development and related spatial matters.

Adopted local planning policy for Southend (see Appendix 1, Table 1) currently consists of:

- Core Strategy (2007);
- London Southend Airport and Environs Joint Area Action Plan (JAAP) (2014);
- Development Management Document (DMD) (2015);
- Essex and Southend-on-Sea Waste Local Plan (2017);
- Southend Central Area Action Plan (SCAAP) (2018); and
- a number of saved Borough Local Plan policies (1994)

## Emerging Planning Policy

### A new Development Plan for Southend

The new development plan will comprise of the South Essex Plan (SEP), Southend New Local Plan (SNLP) and review of the Essex and Southend Waste Local Plan. The SEP will provide the overarching framework within which more focused local development plans will be prepared, including the SNLP. The need for additional development plans to guide development and manage areas of growth and change will be kept under review (see Appendix 1, Table 2).

### South Essex Joint Strategic Plan

The six South Essex authorities (Basildon Borough, Brentwood Borough, Castle Point Borough, Rochford District, Southend Borough and Thurrock Borough Councils) are preparing a SEP to provide a strategic planning framework for South Essex which will guide the preparation of the six local planning authorities' local plans.

The SEP will be a formal statutory Development Plan Document and contain strategic allocations and policies, including an overall spatial strategy and amount of housing, employment and supporting infrastructure to be provided. It will cover the period up to 2038. Essex County Council will assist with preparing the SEP.

## **Southend New Local Plan**

The SNLP will be prepared in conformity with the SEP overarching policy framework, providing more detailed local development plan policies for guiding and assessing future planning applications within the Borough of Southend.

In January 2019 an 'Issues and Options' document was published for consultation purposes as part of the first stage in the preparation of the SNLP. A Feedback report was published in October 2019. Once adopted the SNLP will promote and guide development in the Borough to 2038.

The SNLP will include a review of the Core Strategy, DMD, SCAAP and remaining Saved Borough Local Plan Policies, and will include a spatial strategy; development management policies, site allocations and policies map.

Recent Local Plan evidence bases and consultation responses on the 'Issues and Options' consultation have identified a number of cross-boundary issues that cannot be effectively addressed in isolation, and under the Duty to Co-operate should be resolved in a co-ordinated manner. These include how best to meet the challenge of local housing and economic needs alongside delivering meaningful and transformational infrastructure improvements.

To facilitate effective collaborative cross-boundary planning the Southend and adjoining Rochford District Council (RDC) have agreed to prepare the next stages of their Local Plans in partnership . Under this arrangement, both authorities would continue to develop separate Local Plans but these plans would have a jointly prepared shared 'cross-boundary policy section' (the Joint Part 1) which may include a joint vision, spatial strategy and policies responding to the cross-boundary issues for delivering growth and regeneration. The separate Part 2 document would comprise of two documents, one for Southend prepared by Southend Council and one for Rochford prepared by Rochford District Council. These would address local issues and policies within each authority's area, including local objectives and development management policies and minerals planning matters for SBC.

