

SOUTHEND-ON-SEA BOROUGH LOCAL PLAN

TOWARDS 2001

Adopted 1st March 1994

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FOREWORD

It is with a concern for the environment and the amenities of our town that I commend this Local Plan to you. After more than two years of preparation and public consultation, the Borough Council adopted the Plan on 1st March, 1994. The Plan establishes the limits of the town's long-term expansion and will guide its development up to the year 2001.

Southend is reaching the limit of its potential for both outward expansion and the more intensive use of existing land and buildings. However, it continues to experience pressure for development and increasing levels of traffic and parking. At the same time, some new homes, jobs and amenities must be provided to meet the continuing needs of local people.

The challenge facing the town is to create the right balance between meeting people's needs, maintaining a viable economic base and improving local facilities through new development, and sustaining a pleasant and attractive environment for residents, workers and visitors.

The Borough Council believes that the adoption of the Borough Local Plan will help meet this challenge. It contains a number of policies and proposals which set out the main considerations on which planning applications for development will be decided and appropriate development opportunities promoted. In this way, the Plan provides detailed guidance to all those persons interested in the future planning and development of the town. However, for the Plan to be effective, it needs the support of local people, the development industry and other agencies. To ensure this, extensive consultation has been carried out as part of the process of preparing the Plan.

A new Plan for Southend was first published in early 1991. Since then a Public Inquiry has been held before an independent Inspector, and as a result of his recommendations and the receipt of some 900 representations from local residents, developers, amenity societies and others, various modifications have been made to the contents of the Plan to achieve its final format.

I am grateful to all those who have contributed to the Plan and look forward to the implementation of its policies and proposals through partnership between the public, private and voluntary sectors. This will ensure that Southend enters the next century a modern, thriving and attractive town.

Councillor D A Garston
Chairman of the Planning and Development Committee

Cover Photographs :

1. Civic Centre
 2. Royal Terrace within the Clifftown Conservation Area, Southend (see page 23)
 3. The Royals Shopping Centre, Southend High Street (see page 86)
 4. Sheltered Housing, Imperial Avenue, Westcliff-on-Sea (see page 54)
 5. Belfairs Wood (see page 11)
 6. Southend Pier (see page 102)
 7. Seedbed Business Centre, Shoeburyness (see page 65)
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PLAN FORMAT

Guide to Using the Plan

1. This Local Plan consists of a Written Statement and a Proposals Map (Scale 1:10,000) including a separate inset map for Southend Town Centre (Scale 1:2500). The Written Statement consists of an introduction and five constituent parts. The introduction sets the context of the Plan, its aims and how it will be implemented and its effectiveness monitored. The first three parts set out the policies, proposals and objectives of the Plan under topic chapter headings (Chapters 1 to 9), whilst the fourth part contains detailed guidance (Appendices 1 to 9). In order to clarify certain technical planning terms used in the Plan, Appendix 9 provides a list of definitions. There are approximately 100 policies and 70 proposals dealing with a wide range of issues, including urban and nature conservation, environmental problems in residential areas, opportunities for economic development in the town and the need for complementary transportation, recreation and community facilities. The policies are set out in bold lettering on a shaded background, whilst the proposals are shown in italics at the end of each chapter. Certain proposal sites already have the benefit of an outstanding planning permission for development, as detailed in the Plan. However, these permissions have either yet to be implemented or are in outline form only. In order to ensure that these important sites are developed in accordance with the aims and objectives of the Plan, they are retained as Proposal Sites, and the requirements set out in the descriptions will apply to them.
2. In assessing the merits of a particular development scheme, the Borough Council will have regard to all those policies in the Plan considered to be of relevance. Although certain policies contain essential cross-references, this is for guidance purposes only and it should not be assumed that these are the only policies that are applicable to a particular development.
3. The fifth part of the Written Statement provides background information and references (Appendices 10 to 14). In order to identify easily the various site specific development opportunities detailed in the Plan, Appendix 10 lists these by type of development with appropriate page number references. The various public consultation stages of the Plan's preparation are detailed in Appendix 11. For those wishing to make comparisons between this Plan and its "deposit" version (May 1991) or the Inspector's Report into the Public Local Inquiry (July 1992), the Appendix also details the original policy or proposal numbers and those which have been changed as a result of modifications and editing of the Plan. To assist in understanding the reasoned justification for certain policies in the Plan, reference is made to national planning guidance as produced by the Department of the Environment (DoE) in the form of Circulars and Planning Policy Guidance Notes (PPG's). A complete list of these and other publications referred to in the Plan which were relevant at the time of its adoption is to be found in Appendix 12, together with details of where they may be viewed or purchased. Finally Appendix 13 details useful addresses and telephone numbers and Appendix 14 defines ward boundaries in the Borough, whilst a subject index is to be found at the end of the document.

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