

Southend-on-Sea Development Management Development Plan Document

**Sustainability Appraisal Addendum:
Proposed Schedule of Modification
to the Revised Proposed Submission**

December 2014

On behalf of **Southend-on-Sea Borough Council**



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Contents

| | | |
|----------|--|----------|
| 1 | Introduction | 1 |
| 1.1 | The Addendum | 1 |
| 1.2 | The sustainability appraisal | 1 |
| 2 | Sustainability Appraisal of the Proposed Changes..... | 2 |
| 2.1 | Introduction | 2 |
| 2.2 | Screening of the Modifications | 2 |
| 2.3 | Review of Policy Appraisal | 2 |
| 3 | Summary | 7 |

Appendices

| | |
|------------|---|
| Appendix A | Screening of the ‘Proposed Schedule of Modifications to the Revised Proposed Submission Development Management DPD’ |
|------------|---|

1 Introduction

1.1 The Addendum

- 1.1.1 This report provides an Addendum to the March 2014 Sustainability Appraisal (SA) Report of the Revised Proposed Submission Southend-on-Sea Development Management Development Plan Document (DMDPD 2014)¹. This SA Addendum provides a screening and, where necessary, an update of the SA to reflect the modifications set out in the 'Proposed Schedule of Modification to the Revised Submission DMDPD, March 2014' (December 2014).
- 1.1.2 The Addendum covers the Main Modifications (MM) and Additional Modifications (AM), of the Proposed Schedule. These modifications have arisen from the Public Examination of the DMDPD (December 2014) and propose final wording of the DMDPD 2014. However, these changes are still subject to the outcome of Examination and consultation before they can be formalised into the adoption version DMDPD. The report has been prepared by Peter Brett Associates LLP (PBA) on behalf of Southend-on-Sea Borough Council.

1.2 The sustainability appraisal

- 1.2.1 The role of the SA is to assess the extent to which the emerging planning policies will help to achieve environmental, economic and social sustainability objectives. Therefore, it is necessary to undertake an SA of each proposed modification to the DMDPD 2014 to assess its likely effects.
- 1.2.2 The SA has been prepared to meet the requirements of The Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). The SEA Regulations require the 'environmental assessment' of certain plans and programmes prepared by local authorities, including DPDs. More information on the process can be found in the SA Report of the Revised Proposed Submission DMDPD (Examination Document Reference SD5).
- 1.2.3 The SA has been undertaken of the emerging DMDPD at each stage of publication. This Addendum provides SA of the modifications and will be available as part of the consultation on the Proposed Schedule of Modifications December 2014.
- 1.2.4 The initial task is to identify if any of the proposed modifications are likely to have a sustainability impact that is new or different to that already identified in the SA of the DMDPD 2014. This has been completed as part of a screening exercise, as shown in **Appendix A**.
- 1.2.5 Following the screening exercise a policy matrix has been completed for each policy, see **Chapter 2**. These policy matrices take the output of screening and include commentary on what the new or different sustainability impacts are likely to be of the proposed modifications
- 1.2.6 **Chapter 3** provides a concluding summary of the findings of the modifications application.

¹ SA of the Revised Proposed Submission Development Management DPD – Examination Library Ref SD5
Southend on Sea Development Management DPD (Revised Proposed Submission)(2014) –
Examination Library Ref SD1

2 Sustainability Appraisal of the Proposed Changes

2.1 Introduction

2.1.1 This chapter includes SA matrices of the DMDPD policies that set out the details of any new or different sustainability impacts, as a result of modifications, from those identified in the SA of the DMDPD 2014. The preparation of the policy matrices follows on from the screening assessment in **Appendix A** where the potential for the modifications to result in a change to the findings of the previous SA is identified.

2.2 Screening of the Modifications

2.2.1 **Appendix A** screens each of the proposed modifications (MMs and AMs). These screening tables:

- summarise the modification;
- identify the likely impact related to sustainability; and
- identify if this is likely to give rise to a new or different sustainability impact than as previously assessed in the SA of the Revised Proposed Submission DMDPD.

