

Southend-on-Sea Borough Council – Development Management Examination: Schedule of Minor Amendments

Schedule of Minor Amendment to the Revised Proposed Submission Development Management DPD (March 2014)

The amendments below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the amendment in words in italics.

The table below sets out the schedule of minor amendments to the Revised Proposed Submission Development Management DPD (March 2014)

The paragraph numbering below refer to the Revised Proposed Submission Development Management DPD (March 2014), and do not take account of the deletion or addition of text.

Ref:	Paragraph / Policy	Minor Amendment
M1	Contents Page	Policy DM13 – Shopping Frontage and Centre Management outside the Town Centre
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, <u>Size and Type</u> 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 <u>Protection</u> Policy DM15: Sustainable Transport Management

Ref:	Paragraph / Policy	Minor Amendment
M3	1.5	<p><i>Insert new paragraph immediately following paragraph 1.4, label 1.5 and 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>
M4	Text Box pg. 8	<p>(To be deleted on adoption)</p> <p>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</p>

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		<p>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 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 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</p>

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		<p>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) ■ 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</p> <p>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</p>

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		<p>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 ■ State whether the respondent would like to appear at the examination in public. <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>

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M5	3.2	<p><i>Amend paragraph as follows:</i></p> <p>The Council’s Design and Townscape Guide SPD provides detailed design advice for achieving high quality development within the Borough that draws on local distinctiveness. The aim of the Design and Townscape Guide SPD is to provide a practical basis for achieving high quality design that enhances local character, the quality of an area and the way it functions.</p> <p><i>Form new paragraph and subsequently renumber:</i></p> <p>Development proposals should seek to address the objectives and principles of this SPD <u>where applicable. The SPD addresses the following matters: site appraisal; creating successful places; building form; intensification; relationship with neighbours; accessibility and community safety; sustainable development and design; the historic environment; alterations and additions to existing residential buildings; additional guidance for commercial schemes; and telecommunications.</u> Where considered necessary and appropriate, the Council will consider the use of Design Codes where they can help to deliver good design locally.</p>
M6	3.9	<p><i>Amend paragraph as follows:</i></p> <p><u>The Council recognises the important role high quality and innovative design can play in raising the standard of design locally, and will give due consideration to developments that are considered to achieve this.</u> The Council will provide professional design advice on planning applications and, where considered appropriate, the use of local and regional Design Review Panels will be encouraged by the Council particularly, where suitable, for sensitive sites with complex issues, to ensure a high standard of design is achieved. Where appropriate, the Council will refer significant major projects for national design review by Design Council CABE.</p>
M7	DM1(1)	<p><i>Amend policy as follows:</i></p> <p>The Council will support good quality, innovative design that contributes positively to the creation of successful places. All developments should draw reference from the relevant design principles set out in the ‘Design and Townscape Guide’ SPD, <u>where applicable</u>, and where a Design and Access Statement is required demonstrate within this how <u>this guidance has</u> the relevant principles have been addressed to achieve high quality, sustainable design. In order to reinforce local distinctiveness all development should:</p>
M8	Policy DM1(1)(iv)	<p><i>Amend policy as follows:</i></p> <p>Protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, the sense of overbearing, <u>visual enclosure</u>, pollution, and daylight and sunlight.</p>
M9	DM1	<p><i>Delete last paragraph of Policy DM1 as follows:</i></p> <p>The Council recognises the important role high quality and innovative design can play in raising the standard of design</p>

