

Southend-on-Sea Borough Council

Development Control Committee 30th March 2021

SUPPLEMENTARY INFORMATION

Agenda Item 4	Pages 1 – 416
20/01479/BC4M	Queensway Development, Queensway Slip Road, SW, Southend-on-Sea, Essex
	General updates and clarification:
Pages 1-4	Documents/Plans in table <ul style="list-style-type: none">• Travel Plan should reference most up-to-date version:<ul style="list-style-type: none">○ Master Travel Plan v1.1 – Date: 18 December 2020.• The Structural Survey Date was 27 May 2015• The £90,000 definition should state on-site and off-site works.
Page 17	Paragraph 2.1- For clarity, the Environmental Statement included a full Transport Assessment.
Page 22	Paragraph 2.27 –The revision number for the Land Use drawing should be Rev 08.
Page 25	Paragraph 2.39 – should refer to “shared equity” not shared ownership
Page 27	Paragraph 2.49 – The revision number for the Land Use Parameter Plan should be Rev 08.
Page 30	Paragraph 3.5 – The signatories were separated into residents and non-residents. In total there were 25 non-resident and 30 resident pledges.
Page 42	Paragraph 3.70 – These is no obligation for traffic management costs in the S106 Heads of Terms.
Page 45	Paragraph 3.89.1 – The Air Quality Assessment Chapter of the Environmental Statement was prepared by Mott MacDonald, not Barton Willmore.
Page 45	Paragraph 3.89.5 – The Recycling/Waste Management Strategy was undertaken by Swan Housing not Barton Willmore.
Page 69	Paragraph 6.57 –The reference to 103 bed affordable dwellings should read 10 x 3 affordable beds.
Page 74	Paragraph 6.85 – Traffic Regulation Orders are tied both to the Queensway works and also specific phases of the development. The words “prior to the completion of the revised Queensway” should instead say “at agreed triggers”.
Page 77	Paragraph 6.100 –Planning condition 37 is updated to include wayfinding signage required at each Reserved Matters stage.

- Page 79** **Paragraph 6.112** – Condition 55 specifies 2 car club spaces so delete words “further vehicles added for subsequent phases of the development”.
- Page 83** **Paragraph 6.136** – Reference to “policy complaint” should be “policy compliant”.
- Page 103** **Paragraph 6.217 end of first para (Porters)** - Reference to “section 9 above” should read “section 9 below”.
- Page 97** **Paragraph 6.218 point 3**– This should refer to “adaptable dwellings” (plural)
- Page 112** **Paragraph 6.257** – The last two sentences are to be deleted so consistent with Condition 62 and should read “A planning condition secures a detailed scheme of sound insulation measures to ensure acceptable indoor noise levels are achieved for each Phase/Sub-Phase”.
- Page 123** **(Part (e) of Policy PA4 Compliance)** – A nursery is not specifically secured via the s106 agreement so this reference should be deleted.
- Page 127** The scheme is not proposing green walls. These have not been secured by condition so this reference should be removed from the Table. Green roofs are secured by Condition 37.
- Page 136** **Paragraph 8.6** – Those referenced were the original triggers for the works and were changed into the final Heads of Terms for the 106 which are tied respectively to the Practical Completion of the final block in each respective phase.
- Page 136** S106 monitoring costs will be subject to a cap of £10,000 in accordance with the Recommendation.
- Page 136** **Paragraph 8.7, line 2** – Reference to “above” should be to “below”.
- Page 136** **Paragraph 8.8** – Reference to “phased bases” should be “phased basis” and the word “be” is missing from the final sentence.
- Page 138** **Paragraph 9.2** – A Habitats Regulations Assessment was undertaken under The Conservation of Habitats and Species Regulations 2017.
- Page 140** **Paragraph 9.13** – Should say “shared equity” not shared ownership.
- Page 30** **Consultations**
- Page 30** **Paragraph 3.5** - There have been 9 further pledges on the Better Queensway website from non-residents.
- Page 32** An additional representation from Essex Police has been received which is summarised below and is appended in full to this Supplementary Agenda at Appendix 3.

In line with the most current design proposals available to our disposal and upon initial consultation with the design team, in principle Essex Police does not object to the Better Queensway proposals. However, an integrated approach to designing out crime at an early stage is necessary to all significant components of its design, planning and layout are considered together. Good design and early co-ordination can avoid the conflicts that may be expensive or impossible to resolve once the construction is complete.

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An additional letter of support has been received from The Focal Point Gallery. This is appended to the Supplementary Agenda at Appendix 4.

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9 Residential Amenity

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Wind Microclimate

This supplementary statement is provided to clarify that the effects of the proposed development on wind turbulence have been considered in the assessment of the planning application and found to comply with relevant planning policy.

Policy DM4 confirms that tall or large buildings will not be acceptable where they adversely affect their surroundings in terms of microclimate and wind turbulence. ES Chapter 16 assesses the wind microclimate effects of the proposed development through wind modelling. The ES identifies a series of mitigation measures which are concluded to result in acceptable wind conditions. The measures include:

- Implementing landscape elements such as trees, shrubs in planters and porous screens at ground and terrace level together with hedging at terrace level;
- Chamfering the corners where walking conditions would occur at ground level;
- Introducing a stepped-massing design at the corners where walking conditions would occur at ground level; and
- Implementing solid 1.5m balustrading at roof terrace level.

The ES confirms that further wind assessment should be required in order to test the effectiveness of mitigation measures at the detailed design stage. This necessary further assessment and detailed mitigation is proposed to be controlled by planning condition. Accordingly, and for the avoidance of doubt, the proposals comply with Policy DM4 in respect of wind microclimate.

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Appendix 5 of the main Committee Report – Planning Conditions

A number of updates have been made to the planning conditions proposed and as set out in Appendix 5 of the main report.

Appendix 1 shows the updates track changed for the entire condition set.

Appendix 2 shows the resultant “clean” version of the entire updated conditions set with the changes incorporated.

Supplementary Agenda Appendix 1 – Update to Conditions (track changes)

Supplementary Agenda Appendix 2 – Update to Conditions (“Clean version” with no track changes)

Supplementary Agenda Appendix 3 – Community Police Additional Consultation Response Received

Supplementary Agenda – Appendix 4 – Letter of Support from The Focal Point Gallery