2.2.2 Where the screening exercise identified that ‘yes’ the proposed modifications are likely to change the impacts as previously identified this is carried through the assessment recommendation and communities in matrices in **Section 2.3**.

2.3 Review of Policy Appraisal

2.3.1 The matrices in this section are based on those in Appendix A of the SA of the DMDPD 2014 (Exam Library Ref SD5). The matrices contain a row identifying ‘New or different sustainability appraisal comment’ and ‘New or different recommendations and potential for significant impacts’ and are both based on the corresponding matrix rows in the previous SA report. However, unlike in the previous versions they only reflect the matters raised by the proposed modifications, with the impetus for a likely impact identified through the screening of modifications in **Appendix A** of this Addendum.

SA Matrices showing likely new or different sustainability impacts

| Policy P1 – Sustainable Development |
|---|
| New or different sustainability appraisal comment None |
| New or different recommendations and potential for significant impacts None |

Policy DM1 – Design Quality

New or different sustainability appraisal comment

The policy now no longer contains an encouragement to use Design Review Panels in aiding the design of new development, although this remains as in the supporting text.

New or different recommendations and potential for significant impacts

None

Policy DM2 – Low carbon development and efficient use of resources

New or different sustainability appraisal comment

None

New or different recommendations and potential for significant impacts

None

Policy DM3 – The efficient and effective use of land

New or different sustainability appraisal comment

Change in wording to the policy, and supporting text, clarifies the role that bungalows play in meeting older peoples' housing needs evidenced by the Strategic Housing Market Assessment. This policy will therefore help to support sustainability objectives of providing houses to meet all needs. The policy includes a new criteria to ensure that where bungalows are lost to development the new housing built should have regard to the Lifetime Home Standards, thereby helping provide homes that will provide for the needs of older people in the future.

New or different recommendations and potential for significant impacts

None

Policy DM4 – Tall and large buildings

New or different sustainability appraisal comment

The policy has been updated to include details from supporting text to indicate where tall buildings would be permitted outside the Southend Central Area. This inclusion may help provide some certainty where this type of development may be suitable in principle, as well as providing the policy test to deny planning permission for tall buildings in unsuitable locations. Policy wording has also been removed relating to extensive discussions and involvement of third parties to ensure these buildings are well designed and take into account the views of the community. This change brings the policy in line with NPPF, although this policy requirement may have helped to secure better designed buildings.

New or different recommendations and potential for significant impacts

None

Policy DM5 – Southend-on-Sea’s Historic Environment

New or different sustainability appraisal comment

None

New or different recommendations and potential for significant impacts

None

Policy DM6 – The Seafront

New or different sustainability appraisal comment

There have been no changes to policy wording of the main policy, although the Policy Table has been updated to provide clearer wording on policy tests that may aid its implementation and the protection of the heritage environment. This protection could also be helped through the addition of the Appendix, which provides details of the important seafront buildings that should be protected and enhanced.

New or different recommendations and potential for significant impacts

None

Policy DM7 - Dwelling mix

New or different sustainability appraisal comment

Policy wording has been updated to state that achieving the dwelling mix only applies to major development (i.e. over 10 homes or 0.5 hectares of land). This change may reduce the quantity of development that is comes forward to meet the mix desired by the Strategic Housing Market Assessment, as many homes in the borough come forward on small sites. However, the modifications may also aid in the viability of housing schemes, so not be of detriment to the overall quantity of housing delivered. Furthermore, a new policy inclusion identifies that on all sites the provision of family homes will be looked on favourably, which may help encourage the delivery of this type of home to meet needs.

New or different recommendations and potential for significant impacts

The policy and supporting text do recommend that the policy on housing mix is applied flexibly to reflect local characteristics and feasibility. Therefore, the recommendation to this effect in the SA matrix of the Revised Proposed Submission is no longer applicable.