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		locally, and will give due consideration to development that are considered to achieve this. The Council will encourage the use of Design Review Panels particularly for sensitive sites with complex issues and significant major projects, to ensure a high standard of design is achieved.
M10	3.31	<p><i>Amend paragraph as follows:</i></p> <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 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 <u>provide a wide range of benefits, including wildlife activity and connection</u>, create a positive sense of place, provide environmental protection for local communities, <u>aid climate adaptation</u>, and enhance quality of life <u>providing health and recreational benefits</u>. 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>
M11	Policy DM2(1)	<p><i>Amend policy as follows:</i></p> <p>All new development <u>that creates additional residential and/or commercial units</u>, should be energy and resource efficient by incorporating the following requirements:</p>
M12	3.40	<p><i>Amend paragraph as follows:</i></p> <p>The conversion of existing dwellings can, where appropriately justified, be an effective way of meeting local housing demand and offer opportunities for enhanced sustainability through retrofitting, as set out within Policy DM2. Nonetheless, conversions of single dwellings to more than one self-contained unit can also give rise to a number of problems within an area. These include contributing to pressure on on-street parking capacity, changes in the social and physical character and function of an area, <u>including the loss of family-sized accommodation, a shortage of which within Southend is identified by the SHMA (2013) and is reflected in Policy DM7</u>. It is also important that conversions do not result in a poor quality internal environment that detrimentally impacts upon the intended occupiers’ quality of life. The cumulative impact from multiple conversions in an area on <u>through</u> population growth and high activity can also put pressure on local services and infrastructure that is not immediately recognised as part of an individual planning application <u>and may lead to development which is not sustainable for that locality</u>. Applicants wishing to convert an existing property will therefore be required to demonstrate how the proposals will create a high quality internal layout and will not, on its own and in association with other conversion schemes, impact detrimentally upon the surrounding area.</p>
M13	3.42	<p><i>Amend paragraph as follows:</i></p>

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		<p>The Southend Health and Wellbeing Strategy (2013-2015) seeks to support independent living, with the Older Peoples' Accommodation Strategy (2008-2011) and Older Peoples' Strategy (2007-2010) supporting a continued reduction in the rate of admission of older people into residential care. In response to this, Aa suggested by the SHMA (2013), the Council aims to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances and to actively encourage developers to build new homes to the 'Lifetime Homes' standard so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home.</p>
M14	3.43	<p><i>Amend paragraph as follows:</i></p> <p>Indeed, many of Southend's older residents want to remain living in their own home and community as long as possible within accommodation that helps them to feel safe and secure. Data from the 2011 Census indicates that 78% of Southend's population aged 65 and over live in their own home compared with an average of 75% in England. The Southend-on-Sea Older People's Accommodation & Support Needs Strategy 2008 – 2011 states that 81% of residents aged 55-64 and 50% of people aged 85 years and over live in a house or bungalow and, as reported in the SHMA (2013), bungalows represent 12% of Southend's building stock; it is evident therefore that this type of accommodation continues to be important in meeting the housing needs of Southend's older residents.</p>
M15	3.45	<p><i>Amend paragraph as follows:</i></p> <p>The Southend Borough Wide Character Study 2011 notes that one of the key distinguishing features of Southend is the high degree of variation found from plot to plot. Areas and neighbourhoods developed in this way contain a wide range of building types including a mix of bungalows in amongst the two and sometimes three storey houses. However, there are a number of streets within Southend where the prevailing character is for single storey dwellings. The nature of these streets and the presence of bungalows in the streetscene is a distinctive feature of Southend and as such this local distinctiveness and type of accommodation should be conserved to meet the needs of the Borough's older population, to allow them to continue to live within their own homes and community. Indeed, where there are areas of bungalows, which create a consistent scale and defined character, this might easily be broken through insensitive development, including an increase in height. Proposals involving the redevelopment of bungalows will therefore need to demonstrate that specific bungalow design advice contained within the Design and Townscape Guide has been adhered to, setting this out within a Design and Access Statement where required.</p>
M16	Policy DM3(2)(iii)	<p><i>Amend policy as follows:</i></p> <p>Result in contrived and unusable garden space for the existing and proposed dwellings in line with Policy DM8; or</p>
M17	Policy DM3(3)	<p><i>Amend policy as follows:</i></p> <p>3. The conversion of existing single dwellings into two or more dwellings will generally be resisted. Exceptions will be</p>

