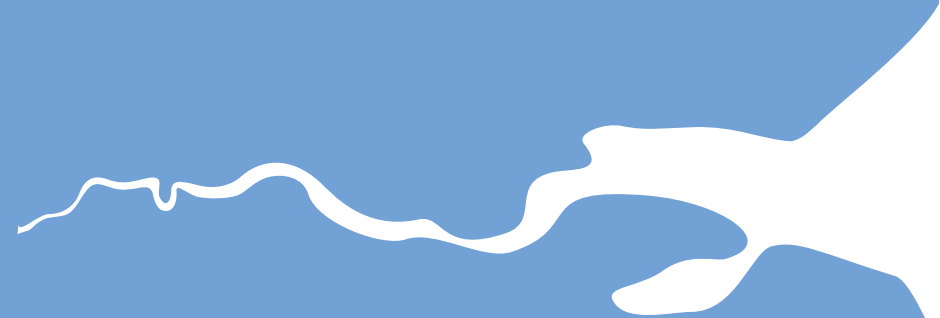


Development Management DPD

Schedule of Minor Amendments

(Proposed as factual updates or in response to Representations)

July 2014



The table below sets out the schedule of post-publication minor amendments to the Revised Proposed Submission Development Management DPD

| Ref: | Paragraph / Policy | Minor Amendment | Justification | Suggested by (reference) |
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| M1 | Contents Page | Policy DM13 – Shopping Frontage and Centre Management outside the Town Centre | To reflect previous alteration in the main document | Internal |
| M2 | Contents Page | Relationship between Policies Policy P1: Sustainable Development Policy DM1: Design Quality Policy DM2: Low Carbon and Development and Efficient Use of Resources Policy DM3: Efficient and Effective Use of Land Policy DM4: Tall and Large Buildings Policy DM5: Southend-on-Sea Historic Environment Policy DM6: The Seafront Policy DM7: Dwelling Mix, Size and Type Policy DM8: Residential Standards Policy DM9: Specialist Residential Accommodation Policy DM10: Employment Sectors Policy DM11: Industrial Estates and Employment Areas Policy DM12: Visitor Accommodation Policy DM13: Shopping Frontage and Centre Management outside the Town Centre Policy DM14: Environmental Management Protection Policy DM15: Sustainable Transport Management | To reflect previous alteration in the main document | Internal |
| M3 | 1.5 | <p><i>Insert new paragraph immediately following paragraph 1.4, label 1.5 and subsequently renumber subsequent paragraphs, to read as follows:</i></p> <p><u>“1.5 The Council is also preparing a Community Infrastructure Levy (CIL) Charging Schedule, which will be informed by the policies in this Development Management DPD. Local authorities can choose to apply CIL to specified developments in their area. The levy can apply to new residential and commercial development, and the proceeds can be spent on providing infrastructure to support the development within that authority’s area. A key consideration in setting CIL is to ensure that, in general, development within the Borough will still be viable after it has complied with planning policies, including the policies contained within this Development Management DPD.”</u></p> | This information regarding CIL was previously outlined in the Text Box on page 8. | Internal |

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| M4 | Text Box pg. 8 | <p>(To be deleted on adoption) How this document differs from the Proposed Submission draft Development Management DPD consulted on in March 2011.</p> <p>This is the Revised Proposed Submission version of the Development Management DPD. It is being published for a 6-week period so that everyone can comment on policies the Council considers planning application should be assessed against and should further guide development in Southend. The publication period provides the opportunity to make formal representations to the Inspector about soundness of the DM DPD and its legal compliance. A guidance note for submitting representations is available on the Council's website. Following this publication period, the Council will consider the representations made, making any necessary changes, and then submit the DPD to the Secretary of State. An Examination will be held by an independent government appointed Planning Inspector who will consider whether or not the DPD is 'soundly based' and legally compliant. If the Inspector decides the plan is 'sound', the Council will be able to adopt it later in 2014.</p> <p>To reach this stage, the Council has assembled a comprehensive evidence base, (available on the Council's website). There has also been extensive discussion and consultation, over several years, on the issues and principles underlying the policies in the DPD. Details about this process can be found in the Regulation 19 Statement, which is published alongside this document. There have been three main versions of the Development Management DPD:</p> <ul style="list-style-type: none"> ■ The Issues and Options version (June 2010); ■ The Proposed Submission version (March 2011); and ■ This Revised Proposed Submission Development Management DPD (March 2014). <p>The Development Management DPD has been prepared in accordance with the Southend Local Development Scheme, is consistent with the adopted Core Strategy (2007) and has been prepared in compliance with the Council's Statement of Community Involvement. The DPD has also had regard to a number of other adopted and emerging planning policy documents and their consultations; including: the Southend Central Area Action Plan (including the</p> | This section provided information in relation to the revised proposed submission consultation and its preparation. This information is no longer required in the submission version of the document. | Internal |