Policy DM8 – Residential Standards

New or different sustainability appraisal comment

Policy wording now adds more clarification on the type of private outdoor space suited to flats this should help ensure all new homes have space of this type, which should help to create a better quality living environment. The paragraph requiring internal plans to show how furniture and storage can be accommodated into proposed development has been deleted as it does not comply with NPPF. This deletion reduces some of the burden on developers who would already have to demonstrate compliance with the standards as set.

New or different recommendations and potential for significant impacts

None

Policy DM9 – Specialist Residential Accommodation

New or different sustainability appraisal comment
 None

New or different recommendations and potential for significant impacts
 None

Policy DM10 – Employment Sectors

New or different sustainability appraisal comment
 None

New or different recommendations and potential for significant impacts
 None

Policy DM11 – Employment Areas

New or different sustainability appraisal comment
 The removal of B1 employment use class as a type of use that may have ‘unacceptable environmental problems’ provides a sensible clarification to the policy test that would allow a change of use from employment. This change may help protect employment sites where they are suitable for a B1 use.

New or different recommendations and potential for significant impacts
 None

Policy DM12 – Visitor Accommodation

New or different sustainability appraisal comment
 None

New or different recommendations and potential for significant impacts
 None

Policy DM13 – Shopping and Centre management outside the Town Centre

New or different sustainability appraisal comment
 A new Appendix has been prepared that shows the locations of all Secondary Shopping Frontages. This additional information should help in the implementation of policy and the protection of these shopping areas that often provide vital access to local services and may play a role in reducing car use.

New or different recommendations and potential for significant impacts
 None

Policy DM14 – Environmental protection

New or different sustainability appraisal comment

None

New or different recommendations and potential for significant impacts

None

Policy DM15 – Sustainable Transport Management

New or different sustainability appraisal comment

Additional text has been added on the circumstances where the parking standards may not have to be met. This includes details of what might be considered a sustainable location and a new allowance that standards may be relaxed where provision of parking would be of detriment to local character. These changes may help deliver development that reduces car reliance and that helps protect the built environment quality of the borough. However, lack of on plot car parking may increase on-street parking with its own impacts on local character and context.

Policy wording has also been reordered to make it clear only major development will need to include good access to public transport. This change is compatible with sustainable development as it will not stifle development in areas with poorer accessibility but with a housing need. However, care will need to be taken to ensure all new homes have some accessible local services for those who do not drive.

New or different recommendations and potential for significant impacts

Consideration will need to be given as to how the relaxation in car parking standards will be applied in relation to the protection of character. Additional on-street parking may also have an impact on existing character, even if there is available capacity.

3 Summary

3.1.1 The previous stage of the SA of the Proposed Revised Submission DMDPD 2014 identified that:

“Through the iteration of the DPD the SA recommendations of how to improve sustainability in the policies have been taken into account. The result is that there are few outstanding SA recommendations or concerns in the SA of the Revised Proposed Submission Development Management DPD.”

3.1.2 This finding remains unchanged following the screening and appraisal of the Proposed Schedule of Modifications.

3.1.3 However, the SA of the proposed modifications identifies that there is potential for some changes to deliver further positive benefits for sustainable development. This includes:

- **Policy DM3:** provides greater clarification on why the bungalows should be protected from redevelopment as it will help in the continued provision of single storey homes that meet the needs of older residents;
- **Policy DM6:** the additional information provided on important seafront buildings may help in the protection and enhancement of these, maintaining and improving their contribution to seafront character and therefore Southend’s sense of place;
- **Policy DM7:** the changes mean that the previous SA recommendation on this policy, that housing mix should be applied flexibly, is resolved and therefore no longer applicable;
- **Policy DM8:** clarity on the type of outdoor space suitable for flats may have benefits in terms of providing good quality housing for all;
- **Policy DM11:** office use has been removed as a type of development that could have ‘unacceptable environmental problems’ and could therefore be a reason for the change of use of employment areas, which could aid the protection of these sites from inappropriate change of use;
- **Policy DM13:** the inclusion of plans showing secondary shopping frontages could benefit their protection and thereby protect accessible local services.