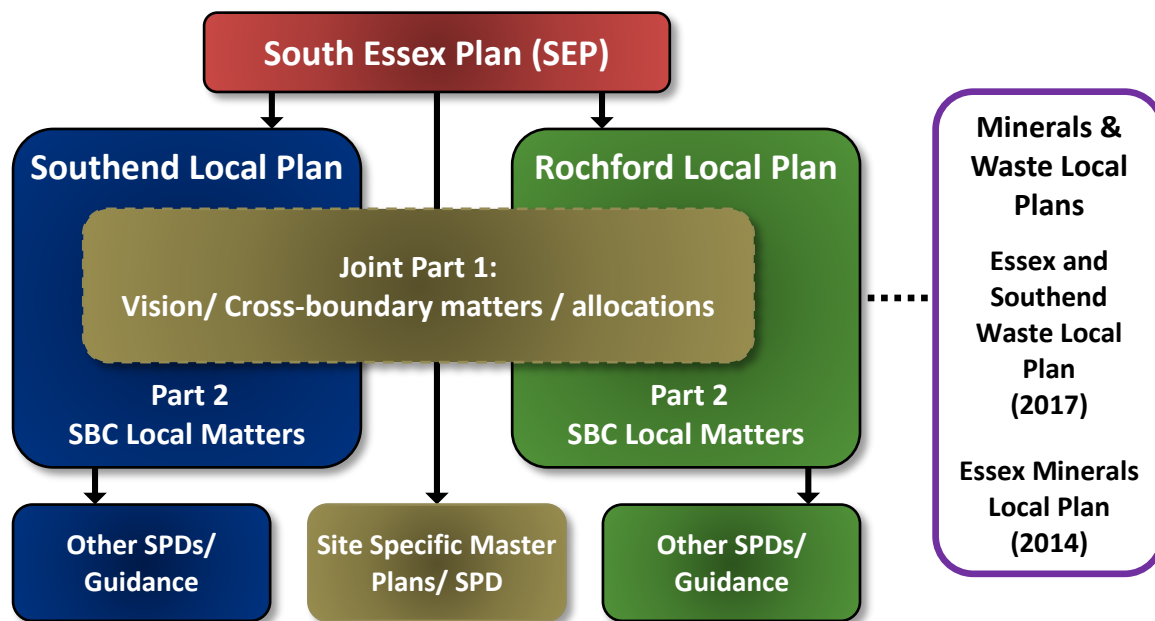
The need for additional development plan documents to supplement the SNLP will be kept under review. For instance, additional plans can be used to set out more detailed policies for specific areas or types of development where appropriate.

The current adopted joint area action plan for London Southend Airport and its Environs (JAAP 2015), prepared jointly with RDC, may need to be updated and reviewed as a separate document as the land straddles the authorities administrative boundaries. This will be considered as part of the preparation of the Joint Part 1 of the new Local Plan.

The recently adopted Essex and Southend Joint Waste Local Plan (2017) will also be subject to its own separate review and will form part of the Southend wider development plan.

The emerging policy framework is depicted in diagram 1.

**Diagram1: The Emerging Policy Framework**



## Other Associated Planning Documents

The following documents together with the planning policy documents outlined above make up the family of plans comprising the Southend Local Planning Framework<sup>1</sup>, namely:

- Statement of Community Involvement (SCI) – The Southend SCI 2018 outlines the Council’s approach to community involvement and consultation in regard to planning policy documents and planning applications. A separate Joint SCI 2018 sets out the approach for consultation on the emerging SEP;
- Annual Monitoring Report (AMR) – reports on and reviews progress in preparing the Local Plan, including individual DPDs, and on the implementation and effectiveness of the Council’s planning policies;
- Supplementary Planning Documents (SPDs) - provide additional guidance on Local Plan policies and proposals. The Council has adopted three SPDs: the Design and Townscape Guide SPD (2009) that provides guidance on design related issues for all development in Southend; the ‘Planning Obligations’ SPD (2015), which sets out the Council’s approach towards Section 106 agreements and developer contributions; and the ‘Streetscape Manual’ SPD (2015), which provides guidance for the design and management of the Borough’s streets, including street furniture and surfacing. The need for more detailed Supplementary Guidance and Masterplans would be kept under review, particularly the need for any Masterplan to guide major development proposals.

<sup>1</sup> Previously known as *Local Development Framework (LDF)*

- Community Infrastructure Levy (CIL) - This document expands upon the infrastructure requirements identified in relevant planning policy documents and details a schedule of charges to be paid by developers to contribute towards the implementation of requisite infrastructure. The document states how the CIL legislation will be applied locally.

## Local Development Scheme

The purpose of this LDS is to:

- provide a brief description of the planning policy documents to be prepared, including those which will be produced jointly with other authorities, and the content and geographic area which they relate;
- explain how different policy documents relate to one another as part of the planning framework;
- set out the timetable for preparing policy documents, including the detail of the key milestones (see Appendix 2); and
- provide information regarding the CIL (Charging Schedule) and its review.

There is not a requirement for the LDS to show what other documents, for example Supplementary Planning Documents, the Council intends to produce.

Each document listed in Appendix 1 has a timetable for preparation; these timetables are an approximation and may need to be revised in future, hence the timetable is categorised as 'live'.