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| | | <p>previous Town Centre Area Action Plan and Seafront Area Action Plan consultations); the Design and Townscape Guide SPD; Planning Obligations and Vehicle Parking Standards DPD consultation. The Development Management DPD has been fully informed by a Sustainability Appraisal (including Strategic Environmental Assessment), a Habitat Regulations Screening Report and an Equality Impact Assessment. The final Sustainability Appraisal, which includes a commentary on the sustainability factors and options that helped shape this document, is also published alongside this document for public comment.</p> <p>The Council is also preparing a Community Infrastructure Levy (CIL) Charging Schedule, which will be informed by the policies in this Development Management DPD. Local authorities can choose to apply CIL to specified developments in their area. The levy can apply to new residential and commercial development, and the proceeds can be spent on providing infrastructure to support the development within that authority's area. A key consideration in setting CIL is to ensure that, in general, development within the Borough will still be viable after it has complied with planning policies, including the policies contained within this Development Management DPD.</p> <p>The Development Management DPD 'Issues and Options' consultation on possible development policies took place between 21st June and 9th August 2010. The purpose of the Issues and Options stage was to explore how detailed development management policies could guide development in a sustainable manner. The Council wanted to gather the public and stakeholder's views about the general direction of proposed policy to meet Southend-on-Sea specific issues. The Borough Council put forward a 'suggested approach' for each policy theme as part of the consultation alongside alternative options with the reasons they were considered less favourable. The process has provided local people with the opportunity to shape the look and feel of Southend-on-Sea and its communities, including consideration of environmental and social interests. The responses received at this stage informed the production of the development management policies.</p> <p>This document is the second Proposed Submission Development Management</p> | | |

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| | | <p>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 2012. A number of amendments have been made and reflected in this latest revised version of the Development Management DPD to ensure it is in conformity with national policy and guidance.</p> <p>This document also takes account of and responds to representations that were made during the first Proposed Submission publication period carried out in March/ April 2011. A total of eightyone representations were received during this consultation. A number of representations identified ways in which the Development Management DPD could be improved. The Regulation 19 Statement provides details of this process, including a summary of all representations received and Council response. In taking account of these representations, there have consequently been a number of amendments to the DPD. The Publication of this Revised Proposed Submission version of the Development DPD provides an opportunity for these changes to be consulted upon before the document is submitted to the Secretary of State for examination in public.</p> <p>A full list of evidence base and related document that have informed the Development Management DPD is available on the Council's website. The list comprises a number of new and updated evidence documents, including:</p> <ul style="list-style-type: none"> ■ The Southend-on-Sea Combined Policy Viability Assessment (2013) ■ Technical Report – The Management of Designated Shopping Frontages in Southend-on-Sea (2013) ■ Survey of Key Employment Areas (2013) ■ Parking Review Addendum (2014) ■ Housing Quality Review Addendum (2014) ■ Climate Change Review Addendum (2014) ■ The Thames Gateway South Essex Strategic Housing Market Assessment (2013) ■ Southend Health and Wellbeing Strategy (2013-2015) | | |