3.1.4 The potential for some more negative impacts has also been identified. **Policy DM4** on tall buildings no longer includes a policy provision to ensure extensive consultation with the Council takes place and the involvement of third parties in design, which has the potential to have an impact on the quality of these landmark features.

3.1.5 **Policy DM15** has also been amended to set criteria in policy of the circumstances when car parking could be delivered at levels below the standards. In addition to sustainable locations this now also includes allowance for reduced provision where it would have a ‘clear detrimental impact on local character and context’. Therefore, the SA now recommends that this test is applied carefully to ensure the impact of additional on-street parking on the local character and context is also taken into consideration when making decision based on the policy.

Appendix A Screening of the ‘Proposed Schedule of Modifications to the Revised Proposed Submission Development Management DPD’

Appendix A: Screening the Proposed Schedule of Modification to the Revised Proposed Submission Development Management DPD – March 2014 (December 2014)

MM: Main Modification

AM: Additional Modification

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
|--|--|---|---|---|
| Section 2: National Planning Policy | | | | |
| MM1 | Section 2: Page 12 | Deletion of entire section, including Policy P1: Sustainable Development and all supporting text. | The SA identified that this policy alone would have no clear relationship with delivering sustainable development, as impacts would depend on the content of other policies of the LDF or NPPF. Therefore, deletion will have no new or different sustainability impact. | No |
| Section 3: Design and Townscape | | | | |
| MM2 | Page 13 Paragraph 3.2 | Amendments to the paragraph to provide more detail on what matters the Design and Townscape Guide SPD cover, clearly showing the diversity of matters it addresses. | The greater clarity provided in the paragraph could help those using the DMDPD understand what issues may need to be addressed in achieving high quality design. Changes do not affect the appraisal of Policy DM1. | No |
| MM3 and MM4 | Page 15 Paragraph 3.9 Policy DM1 | A paragraph identifying the importance of high quality and innovative design and encouraging the use of Design Review Panels has been removed from policy text to supporting text only. | This change has the potential to have an impact on the number of new developments going to Design Review Panel, with the possibility of reducing the design quality of some buildings. However, it is not possible to state if this is significant. The previous SA Report identified in the inclusion in the policy text, so this change will need to be reflected as a new or different potential impact. | Yes |

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
|-------------|------------------------------------|---|--|---|
| MM5 | Page 18 Paragraph 3.23 | An additional paragraph has been added to reflect the likely revocation of the Code for Sustainable Homes within the plan period. The paragraph clarifies what the Council's response to this will be. | No impact is likely although the additional paragraph will add some clarity to developers who will be bringing forward development after Code for Sustainable Homes is revoked. | No |
| MM6 | Page 21 Policy DM2(1) | A clarification has been added to show the policy relates to residential and commercial development. | The greater clarity may aid implementation of the policy. | No |
| MM7 | Page 23 Paragraph 3.40 | The amendments to the paragraph add some additional detail on how an assessment will be made on whether conversion has led to a detrimental change of a street's function. This will include considering the number of existing homes that have already been converted. | The change of wording provides some additional certainty to an applicant of what considerations might be in determining the suitability of a proposed conversion. The recommendations of the sustainability appraisal of policy DM3, relating to this paragraph, are still applicable. This highlights the importance of providing homes to meet the needs of the Southend population, as well as protecting existing character. | No |
| MM8 and MM9 | Page 23 Paragraph 3.42 and 3.43 | The amendments to the paragraphs add detail from the Health and Wellbeing Strategy and Older Peoples' Strategy and the SHMA to support the policy criteria in DM3 that seek to support older people remain living in their homes, rather than moving to residential care and so protect housing types suited to older people. | The change in wording clarifies the role that the DMDPD can play in supporting older peoples' needs and the evidence needed to support policy criteria. This additional text should have some positive implications for older people as part of an overall package of MMs relating to Policy DM3 and supporting text. This includes MM10 and MM13. | Yes |

