

Development Management Development Plan Document (DPD) Frequently Asked Questions

Q: What is the purpose of the Development Management DPD

A: The Development Management Document sets out detailed policies for a wide range of matters which planning applications will be assessed against, for example matters related to: design, housing standards and dwelling mix, and parking standards. Whilst this document also addresses matters relating to managing the historic environment, employment areas and the seafront, it does not allocate land.

Q: What is the purpose of the Development Management DPD: Revised Proposed Submission Document?

A. This is the second Proposed Submission Development Management DPD to be published so that representations can be made in relation to soundness and legal compliance. Following publication of the first Proposed Submission Development Management DPD in March 2011 the National Planning Policy Framework (NPPF) was published in March 2012. A number of amendments have been made and reflected in this latest revised version of the Development Management DPD, in response to previous representations, new evidence base material and to ensure it is in conformity with national policy and guidance.

The Submission Document is the final stage in the preparation of the policies for managing development, and it is the version that the Council believes is fit-for-purpose and will form part of the Development Plan for the Borough.

The six week publication period is the opportunity to make formal representations to the inspector about the soundness of the DM DPD and its legal compliance. A guidance note for submitting representations on submission documents is available on the Council's website. www.southend.gov.uk

Q. I have responded to the previous versions of the Development Management DPD, do I need to comment again?

A. There has been extensive discussion and consultation, over several years, on the issues and principles underlying the policies in this DPD. These have helped inform and update the Development Management DPD document and details about this process can be found in the Regulation 19 Statement, which is published on the Council's website www.southend.gov.uk/developmentmanagementdpd

As part of this process this latest Revised Proposed Submission version of the Development Management DPD also takes into account representations that were made during the first Proposed-Submission publication period carried out in March/April 2011. A number of representations identified ways in which the Development Management DPD could be improved. In response to these representations there have been a number of consequential changes to the DPD. The Publication of this revised version of the Development Management DPD provides the opportunity for these changes to be consulted on before the document is submitted to the Secretary of State for examination.

This plan includes amended policies. Representations on the Revised Proposed Submission Development Management DPD should be made at this stage, even if comments have been submitted on earlier iterations of the plan. These representations will be submitted alongside the Development Management DPD as part of the examination process to the Planning Inspectorate.

Q: How does this document fit in with other planning documents?

A: The Development Management DPD will, once adopted, be used in conjunction with a number of other planning documents in determining planning applications.

A key document is the Core Strategy which sets out the general principles for the development of the Borough. This document was adopted in December 2007. Several other emerging planning policy documents will support the Core Strategy and provide further detail on the policy areas it addresses. These other documents include: Area Action Plans (AAPs) which will set out detailed policies for the management of development in the Southend Central Area (including Town Centre) and London Southend Airport and its environs; the joint Essex and Southend Replacement Waste Local Plan. The Council is also at an early evidence gathering stage in the preparation of a further Area Action Plan for Shoeburyness and also a Site Allocations DPD for areas not covered by the AAP's.

Together this suite of documents will comprise the Development Plan for the Borough and will be used to assess planning applications.

Further documents which do not form part of the Development Plan are also used when considering planning applications; these are known as supplementary planning documents (SPDs). They provide advice and guidance on applying the policies within the development plan documents and include the Design and Townscape Guide SPD (2009); Planning Obligations SPD (2010) and the Streetscape Manual SPD (2013)

More information on the above documents can be viewed via the relevant planning pages on the Council's website: www.southend.gov.uk.

Q. I have responded to other consultations in the past, for example on the Core Strategy, do I need to comment again?

A. As set out above, the Development Management DPD is separate from other documents in that it focuses on a wide range of specific planning criteria used to determine planning applications and provides more detail on these in accordance with the Core Strategy. Whilst the Development Management DPD is related to other documents in the Development Plan, and will have regard to them, if you consider that there are issues you have raised in previous consultations on other documents, which are relevant to this document also, you may wish to submit your comments again during this current consultation. If you are unsure about whether this is necessary, or would like to discuss any further issues/concerns you may have, please contact the Planning Policy team on 01702 215408 or ldf@southend.gov.uk.

Q: Why do I have to use the representation forms or the online system to make my views known?

A: The Development Management DPD is currently published for a final stage of public consultation prior to being submitted for examination by the Planning Inspectorate. The results of the consultation will be passed to the Government appointed Inspector, who will consider whether the plan is legally compliant and sound. It is Government requirement, during this final stage of consultation, that comments submitted must only relate to the soundness and legal compliance of the document. By using the online consultation system and representation forms <http://southend.jdi-consult.net/ldf/index.php> participants may ensure that their comments submitted relate to soundness and legal compliance, and can therefore be considered by the Inspector.

Comments on the Revised Proposed Submission Development Management DPD may be formally submitted between **Friday 4th April 2014 until 5pm on Friday 16th May 2014**. This is a formal consultation stage before the document is submitted to the Government to be independently examined, and as such representations will only be regarded as duly made if supplied on the official representation form or made directly via the online consultation system at this link: <http://southend.jdi-consult.net/ldf/index.php>. Comments made will be available to view on the online system as they are submitted, although please note that there may be a time delay between submission and appearance online.

Through the online consultation system, comments may be submitted by selecting the relevant document, then by clicking on the pen symbol next to the policy on which you wish to comment. Before you submit comments for the first time you will need to register on the system. This is a simple process which only requires a valid email address. If you are already registered on Southend Borough Council's online consultation system you can use the same login and do not need to re-register.

We recommend that you also visit www.southend.gov.uk/ldf to view the documents, access background information and, if required, obtain help on using the online consultation system.

We recognise that not everyone has access to the Internet and that it is important that no one is excluded from participating. If you wish to submit your views but are unable to do so online, completed representation forms can be sent to:

Corporate Director for Place, PO Box 5557, Civic Centre, Victoria Avenue,
Southend-on-Sea, SS2 6ZF;
or via email: ldf@southend.gov.uk

You can contact the Planning Policy team on 01702 215408 for further help or to obtain an official representation form.

The documents can also be viewed at local libraries, the Council offices or online at www.southend.gov.uk/developmentmanagementdpd

Q: What will happen after the publication period has ended?

A: Once the consultation has ended at 5pm on Friday 16th May 2014, the Council will submit the Revised Proposed Submission Development Management DPD, along with all the responses received during the consultation and other evidence, to Government for independent examination. An Inspector will be appointed to undertake an independent examination in public, and if the document is found to be sound and legally compliant through examination, the Council may then adopt it and it will become Council planning policy.