Plan preparation will continue to be monitored and reviewed as part of the AMR process and interim live updates to the LDS timetable will be provided, where necessary, and published on the Council's website.

The key milestones in the production of DPDs are set out below<sup>2</sup>:

### 1. Information gathering/ document preparation –

- The Local Planning Authority will collate evidence that will help inform the preparation of the document and supporting Sustainability Appraisal (SA). Initiating the SA, which will be used to appraise the DPD from a social, economic and environmental perspective, marks the formal commencement of the document. This stage may also involve informal consultation.
- A range of options for the DPD are developed for consultation, community involvement and appraisal, this may include preferred options. This stage culminates in the publication of a document for public participation.

2. Community involvement / Public participation – public participation on the DPD, including on reasonable alternative options. It is essential that consultation with members of the public, delivery bodies, statutory organisations and other stakeholders is undertaken at an early stage in the production of the DPD so that engagement can be most effective. The scale of the consultation and methods undertaken at this stage will be appropriate to the issues being addressed by the particular DPD, indeed some DPDs may be subject to more than one public participation stage. The results of

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<sup>2</sup> Nevertheless Plan preparation will have regard to and ensure conformity with the current Regulations that set out the statutory stages for local plan preparation.

the community involvement and consultation at this stage will be used to develop the next iteration of the DPD.

3. Consideration of consultation responses and preparation of document – the Council will review the responses to the public participation and consultation, and use the results, along with any new evidence, to aid the development of the next iteration of the DPD.

4. Publication of proposed submission consultation –

- Having regard to the evidence base, the results of previous consultation and community involvement, and appraisal of earlier iterations, the Local Planning Authority will prepare the proposed submission draft of the DPD with the aim of producing a “sound” document for submission to the Secretary of State.
- At this stage the Council will publish what it considers to be a “sound” DPD i.e. one which is positively prepared, justified, effective, consistent with national policy, and legally compliant. A formal six-week consultation period provides an opportunity for stakeholders to comment on the soundness and legal compliance of the DPD.

5. Submission of DPD to Secretary of State – following proposed submission consultation; the response to this, together with the DPD, a summary of previous community involvement and other supporting documents are submitted to the Secretary of State to be subjected to independent examination.

- Independent Examination – the submitted DPD is then subject to independent examination conducted by the Planning Inspectorate (PINS) on behalf of the Secretary of State. PINS will consider responses to the proposed-submission consultation and determine whether the DPD is sound and legally compliant. The duration of the examination and timing of hearings will be determined by the issues arising and PIN’s scheduling and therefore is not plotted on the timetable.
- Following examination PINS will submit a report to the Local Planning Authority on the DPD’s soundness and legal compliance. Once a fact check of the document has been completed, the Local Planning Authority will then publish the Inspector’s Report, which will include recommendations and reasons for these recommendations.
- Adoption – under the Council’s constitution, a DPD must be adopted following a meeting of Full Council. As an approximation the period from submission to adoption may range from 3 to 9 months dependent on the content and scope of the DPD, issues arising during examination and scheduling of meetings.