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
|-----------|-------------------------------|---|--|---|
| MM10 | Page 24 Paragraph 3.45 | The additional text shows that where bungalows are part of mixed areas with buildings of variable scales then conversion to a larger house may be suitable. However, where this is the case homes will still need to have regard to the Lifetime Homes Standards. | The change in wording clarifies the role that the DMDPD can play in supporting older peoples' needs and the evidence needed to support policy criteria. This additional text should have some positive implications for older people as part of an overall package of MMs relating to Policy DM3 and supporting text. This includes MM8, MM9, MM10 and MM13. | Yes |
| MM11 | Page 25 Policy DM3(2)(iii) | The amendments to Policy DM3(2)(iii) clarify that backland development must comply with policy DM8. | The change in wording provides clarification that backland development must also comply with other DMDPD policies. | No |
| MM12 | Page 25 Policy DM3(3) | Policy DM3(3) adds a stronger policy test, clearly showing that development will only be permitted where it meets the identified tests. | The amendments to the text provide some additional clarity to the test that will be applied in making decisions on the suitability of conversion of single dwellings based on street character and function. | No |
| MM13 | Page 25 Policy DM3(4) | The policy criteria has been amended to put greater emphasis on the need to protect single storey homes not only to protect the streetscene but also to preserve a housing type that is particularly suited to older peoples' needs, in line with other strategies for the borough. | The change in wording clarifies the role that the DMDPD can play in supporting older peoples' needs and the evidence needed to support policy criteria. This additional text should have some positive implications for older people as part of an overall package of MMs relating to Policy DM3 and supporting text. This includes MM8, MM9 and MM10. | Yes |
| MM14 | Page 27 Paragraph 3.48 | The additional text clarifies the type of building the policy applies to and the information that has informed the policy approach. | The change of wording provides some additional certainty on the coverage of policy DM4 | No |

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
|---------------------------|------------------------------|---|--|---|
| MM15 | Page 29 Policy DM4(1) | <p>The policy wording has been amended to provide additional detail on where 'exceptional circumstances' may apply locations suitable for tall buildings. This includes allowing development near existing clusters of tall buildings or where it would not harm the function or character of the area.</p> <p>The policy has also been amended to remove the text that requires extensive discussion on these buildings and where possible the involvement of third parties. This has the potential to reduce the design quality requirements of these buildings.</p> | <p>There is the potential that the revised policy wording may have a detrimental impact on the quality of any proposed tall buildings. The reason for this is the policy requirements are not a prescriptive on the measures that need to be implemented to provide a check of the quality of proposed buildings prior to a planning application being made.</p> | Yes |
| MM16, MM17 and MM18 | Page 30 Paragraph 3.56 | <p>The amended text and additional paragraph at 2.56 have been updated to fully reflect NPPF. The revised paragraph 3.56 includes clarification on the 'heritage assets' that are covered by Policy DM5, to include designated and non-designated assets.</p> <p>The new paragraph includes more detail on the type and significance of potential harm to heritage assets. The potential for harm on heritage assets will need to be considered for all relevant development. The text will help to provide some certainty on where development may still proceed despite an impact on these assets.</p> <p>A paragraph of the setting of heritage assets has been removed.</p> | <p>The additional text will help in the implementation of Policy DM4. It provides some clarity on how impacts on heritage assets should be taken into account in making planning applications and decisions. The removal of the paragraph on the setting of heritage assets does not affect the protection that will be given to the protection of the setting of designated heritage assets, such as listed buildings, which are considered in other parts of the text relating to Policy DM5.</p> <p>However, the changes will have no new or different sustainability impacts than previously identified in the SA of Policy DM5.</p> | No |

