

Southend on Sea Core Strategy Development Plan Document: Final Report Addendum 16 October 2007

Required Changes: Policy CP8: sub-paragraph 3c should be deleted (Annex 1, page 60).

The change of name to the "Shoeburyness SPD" should also be made in Policy CP8 (Annex 1, page 59) and paragraph 2.2 line 5 of the main report (page 7) should read "now to be called the Shoeburyness SPD. During the..".

With the above changes the first part of Policy CP8 would read as below.

Policy CP8 Dwelling Provision – As Revised

Provision is made for 3,350 net additional dwellings between 2001 and 2011 and for 3,150 net additional dwellings between 2011 and 2021, distributed as follows:

	2001-2011	2011-2016	2016-2021	2001-2021
Town Centre and Central Area	1,000	750	250	2,000
Shoeburyness*	650	300	450	1,400
Seafront**	450	50	50	550
Intensification***	1,250	500	800	2,550
TOTAL	3,350	1,600	1,550	6,500
Per annum	(335)	(320)	(310)	(325)

*Further detailed guidance into development in part of Shoeburyness will be provided in the "Shoeburyness SPD".

** 'Seafront': subject to the safeguarding of the biodiversity importance of the foreshore.

*** In broad terms, intensification is making more effective use of land in a given area where such sites may be poorly used, and even unsightly. Areas for intensification generally have potential for increased residential accommodation by building or redeveloping at an increased density and by incorporating a mix of uses where appropriate. With good design, layout and construction, intensification may improve the appearance of places as well as their sustainability.

Residential development proposals will be expected to contribute to local housing needs, including affordable and special needs provision, and the sustainable use of land and resources. To achieve this, the Borough Council will:

1. require the provision of not less than 80% of residential development on previously developed land (brownfield sites)
2. resist development proposals that involve the loss of existing valuable residential resources, having regard to the limited land resources in the Borough, the need to safeguard an adequate stock of single family dwellinghouses, and to protect the character of residential areas.
3. enter into negotiations with developers to ensure that:

- a. all residential proposals of 10-49* dwellings or 0.3ha up to 1.99ha make an affordable housing or key worker provision of not less than 20% of the total number of units on the site and
- b. all residential proposals of 50* dwellings or 2ha or more make an affordable housing or key worker provision of not less than 30% of the total number of units on the site.

*The rationale (then as at Annex 1).