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		<p>considered <u>only be permitted</u> where the proposed development:</p> <ul style="list-style-type: none"> (i) Does not adversely impact upon the living conditions and amenity of the intended occupants and neighbouring residents and uses; and (ii) Will not harm the character and appearance of the existing building or wider area or set a precedent that will lead to a material change of <u>a</u> street's character and function; and (iii) Meets the residential standards set out in DM8 and the vehicle parking standards set out in Policy DM15.
M18	Policy DM3(4)	<p><i>Amend policy as follows:</i></p> <p>4. The conversion or redevelopment of single storey dwellings (bungalows) will generally be resisted. Exceptions will be considered where the proposal:</p> <ul style="list-style-type: none"> (i) Does not create an unacceptable juxtaposition within the streetscene that would harm the character and appearance of the area; or <u>and</u> (ii) Will not <u>result in a net loss</u> harm the balance of housing types evidenced as being essential to meet the needs of Southend's <u>older</u> residents.
M19	3.48	<p><i>Amend paragraph as follows:</i></p> <p>For the purposes of this policy tall and large buildings are defined as buildings that are <u>substantially significantly</u> taller and/or bulkier and out of scale with the prevailing built form of the surrounding area and/or have a significant impact on the skyline. <u>This approach has been informed by the English Heritage / CABE Guidance on Tall Buildings (2007).</u></p>
M20	3.50	<p><i>Split existing paragraph 3.50 into two paragraphs and subsequently renumber as follows:</i></p> <p>Along the Seafront therefore, it is considered that tall buildings should normally only be brought forward in appropriate locations in the Southend Central Area. Beyond this such buildings will only be considered acceptable in locations within the street block of an existing cluster of tall buildings and where it can be demonstrated that the tall building would not be incongruous with the character and function of the Seafront.</p> <p><i>Form new paragraph</i></p> <p>The existence of a tall building in a particular location will not, itself, justify its replacement with a new tall building on the same site, or a new tall building in the same area, and will require due consideration to be given to the function and character of the area. In addition tall buildings will be resisted either within, or immediately adjacent to, any of Southend's heritage assets where they would visually impinge on the setting of these assets, in accordance with policy DM5.</p>
M21	Policy DM4(1)	<p><i>Amend policy as follows:</i></p> <p>Tall and large buildings are by definition significantly <u>substantially</u> taller and out of scale with the prevailing built form of</p>

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		<p>the surrounding area and/or have a significant impact on the skyline. Tall buildings will only be permitted in appropriate locations in the Southend Central Area and will only be considered outside this area in exceptional circumstances, <u>where the development would be within the street block of an existing cluster of tall buildings, where it can be demonstrated that it would not be incongruous with the character and function of the area, and where the proposed development meets the criterion set out within this policy.</u> as outlined in the supporting text. All development proposals involving tall buildings will require early and extensive discussions with planning officers and where appropriate the involvement of third parties in order to evolve designs to take account of the views of the community. Tall and large buildings will be considered acceptable where:</p>
M22	3.56	<p><i>Amend paragraph as follows:</i></p> <p>The historic environment provides a sense of place that draws links with the past and contributes to local character and distinctiveness. Southend has a rich heritage, comprised of a range of heritage assets that includes <u>both designated heritage assets such as</u> conservation areas, listed and locally listed buildings, <u>and scheduled ancient monuments, and non-designated heritage assets such as locally listed buildings,</u> frontages of townscape merit, scheduled ancient monuments and <u>non-designated</u> sites of archaeological importance. All designated <u>and non-designated</u> heritage assets will be a material planning consideration in accordance with their significance. Heritage assets also include undesignated sites and features and the effect of a proposed development on the significance of such assets will also be taken into account in the determination of planning applications.</p>
M23	3.56	<p><i>Insert new paragraphs immediately following paragraph 3.56 , label 3.57, 3.58 and 3.59 and renumber subsequent paragraphs, to read as follows:</i></p> <p><u>The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or development within its setting. As heritage assets are irreplaceable, any development proposals affecting a heritage asset should include a description of its significance, including any contribution made by its setting, proportionate to its significance. As a minimum this should include consulting the relevant Historic Environment Record and, where necessary, be assessed using appropriate expertise.</u></p> <p><u>Substantial harm to or total loss of significance of a designated heritage asset will not be permitted unless it can be clearly demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh this harm or loss, or all the tests as set out in Paragraph 133 of the NPPF are demonstrated to apply. Not all elements of a designated heritage asset will contribute positively to its significance, and where a development proposal is demonstrated to constitute less than substantial harm this will be weighed against the public benefits of the proposal, including securing its optimum viable use.</u></p>