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
|--------------------------------|---|---|--|---|
| MM19 and MM20 | Page 32 Policy DM5(1) Policy DM5(2) | <p>The deletion of part of the policy criteria that related to refusing permission where there will be substantial harm to a heritage asset.</p> <p>The second criteria of the policy has been amended, and a third added, which provide additional detail on how planning decisions will be made when there is the potential for harm for designated and non-designated heritage assets. This includes allowance for permission to be granted where there is clear justification for this relative to the assets significance.</p> | <p>The changes to the policy may mean that development can still proceed where there is the potential for harm to heritage assets. However, for nationally important designated assets the policy tests now comply with NPPF, for non-designated heritage assets this includes making decisions on the extent of harm and significance of the asset. Policy changes should allow suitable decisions to be made on protecting assets, but still allowing change to occur to be compatible with social and economic sustainability. The changes will have no new or different sustainability impacts than previously identified in the SA of Policy DM5.</p> | No |
| Section 4: The Seafront | | | | |
| MM21 | Page 34 Paragraph 4.9 Appendix 11 | <p>An additional paragraph has been added that identifies the important buildings on the seafront that are part of its historic context, contribute to sense of place or are landmark features. An additional Appendix has been added that lists these buildings. Some of these areas are also protected as Conservation Areas.</p> <p>The Appendix lists the important buildings in nine seafront character areas (not including the Central Area that will be covered by the Southend Central Area Action Plan).</p> | <p>The clarity provided by this additional material contained in Appendix 11 will be of benefit to the protection Southend's heritage and unique sense of place. Therefore, it should have a beneficial effect on built environment quality by clearly showing areas of quality and potential.</p> | No |

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
|---------------------------|---|---|--|---|
| MM22, MM23, MM24 and MM25 | Page 40 Policy Table 1: Zone 3 (ii) Zone 4 (v) Zone 4 (vii) Zone 5 (v) | The changes amend policy criteria for three of the character areas. All the changes, with the exception of Zone 4 (v), provide a clarification to the policy test, changing the requirement from 'adds to the overall quality' from 'improves the design quality'. For Zone 4 (v) the criteria has been changed to reflect the alterations to Policy DM5 on the protection of heritage assets. | The changed policy test adds clarity to what is expected from development and should help understanding of the expectation of development in these locations. The change to Zone 4 (v) criteria brings it into line with the changes to Policy DM5. Therefore, it should help provide clarity on the level of protection that will be given to heritage assets. | No |
| Section 5: Housing | | | | |
| MM26 | Page 44 Paragraph 5.8 | The amended text adds clarity to how the recommended dwelling mix and affordable housing need for the borough will be applied. The modifications mean that viability considerations can now be used in determining a suitable mix of housing types on development site and the clarification that it is the Council's Homeseekers Register that will be used to identify housing need. | The amendments add clarity to the way in which the Council will apply Policy DM7 and housing mix and delivery of affordable homes. | Yes |
| MM27 | Page 45 Paragraph 5.14 | This modification changes 'housing register' for 'Homeseekers Register'. | Greater clarity on the register that will be used to identify affordable need. | No |