**Table 1 - existing adopted planning policy and community infrastructure levy**

Document	Status	Description	Geographical Coverage	Chain of Conformity	Date of Adoption
Core Strategy	DPD	Contains the council's vision for Southend, and provides the strategic policy framework and growth targets to guide and promote all development in the Borough to 2021.	Borough Wide	National Policy	Dec 2007
London Southend Airport and Environs Joint Area Action Plan	DPD	Contains a policy framework, site allocations and proposals to deliver economic development and growth in and around London Southend Airport, including two business parks, in accordance with the vision and objectives in the Core Strategy and taking account of the broader objectives of the Thames Gateway south Essex regeneration area. (Plan prepared jointly with Rochford District Council)	London Southend Airport and its environs (including areas within Southend and Rochford)	With Core Strategy	Dec 2014
Development Management	DPD	Contains detailed policies for the management of development in the Borough. A Policies Map will accompany this DPD to illustrate geographically the application of its policies.	Borough Wide	With Core Strategy	July 2015
Community Infrastructure Levy	Charging Schedule	To set out a charging regime for contributions to infrastructure.	Borough Wide	With Core Strategy	July 2015
Essex and Southend Waste local Plan	DPD	The document comprises a Core Strategy, site allocations and Development Management Policies. It sets out the vision, objectives and spatial strategy for dealing with waste in the Plan area up to 2032. Identifies locations for the provision of waste management sites and sets out the key development management policies that waste planning applications will be assessed against. (Plan prepared jointly with Essex County Council)	Administrative area of Essex County Council and Southend Borough Council.	National policy	Oct 2017
Southend Central Area Action Plan (SCAAP)	DPD	Contains the policy framework, site allocations and proposals aimed at strengthening the role of Southend Town Centre and Central Seafront area as a successful retail, commercial and leisure destination, cultural hub and education centre of excellence, as well as a place to live. It also sets out the policy framework and proposals for adjacent residential areas. It is accompanied by an up-to-date Policies Map.	Southend Town Centre, Central Seafront and adjacent residential areas	With Core Strategy	Feb 2018



**Table 2 – emerging planning policy**

Document	Status	Description	Geographical Coverage	Chain of Conformity	Submission date
South Essex Joint Strategic Plan (JSP)	DPD	<p>To establish a joint framework to guide local development plan documents, including the Southend New Local Plan.</p> <p>Will include an overall spatial strategy and amount of housing, employment and supporting infrastructure to be provided.</p>	South Essex (comprising Basildon Borough, Brentwood Borough, Castle Point Borough, Rochford District, Southend Borough and Thurrock Borough Councils)	National Policy	2022 Q1
Southend New Local Plan (SNLP)	DPD	<p>To facilitate effective collaborative cross-boundary planning the Southend and adjoining Rochford District Council have agreed to prepare the next stages of their local plans in partnership. Under this arrangement, both authorities would continue to develop separate Local Plans but these plans would have a jointly prepared shared 'cross-boundary policy section' (the 'Part 1') which may include a joint vision, spatial strategy and policies responding to the cross-boundary issues for delivering growth and regeneration. 'Part 2' of the local plan will address local issues and policies within each authority's area, including local objectives and development management policies and minerals planning matters for SBC.</p> <p>The new Local Plan will include a review of the Core Strategy, DMD, SCAAP and remaining Saved Borough Local Plan Policies. Once adopted the SNLP will replace these planning documents.</p> <p>The Community Infrastructure Levy (Charging Schedule) will also be reviewed in light of the new Local Plan and its associated infrastructure requirements.</p>	Southend Borough Wide	Joint Strategic Plan	2022 Q4

## Appendix 1

### LOCAL DEVELOPMENT SCHEME – PROJECT TIMETABLES

These are live time tables that are subject to monitoring and will be updated as appropriate. (*Q refers to the quarter of that calendar year*)

#### South Essex Plan

STAGE	TARGET DATE FOR COMMENCEMENT
Evidence base preparation	On-going
<b>Issues</b> Document public consultation	<b>2020 Q3</b>
<b>Preferred Approach</b> and Options Document public consultation	<b>2021 Q1</b>
<b>Publication</b> of Proposed Submission Document public consultation	<b>2021 Q3</b>
<b>Submission</b> to Secretary of State for independent examination followed by subsequent Examination and Adoption*	<b>2022 Q1</b>

#### Southend New Local Plan

STAGE	TARGET DATE FOR COMMENCEMENT
Evidence base preparation	On-going
Call for Sites	On-going
Issues (and Options) Document public consultation	Q1 2019
<b>Issues and Options</b> (stage 2)	<b>2020 Q3</b>
<b>Preferred Approach</b> Document public consultation	<b>2021 Q3</b>
<b>Publication</b> of Proposed Submission Document public consultation	<b>2022 Q2</b>
<b>Submission</b> to Secretary of State for independent examination followed by subsequent Examination and Adoption*	<b>2022 Q4</b>

*\*As an approximation, the period from submission to adoption may range from 6 to 12 months dependent on the content and scope of the plan, issues arising during examination and scheduling of meetings.*