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		<p><u>The effect of a development proposal on the significance of a non-designated heritage asset will be taken into account, and a balanced judgement made having regard to the scale of any harm to or loss of the significance of the asset. Development proposals that unjustifiably harm the significance of a non-designated heritage asset will be resisted.</u></p>
M24	3.59	<p><i>Delete paragraph 3.59 as follows, to reflect amendments made to preceding paragraphs and subsequently renumber paragraphs:</i></p> <p>The careful treatment of the setting of a heritage asset is therefore also vital to ensuring that new development complements and enhances its surroundings. The Borough Council will require explanation of how the potential implications for heritage assets, and their setting, of any development proposals are to be appropriately addressed in accordance with the asset's significance. Due consideration will be given to the benefits of any proposed enabling development where it can be adequately demonstrated that this use is compatible with the asset and surrounding townscape, and that it will secure its future conservation.</p>
M25	Policy DM5(1)	<p><i>Amend policy as follows:</i></p> <p>1. All development proposals that affect a heritage asset will be required to include an assessment of its significance, and to conserve and enhance its historic and architectural character, setting and townscape value. Development proposals that lead to the substantial harm of a heritage asset will normally be refused.</p>
M26	Policy DM5(2)	<p><i>Amend policy as follows:</i></p> <p>2. Development proposals that result in the total loss of or substantial harm to the significance or partial demolition of a designated heritage asset, including listed buildings, locally listed building or and a buildings within a conservation area, will be resisted, unless there is clear and convincing justification that outweighs the harm or loss. exceptional circumstance are shown to outweigh the case for retention. Development proposals that are demonstrated to result in lead to less than substantial harm to a designated heritage asset will be weighed against the impact on the significance of the asset and the public benefits of the proposal, and will be resisted where there is no clear and convincing justification for this. High quality redevelopment of existing buildings within conservation areas which are considered to be of poor architectural quality will be encouraged.</p> <p><i>Separate the policy criterion 2 for non-designated heritage assets, form new criterion point 3 and renumber subsequent references within Policy DM5 as follows:</i></p> <p><u>3. Development proposals that result in the loss of or harm to the significance of a non-designated heritage asset, such as a locally listed building or frontages of townscape merit, will normally be resisted, although due consideration will be given to the scale of any harm or loss and the significance of the asset, detail of which should be provided in support of any development proposal.</u></p>

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M27	4.19 3 rd bullet point	<p><i>Amend paragraph as follows:</i></p> <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.
M28	4.30	<p><i>Amend paragraph as follows:</i></p> <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>
M29	Policy Table 1 Zone 3(ii)	<p><i>Amend policy table as follows:</i></p> <p>Development will be considered acceptable where it enhances improves the design quality of Undercliff Gardens, Grand Parade, Cliff Parade, The Gardens, Leigh Hill and The Ridgeway, and where it retains the characteristics and form of the area. Development that materially changes the existing character, appearance and form of the area will be resisted.</p>
M30	Policy Table 1 Zone 4(v)	<p><i>Amend policy table as follows:</i></p> <p>The total or partial demolition of a heritage asset; especially one in a conservation area or locally listed, will be resisted, in accordance with Policy DM5, where there is no clear and convincing justification for this.</p>
M31	5.8	<p><i>Amend paragraph as follows:</i></p> <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. When considering development proposals that deviate from this mix, the Council will take account of the latest available evidence from the SHMA (or its equivalent successor); the site context; viability; and for affordable housing any pressing short term housing need as identified by the Southend Council's Homeseekers Register affordable housing waiting list.</p>
M32	5.14	<p><i>Amend paragraph as follows:</i></p> <p>The Council will therefore seek a flexible mix of 60:40 between rented (social and affordable) housing and intermediate</p>

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		<p>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.</p>
M33	Policy DM7(1)	<p><i>Amend Policy DM7(1) as follows:</i></p> <p>All <u>major*</u> 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 where feasible, to reflect the Borough's housing need and housing demand.</p> <p>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 <u>major*</u> residential development proposals. Where a proposal significantly deviates from this mix the reasons must be justified and demonstrated to the Council.</p> <p>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.</p> <p><i>Following Policy DM7 insert the following reference:</i></p> <p>*Major development is defined as: (i) the number of dwelling-houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development would constitute 10 dwellings or more.</p>
M34	Policy DM8	<p><i>Amend policy as follows:</i></p> <p>1. The internal environment of all new dwellings must be high quality and flexible to meet the changing needs of residents. To achieve this all new dwellings should:</p> <ul style="list-style-type: none"> (i) Provide convenient, useable and effective room layouts; and (ii) Meet, if not exceed, the residential space standards set out in Policy Table 4 and must meet the requirements of residential bedroom and amenity standards set out in Policy Table 5; and (iii) Meet the Lifetime Homes Standards, unless it can be clearly demonstrated that it is not viable and feasible to