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
|-----------|---------------------------|---|--|---|
| MM28 | Page 46 Policy DM7(1) | The policy has been updated to make clear that it applies to <i>major</i> development only (i.e. sites of 10 or more dwellings or 0.5 hectares or more). However, changes make clear that on smaller sites provision of family housing will be looked on favourably. | In terms of the quantity and mix of houses the alteration of the policy to apply to major development only may have a minor impact on the delivery of some types of home less favoured by developers. Quite a large proportion of housing does come forward on small sites in the borough so achieving a mix on all sites of a reasonable size may have been beneficial to achieving the housing mix required. | Yes |
| MM29 | Page 48 Paragraph 5.24 | Additional paragraphs added after 5.24 set out the position on the application of policy DM8 following publication of any national housing standards as part of the Housing Standards Review. This makes clear that national standards will take priority of the local standards where there is an equivalent. The policies of the DMDPD will be reviewed and updated as necessary. | No impact is likely although the additional paragraph will add some clarity to developers who will be bringing forward development following publication of national standards. | No |
| MM30 | Page 52 Policy DM8 | The policy has been amended to include the provision that outdoor space in flats can be provided by a balcony or semi-private communal green space. The amendments also remove the requirement for all planning applications to include plans to provide indicative furniture and storage arrangements. Clarification is also provided on what is a major development. | The changes are unlikely to have an impact on the appraisal of the policy. The changes to clarify what type of outdoor space flats would require will help provide clarity to those implementing the policy. The removal of the requirement to provide plans is unlikely to have an effect as long as space standards are being met and could have been an overly onerous requirement for applicants to provide. | No |

| Section 6: Economic Development | | | | |
|--|--|---|--|-----|
| MM31 | Page 61 Paragraph 6.14 | A paragraph has been removed from Policy DM11 and added as supporting text. The paragraph relates to the monitoring and management of employment areas in the borough. | The change from supporting text from policy is appropriate as the paragraph sets out a task for the Council rather than a matter that will help in determining planning applications. Therefore, there is unlikely to be any impact of the change. | No |
| MM32 | Page 64 Policy DM11(5)(ii) | A clarification has been made to the policy that removed B1 from the type of uses that may longer be acceptable on an employment site. | There will be no impact this change as it provides a sensible clarification to the policy test. | Yes |
| MM33 | Page 64 Policy DM11 (6) | See MM31. | See MM31 | No |
| MM34 | Page 69 Policy DM12 | A note has been added to the policy to provide a cross reference to the viability and feasibility tests for visitor accommodation. | The amendments may help implementation of the policy but are unlikely to result in any new or different impacts. | No |
| MM35 | Page 71 Paragraph 6.47 Appendix 8 | The amendments to the paragraph clarify that it is the providing active frontage that is the role and function of secondary frontages. The paragraph now also refers to the new Appendix 8 which maps all the secondary shopping areas and frontages. | The additional detail provided by the paragraph and Appendix 8 should help in protecting these areas. The modifications should have a positive relationship with retaining the retail role of these areas and accessible local services by providing detail on those areas that are identified as secondary frontages and making the policy easier to implement. | Yes |
| MM36 | Page 71 Paragraph 6.49 | The amendments update the title of the section in response to changes at MM37. | None | No |
| MM37 | Page 72 Paragraph 6.52 | The additional paragraphs add detail to how the 2014 permitted development rights will be applied in Southend shopping areas. The amendments make clear how policy DM13 will be part of the prior approval process for permitted development and how the tests will be applied. | The permitted development rights are national policy so they are beyond the scope of the DMDPD. However, the clarification that is provided by the paragraph text should help ensure that they are implemented in Southend in a way that supports the policy objectives of the borough. | No |

| Section 8: Sustainable Transport Management | | | | |
|--|------------------------------|--|--|-----|
| MM38 | Page 80 Paragraph 8.11 | The amended paragraph provides additional clarification on how a 'sustainable location with frequent and extensive links to public transport' is defined. This includes the need to be near education, healthcare and access to more than one means of public transport. | This amendment should allow development that is in sustainable locations to provide lower levels of car parking than might otherwise be required. This may have some benefit in reducing car use as well as making the best use of available land in these locations. However, this is not a change in impact from that previously assessed. | Yes |
| MM39 | Page 81 Policy DM15 | The policy has been reordered to help ensure its usability. This includes moving text relating to access to public transport to the section on requirements for major development as well as servicing and emergency vehicle requirements. Modifications have also added that parking standards minimum requirement may not have to be met on sites where it would have a detrimental impact on local character, this is in addition to the existing caveat of where development is in a sustainable location. | The reordering of the policy text is not likely to have new or different sustainability impacts. However, the addition of the test that would allow lower than normal parking standards where the character of the local area could be harmed may have some benefit for the local built quality. | Yes |
| Appendices | | | | |
| MM40 | Page 85 Appendix 1 | Monitoring indicator DM13.2 has been amended to include 'Secondary Shopping Frontage'. | None | No |
| MM41 | Page 99 Appendix 6 | An additional parking standard has been added for a 2+ bedroom dwelling (flat) at 1 space per dwelling in the Southend Central Area and 1 space per dwelling elsewhere also (lower than for houses that requires 2). | This new criteria will reduce the land required to provide parking on flat developments, which could have benefits for the use of land and design quality. | No |
| MM42 | New Appendix 8 | New Appendix 8 showing Secondary Shopping Frontages. See MM35. | See MM35 | No |
| MM43 | New Appendix 11 | New Appendix 11 on Seafront Buildings. See MM21. | See MM21 | No |

