

EXAMINATION OF THE SOUTHEND-ON-SEA DEVELOPMENT MANAGEMENT DPD

HEARING AGENDA

Tuesday 11 November 2014

Issue:

Are the individual policies clear, justified and consistent with national policy?

Policy DM1 – Design Quality

- (i) Notwithstanding the references in the National Planning Policy Framework and the Planning Practice Guidance should all development be expected to “enhance” in criterion (i)?

Policy DM2 – Low Carbon Development

- (i) Is specifying the Code for Sustainable Homes Level 3 and BREEAM Very Good consistent with Government policy and particularly with the on-going Housing Standards Review?

Policy DM3 – Efficient and Effective Use of Land

- (i) The criteria relating to the conversion of single dwellings to two or more dwellings in part 3 is proposed to be worded more positively in M17 but would it be effective in providing a clear indication of how a decision maker should react in relation to the potential loss of family accommodation and the character and function of a street in criterion (ii)?
- (ii) Does the evidence base provide sufficient justification to support the approach in part 4 to resist the conversion or redevelopment of single storey dwellings?
- (iii) How will part 4(ii) as amended by M18 be interpreted when dealing with individual applications? Is it sufficiently clear and effective?
- (iv) Should the last sentence on p143 under Key Issues on Variety in the Southend Borough-wide Character Study be included in para 3.45?

Policy DM4 – Tall and Large Buildings

- (i) Should the amended definition in paragraph 3.48 (M19) clarify that the policy does not apply to all developments that exceed the prevailing height of the surrounding area?

Policy DM5 – Historic Environment

- (i) Does part 3 as amended in M26 adequately reflect the approach in paragraph 135 of the National Planning Policy Framework regarding non-designated heritage assets? In particular the reference to a “balanced judgement”.

Policy DM6 – The Seafront

- (i) Are the references to buildings to be retained and protected as referred to in part 3 sufficiently clear?
- (ii) In Policy Table 1 should development in Zone 3 (ii), Zone 4 (vii) and Zone 5 (v) be expected to enhance design quality or character?

Policy DM7 – Dwelling Mix, Size and Type

- (i) Is the provision in M33 that family sized housing will be encouraged on smaller sites in accordance with the principles for policies set out in paragraph 154 of the National Planning Policy Framework?
- (ii) Does the statement in M31 that the target “may be applied flexibly” properly reflect the Council’s intentions?

Representor: Mr G Thomas representing A Moon Ltd

Policy DM8 – Residential Standards

- (i) Is the setting of residential standards consistent with Government policy and particularly with the on-going Housing Standards Review?

Representor: Mr G Thomas representing A Moon Ltd

Policy DM13 – Shopping Frontage Management

- (i) What is the justification for the definition and extent of the primary and secondary frontages shown on the Policies Map?
- (ii) What is the rationale for the 60% limitation in relation to primary frontages in part 2?
- (iii) Does the policy take sufficient account of permitted development rights in Class D of Part 4 and Classes CA and IA of Part 3 of the General Permitted Development Order (as amended) and the provisions for prior approval?

Policy DM15 – Sustainable Transport Management

- (i) Should all major development proposals in part 3 incorporate actual provision for high quality public transport facilities?

- (ii) Given the priority given to alternatives to the private car is the provision that the vehicle parking standards should only be applied flexibly in exceptional circumstances in part 5 justified?
- (iii) In view of the particular character of Southend and the evidence of the Southend Parking Review Addendum are the residential Vehicle Parking Standards in Appendix 6 justified?
- (iv) In Table A5(2) of Appendix 6 is the interpretation of Appropriate Standards in the Central Area sufficiently clear?

Representor: Mr G Thomas representing A Moon Ltd

Policy P1 – Sustainable Development

- (i) As the Planning Practice Guidance (ID 12-010- 20140306) indicates that there is no need to reiterate policies that are already set out in the National Planning Policy Framework is this policy necessary?