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| | | <ul style="list-style-type: none"> ■ The Southend-on-Sea Local Economic Assessment Refresh (2013) ■ Low Carbon Energy Strategy 2012 – 2014 (2012) ■ Agricultural Land Classification: protecting the best and most versatile agricultural land (2012) ■ Local Wildlife Site Review (2011). ■ Census 2011 <p>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. A document that summarises the main changes between the original, now superseded, Proposed Submission Development Management DPD and this revised proposed submission version is available on the Council's website.</p> <p>Development Management DPD: Revised Proposed Submission Publication 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. This will ensure that your issues will be submitted for consideration by the Planning Inspector appointed to carry out the examination in public.</p> <p>In order to comply with Government guidance and to help ensure that representations are submitted in a format that the Planning Inspector and the Council can easily use for examination purposes, they must:</p> <ul style="list-style-type: none"> ■ Clearly identify which policy or paragraph the representation relates to; ■ Identify what test of 'soundness' or legal requirement the representation relates to; ■ State whether the document is considered 'sound' or 'unsound'. If unsound explain what needs to be amended and why in order to make the document sound; ■ State whether the issue has been raised at previous consultations. If not the representation should explain why the issue has not been raised previously; and | | |

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| | | <p>■ State whether the respondent would like to appear at the examination in public.</p> <p>The Development Management DPD: Revised Proposed Submission can be viewed and downloaded from the Council's website. Representations should be made using the Council's online interactive consultation system: www.southend.gov.uk/planningpolicyconsultations. Alternatively, representations can be made using the Council's response form, available on request, and submitted using the following means:</p> <p>By email to: ldf@southend.gov.uk By post to: Department for Place, PO Box 5557, Civic Centre, Southend-on-Sea, SS2 6ZF</p> <p>Please be aware that representations made on this document cannot be treated as confidential i.e. they will be in the public domain. Please make sure we receive your representations by 5pm on 16th May 2014.</p> <p>The following information may also be helpful and are available on the Council's website and on request:</p> <ul style="list-style-type: none"> ■ Development Management DPD Public Notice, including Statement of Fact; ■ Development Management DPD Statement of Representation Procedure; ■ Development Management DPD Frequently Asked Questions ■ Development Management DPD Guidance Notes for Proposed Submission Stage Representations. <p>The Development Management DPD is accompanied by a Policies Map, which illustrates land use designation related to policy, and a Sustainability Appraisal, both are available on the Council's website. Representations related to the Policies Map and Sustainability Appraisal are also invited.</p> | | |
| M5 | 3.31 | <p>The Thames Gateway South Essex Greengrid Strategy and the Government's Sustainable Communities: Greening the Gateway Implementation Plan seeks to achieve a living system threading through the urban and rural landscapes. This vision places landscape at the heart of the development process and is further emphasised by the Thames Gateway Parklands Vision (2008), which</p> | <p>Issue raised by Natural England during revised proposed-submission consultation.</p> | <p>In relation to Natural England (1638)</p> |

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| | | <p>seeks to guide and support the regeneration and development of urban and rural open spaces which are connected together to create an accessible and coherent landscape. Urban greening will contribute to this objective by incorporating measures that ; provide a wide range of benefits, including wildlife activity and connection, create a positive sense of place, provide environmental protection for local communities, aid climate adaptation, and enhance quality of life providing health and recreational benefits. Furthermore it contributes to the emergence of a continuous linked network of varied landscapes that begins at the 'front door' and connects with the wider area.</p> | | |
| M6 | 4.19 3 rd bullet point | <ul style="list-style-type: none"> Southend's regular and systematic improvements to existing flood defences to meet perceived levels of risk, which reduces the level of actual risk, as indicated on current flood plain maps. This policy to maintain flood defences in line with the potential risk posed by climate change is set to continue and is supported by the Thames Estuary 2100 (TE2100) March 2010 Nov 2012 and South Essex Catchment Flood Management Plan (CFMP) December 2008. | Issue raised by Environment Agency during revised proposed-submission consultation. | Environment Agency (1623) |
| M7 | 4.30 | <p>For proposals, reference should always be made to the Southend SFRA 1 & 2 Reports and, when published, the Surface Water Management Plan for detailed surface water modelling results, and further details on the mechanics of surface water flooding locally. Site-specific Flood Risk Assessments (required for all development proposals on sites greater than 1ha) should refer to Council and water utility historic flood records to establish the level of potential surface water flood risk to any future development in these locations.</p> | Clarification | Internal |
| M8 | 5.8 | <p>The SHMA (2013) undertook an assessment of dwelling need and consequently set out a recommended dwelling mix for affordable as well as private market housing in Southend. The preferred dwelling mix outlined in Policy Table 2 and 3 reflects the recommendations set out in the SHMA (2013) and is intended to provide an overall flexible target for the Borough that may be applied flexibly and which to takes account of any changes to the preferred mix in any SHMA updates (or equivalent successor). The preferred dwelling mix should not be treated as a definitive mix but be used during negotiations. The Council will take account of the latest available evidence from the SHMA (or its equivalent successor); the site context; and for affordable housing any pressing short term housing need as identified by the Southend Council's Homeseekers Register affordable housing waiting list.</p> | <p>To clarify that Policy Table 2 and 3 outlines Borough wide targets that may be applied flexibly when considering individual proposal sites.</p> <p>To reflect the correct terminology.</p> | <p>In relation to Moon A Ltd (1629)</p> <p>Internal</p> |