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
|-----------|------------------------------|---|---------------------------------------|---|
| AM1 | Page 2 Contents | Amended to reflect changes. | None | No |
| AM2 | Page 6 Paragraph 1.1 | Amend for accuracy | None | No |
| AM3 | Page 6 Paragraph 1.3 | Amended for accuracy | None | No |
| AM4 | Page 7 Paragraph 1.4 | Additional paragraph to provide information on the Community Infrastructure Levy Charging Schedule being prepared by Southend Council. | Provides additional information only. | No |
| AM5 | Page 7 Paragraph 1.5 | Amendment to reflect change to Appendix numbering. | None | No |
| AM6 | Page 8 Text Box Page 8 | All the text relating to the stages of DMDPD preparation are to be deleted as they will not be relevant to the plan once adopted. | None | No |
| AM7 | Page 11 Paragraph 1.10 | Updated text relating to the sustainability appraisal to bring it up to date with the current stage in the plan preparation. | None | No |
| AM8 | Page 11 Paragraph 1.11 | Deleted paragraph related to the sustainability appraisal, information still relevant has been included in amendment AM7. | None | No |
| AM9 | Page 11 Paragraph 1.13 | New section on National Planning Policy and the requirement for planning decisions to be made in the accordance with the development plan, including the DMDPD. | None | No |

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
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| AM10 | Page 19 Paragraph 3.31 | Updates text relating to the definition of urban greening as promoted through the Thames Gateway Essex Greengrid Strategy and the Government's Sustainable Communities: Greening the Gateway Implementation Plan and the Thames Gateway Parklands Vision 2008. | The amendments provide clarification but will have no new or different sustainability impacts. | No |
| AM11 | Page 27 Paragraph 3.50 | Paragraph split to aid readability. | None | No |
| AM12 | Page 36 4.19 3 rd bullet | Date of the Thames Estuary 2100 plan updated to refer to the correct version. | None | No |
| AM13 | Page 39 Paragraph 4.30 | Amendment to clarify status of the Southend Strategic Flood Risk Assessments. | None | No |
| AM14 | Page 74 Paragraph 7.1 | Amendments to clarify environmental designations are also included as a consideration when considering harm. | None | No |
| AM15 | Page 75 Paragraph 7.10 | Amendment to clarify that the policy will apply to the most recent version of the Essex contamination guidance. | None | No |
| AM16 | Page 78 Paragraph 8.3 | Additional text to highlight the potential for multi-use footpath and cycle networks to include green infrastructure. | This inclusion is helps to clarify the multi-functional potential of cycling and walking routes. | No |
| AM17 | Page 79 Paragraph 8.8 | Amendment for accuracy. | None | No |

| MM/AM Ref | LDP ref | Summary of Proposed Change | Summary of impact | Change to Impacts Identified in the SA of the Revised Proposed Submission |
|-----------|--|----------------------------|-------------------|---|
| AM18 | Page 83 Appendix 1 3 rd and 4 th paragraphs | Updated for accuracy | None | No |