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		<p>do so; and</p> <p>(iv) Ensure that at least 10% of new dwellings on major* development sites are wheelchair accessible, or easily adaptable for residents who are wheelchair users; and</p> <p>(v) Make provision for usable private outdoor amenity space for the enjoyment of intended occupiers; <u>for flatted schemes this could take the form of a balcony or easily accessible semi-private communal amenity space.</u></p> <p>Residential schemes with no private outdoor amenity space will only be considered acceptable in exceptional circumstances, the reasons for which will need to be fully justified and clearly demonstrated.</p> <p>All planning applications for residential development should include plans that provide indicative furniture and storage arrangements within the proposed rooms to demonstrate clearly that all proposed spaces are of a suitable size for the intended number of bedspaces, and allow for an effective and functional internal layout and circulation, and have useable amenity space.</p> <p>2. All proposals for non self-contained accommodation (such as student and hospital staff accommodation) will be required to meet the internal space standards set out in Policy Table 6.</p> <p><i>Following Policy DM8 insert the following reference:</i></p> <p><u>*Major development is defined as:</u> <u>(i) the number of dwelling-houses to be provided is 10 or more; or</u> <u>(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development would constitute 10 dwellings or more.</u></p>
M35	6.14	<p><i>Insert new paragraph immediately following paragraph 6.14, label 6.15 and renumber subsequent paragraphs, to read as follows:</i></p> <p><u>The Council will monitor and manage the function of the Employment Areas so that these areas can continue to positively contribute to strategic and local economic objectives.</u></p>
M36	Policy DM11(5)(ii)	<p><i>Amend policy as follows:</i></p> <p>Use of the site for B1, B2 or B8 purposes gives rise to unacceptable environmental problems.</p>
M37	Policy DM11(6)	<p><i>Amend policy as follows:</i></p> <p>6. The Council will plan, monitor and manage the function of the Employment Areas so that these areas can continue to positively contribute to strategic and local economic objectives.</p>

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M38	Policy DM12(2)	<p><i>Amend policy as follows:</i></p> <p>2. Within the Key Areas in (1) visitor accommodation will be retained. Proposals for alternative uses on sites used (or last used) for visitor accommodation will be considered where it can be demonstrated that:</p> <ul style="list-style-type: none"> (i) the site is no longer viable or feasible for visitor accommodation*; and (ii) the proposal meets all other relevant planning policies. <p>Where an alternative use is considered acceptable by the Council, applications that would contribute positively to the leisure, recreation and tourism offer in the Borough will be considered favourably.</p> <p><i>*Supporting text paragraph 6.36 and Appendix 4 Part A sets out the information to be provided</i></p>
M39	6.47	<p><i>Amend paragraph as follows:</i></p> <p>Secondary frontages often contain mainly retail uses but can also offer a greater diversity of other business uses that provide important services for the areas that they serve. It is therefore important that the character and function of these secondary frontages, <u>in terms of providing an active frontage</u>, are maintained and enhanced as they provide a vital service, meeting the day-to-day needs of local communities.</p>
M40	7.1	<p><i>Amend paragraph as follows:</i></p> <p>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 <u>including environmental designations</u>. The Council will ensure that consideration is given to adopting environmental best practice measures in all cases.</p>
M41	7.10	<p><i>Amend paragraph as follows:</i></p> <p>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), <u>or replacement editions</u>, produced by the Essex Contaminated Land Consortium.</p>
M42	8.3	<p><i>Amend paragraph as follows:</i></p> <p>Development provides opportunities to make significant improvements to the 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, <u>enhanced by and combining with green infrastructure</u>, 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</p>