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| M9 | 5.14 | The Council will therefore seek a flexible mix of 60:40 between rented (social and affordable) housing and intermediate housing. In accordance with the findings of the Southend on Sea Combined Policy Viability Study (September 2013), which recommends that the Council applies a flexible approach to tenure split to ensure that the viability of developments is not adversely affected over the economic cycle, this proportion may be negotiated between developer/provider and local authority housing officers as part of a proposal. This decision will take account of the viability of specific sites, the findings of the latest SHMA (or its equivalent successor), a consideration of the Council's housing register Homeseekers Register and the availability of public subsidy. | To reflect the correct terminology. | Internal |
| M10 | Policy DM7 (1) | All major residential development is expected to provide a dwelling mix that incorporates a range of dwelling types and bedroom sizes, including family housing on appropriate sites, to reflect the Borough's housing need and housing demand. The Council will promote the mix of dwellings types and sizes, taking account of those outlined in the SHMA, illustrated in Policy Table 2, in all new major residential development proposals. Where a proposal significantly deviates from this mix the reasons must be justified and demonstrated to the Council. The provision of family size housing will be encouraged on smaller sites, particularly where the surrounding building types provide an appropriate context for this type of development to be included within a scheme. | Issue raised by Moon A Ltd during revised proposed-submission consultation. | In relation to Moon A Ltd (1629) |
| M11 | 7.1 | The Council will ensure that no development gives rise to or triggers unacceptable levels of pollution and land instability that could impact on human health, property and the wider environment including environmental designations . The Council will ensure that consideration is given to adopting environmental best practice measures in all cases. | Issue raised by Natural England during revised proposed-submission consultation. | In relation to Natural England (1647) |
| M12 | 7.10 | The assessment and remediation of contaminated land is complex, with each site being judged specifically to render it fit for end use. When carrying out an assessment, interested parties should take into account guidance set out in 'Land affected by Contamination – Technical Guidance for Applicants and Developers, Second Edition' (December 2007), or replacement editions , produced by the Essex Contaminated Land Consortium. | Issue raised by Environment Agency during revised proposed-submission consultation. | Environment Agency (1625) |
| M13 | 8.3 | Development provides opportunities to make significant improvements to the | Issue raised by Natural | In relation to |

| Ref: | Paragraph / Policy | Minor Amendment | | | | | | Justification | Suggested by (reference) |
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| | | road network for public transport, which aids the provision of suitable and sustainable alternatives to car based travel. The availability of safe, coherent, legible and easy to use footpaths and cycle routes, enhanced by and combining with green infrastructure , as well as good public transport information, high quality facilities and an environment free from street clutter, can have a significant impact on people’s choice of transport. The Council’s Streetscape Manual SPD provides guidance on the use of street furniture and materials and opportunities for minimising clutter and merging functions. | | | | | | England during revised proposed-submission consultation. | Natural England (1648) |
| M14 | Appendix 1: Monitoring Framework Page 87 | DM Policy | Indicator Ref | Indicator | Target/ Direction | Core Strategy Objective | Core Strategy Policy Linkage | Omitted in error. Relates to supporting text “ <i>The Council will monitor the role and function of the primary and secondary frontages through regular surveys to ascertain the range of goods and services available to shoppers and visitors, and to identify any significant and long term trends.</i> ” (paragraph 6.48) | Internal |
| DM13 | DM13.2 | Proportion of units within Primary Shopping Frontage and Secondary Shopping Frontage that are vacant | No target | SO1, SO8 | KP1, CP1, CP2 | | | | |