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		furniture and materials and opportunities for minimising clutter and merging functions.
M43	8.8	<p><i>Amend paragraph as follows:</i></p> <p>The Parking Review 2013 Addendum highlights that although maximum parking standards in residential areas has restricted the amount of parking available, the ownership of cars has not reduced and consequently, in some cases, developments have contributed to a number of localised parking pressures. Therefore, the parking standards as set out by Appendix 6 no longer apply maximum standards to residential ('trip-origin') development.</p>
M44	8.11	<p><i>Amend paragraph as follows:</i></p> <p>As such, parking standards will be applied to residential developments ('trip origins') to ensure that a sufficient level of parking is provided within new development. However, these parking standards (Appendix 6: Table A5(2)) may be applied flexibly in exceptional circumstances where it can be demonstrated that residential development is proposed in a sustainable location with frequent and extensive links to public transport (such locations have easy access to education, healthcare, food shopping and employment opportunities, and have direct and easy pedestrian access to more than one means of public transport which offers frequent services, such as train stations and bus stops), particularly within the Central Area, and where the rigid application of these standards would have a detrimental impact on local character and context.</p>
M45	Policy DM15	<p><i>Amend policy as follows:</i></p> <ol style="list-style-type: none"> 1. Development will be allowed where there is, or it can be demonstrated that there will be, physical and environmental capacity to accommodate the type and amount of traffic generated in a safe and sustainable manner. For developments that generate significant amounts of movement, a supporting Transport Statement or Transport Assessment should be provided. 2. Access to the proposed development and any traffic generated must not unreasonably harm the surroundings, including the amenity of neighbouring properties and/or the public rights of way. 3. To prioritise and promote viable alternatives to private vehicle use development proposals must: <ol style="list-style-type: none"> (i) Prioritise the needs of pedestrians, including disabled persons and those with impaired mobility and cyclists, including safe, secure and covered on-site cycle parking and where appropriate changing facilities, creating safe and secure layouts that minimise conflicts with traffic and avoid street clutter and barriers to movement; <p>And major* development proposals must incorporate provision for:</p> <ol style="list-style-type: none"> (ii) High quality public transport facilities, through measures that reduce dependency on private vehicles; and

Ref:	Paragraph / Policy	Minor Amendment																
		<p>(iii) Servicing and emergency vehicles.</p> <p>The provision of facilities for charging electric vehicles and other ultra-low emission vehicles will be encouraged wherever practical and feasible.</p> <p>4. All major* development must incorporate and include appropriate ‘smarter choice’ measures such as Travel Plans (Personal, Workplace and School), car clubs, car sharing and pooling, real-time public transport information and marketing and communication materials and welcome packs. All other development should seek to include such measures where site specific circumstances allow.</p> <p>5. All development should meet the parking standards (including cycle parking) set out in Appendix 65. Residential vehicle parking standards may be applied flexibly in exceptional circumstances where it can be demonstrated that the development is proposed in a sustainable location with frequent and extensive links to public transport <u>and/ or where the rigid application of these standards would have a clear detrimental impact on local character and context.</u></p> <p>Reliance upon on-street parking will only be considered appropriate where it can be demonstrated by the applicant that there is on-street parking capacity.</p> <p>The parking standards in Appendix 65 will be kept under review.</p> <p><i>Following Policy DM8 insert the following reference:</i></p> <p><u>*Major development is defined as:</u> <u>(i) the number of dwelling-houses to be provided is 10 or more; or</u> <u>(ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development would constitute 10 dwellings or more.</u></p>																
M46	Appendix 1: Monitoring Framework Page 87	<table border="1"> <thead> <tr> <th data-bbox="403 1161 564 1236">DM Policy</th> <th data-bbox="564 1161 719 1236">Indicator Ref</th> <th data-bbox="719 1161 1142 1236">Indicator</th> <th data-bbox="1142 1161 1424 1236">Target/ Direction</th> <th data-bbox="1424 1161 1648 1236">Core Strategy Objective</th> <th data-bbox="1648 1161 1933 1236">Core Strategy Policy Linkage</th> </tr> </thead> <tbody> <tr> <td data-bbox="403 1236 564 1385">DM13</td> <td data-bbox="564 1236 719 1385">DM13.2</td> <td data-bbox="719 1236 1142 1385">Proportion of units within Primary Shopping Frontage <u>and Secondary Shopping Frontage</u> that are vacant</td> <td data-bbox="1142 1236 1424 1385">No target</td> <td data-bbox="1424 1236 1648 1385">SO1, SO8</td> <td data-bbox="1648 1236 1933 1385">KP1, CP1, CP2</td> </tr> </tbody> </table>					DM Policy	Indicator Ref	Indicator	Target/ Direction	Core Strategy Objective	Core Strategy Policy Linkage	DM13	DM13.2	Proportion of units within Primary Shopping Frontage <u>and Secondary Shopping Frontage</u> that are vacant	No target	SO1, SO8	KP1, CP1, CP2
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