

SOUTHEND-ON-SEA BOROUGH LOCAL PLAN

SECOND ALTERATION

Land at Fossetts Farm, Sutton Road, Southend-on-Sea



TOWARDS 2001



Adopted March 1999

SOUTHEND-ON-SEA BOROUGH COUNCIL

Foreword

Following a successful legal challenge to the Adopted Southend on Sea Borough Local Plan in September 1994, designations for land at Fossetts Farm, Sutton Road, Southend on Sea were quashed in the High Court. This decision necessitated the preparation of a Second Alteration to the Borough Local Plan in order to provide for appropriate plan designations for the site.

After an extensive period of public consultation, altered land designations have been formulated for land at Fossetts Farm and incorporated into this Second Alteration. These seek to safeguard the land the future use of which will be determined as part of a review of the Borough Local Plan.

Together with the Adopted Southend on Sea Borough Local Plan, the Second Alteration will guide all development decisions relating to land at Fossetts Farm up to the year 2001.

Cover Photograph: Aerial view of land at Fossetts Farm looking north.

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Introduction

- 1.1 The Southend on Sea Borough Local Plan was adopted by the Borough Council on 1st March 1994, on which date it also became operative. It supersedes all previous plans for the town and with its First Alteration¹ and the strategic County-wide Essex Structure Plan and its First and Second Alterations², provides the statutory planning framework for development in Southend up to the year 2001.
- 1.2 However, in September 1994, following application by Swan Hill Developments Limited (formerly Higgs and Hill Developments Limited), a judgement in the High Court quashed the Borough Local Plan insofar as it designated the applicant's land at Fossetts Farm, Sutton Road, Southend on Sea as Green Belt and in part for cemetery use (Proposal P8a).
- 1.3 As a result of the High Court decision the Borough Council was required to re-examine the designation of land at Fossetts Farm, together with Proposal P8a which specifically related to part of this land.
- 1.4 Following extensive public consultation to consider such matters, including the holding of a public local inquiry before an independent Inspector to hear outstanding objections, altered land designations were incorporated into the Second Alteration which was adopted by the Borough Council on **1st March 1999**. The Alteration also became operative on this date.
- 1.5 In accordance with the Inspectors recommendations to the Borough Council, the Second Alteration designates land at Fossetts Farm as "Safeguarded Land" (new Policy G1a) outside the Green Belt, and refers to possible future development requirements, including for employment, a crematorium/cemetery extension and a football stadium, but emphasises that any future use of the land will be a matter for a review of the Borough Local Plan, and subject to the usual public consultation procedures.
- 1.6 The various statutory stages of the plan preparation process are set out in Annex One.

Site Characteristics

- 1.7 Land at Fossetts Farm comprises a greenfield site of some 29 hectares situated on the northern periphery of the Borough. The site is bounded to the west by Sutton Road and the Crematorium and Garden of Remembrance. To the south of the site are playing fields, the Waitrose Superstore (Proposal P5e in the Adopted Borough Local Plan), Southend United Football Club Training Ground and allotment gardens. To the east of the site is the Southend Leisure Park (Proposal P7d in the Adopted Borough Local Plan). The northern boundary of the site coincides with the administrative boundary separating the Borough from the Rochford District and open countryside.
- 1.8 The southern boundary of the site also abuts an Iron Age Camp which is a scheduled Ancient Monument. The boundary of the monument was amended by English Heritage in January 1998 from its original horseshoe shape outside the Fossetts Farm site to include the full circle of the

¹ A First Alteration to the Southend on Sea Borough Local Plan was adopted on 13th October 1997. This relates to detailed planning guidance for Marine Parade, Leigh on Sea; Non Self-Contained Residential Accommodation (Houses in Multiple Occupation) and Gypsy Caravan Site Provision.

² The Essex Structure Plan First Alteration rolls forward the policy framework of the original Structure Plan (1982), to cover the period from 1986 to 2001. It was approved by the Secretary of State for the Environment on 22nd July 1991 and became operative on 12th August 1991. A Second Alteration to the Plan covering housing provision and shopping policies together with minor amendments to the policies relating to ancient monuments and archaeological sites and the supply of sand and gravel, was adopted by the Essex County Council on 17th January 1995 on which date it also became operative.

monument extending onto land within the Fossetts Farm site.

Layout of the Document

- 1.9 The following pages detail the alteration to the text and policies of the adopted Borough Local Plan and its Proposals Map. For clarity the relevant paragraphs of the unamended text of the adopted version of the Borough Local Plan are reproduced with the alteration depicted in ***bold italics***.
- 1.10 Copies of the Adopted Southend on Sea Borough Local Plan and its First Alteration, can be viewed at the Civic Centre in Victoria Avenue, Southend on Sea or any public library situated in the Borough.

Alteration to the Adopted Southend on Sea Borough Local Plan Relating to Land at Fossetts Farm, Sutton Road, Southend on Sea

1. **Additions and Amendments to Chapter 1, Green Belt and Natural Resources** (additions and amendments to Adopted Borough Local Plan are depicted in bold italics).

i) Title of Chapter (page 11 of Adopted Borough Local Plan refers).

"Green Belt, **Safeguarded Land** and Natural Resources"

Paragraphs 1.1 to 1.4 of Adopted Borough Local Plan as written.

ii) Paragraphs 1.5 to 1.12 (pages 11 to 13 of Adopted Borough Local Plan refers).

"The Green Belt and Safeguarded Land

1.5 The Metropolitan Green Belt has been successful in resisting the outward sprawl of London and in maintaining an attractive area of open countryside close to the capital. The areas of open countryside separating Southend from neighbouring settlements, namely Hadleigh, Rayleigh, Hockley, Rochford and the Wakerings, are an equally important local resource. In approving the Essex Structure Plan in 1982, the Secretary of State for the Environment acknowledged the need for a general extension of the Green Belt to include the countryside around Southend to prevent settlements from merging, and to protect the very limited areas of rural land which remain. An "interim" Green Belt, based on boundaries put forward by the Essex County Council, was adopted as a holding measure by the Borough Council in September 1980, pending the preparation of comprehensive detailed long-term boundaries in this Local Plan.

1.6 **Planning Policy Guidance Note 2 (PPG2 - Green Belts, January 1995) confirms the continuing importance attached to Green Belts by the Government and underlines their five essential objectives:**

1. **to check the unrestricted sprawl of large built-up areas;**
2. **to prevent neighbouring towns from merging into one another;**
3. **to assist in safeguarding the countryside from encroachment;**
4. **to preserve the setting and special character of historic towns; and,**
5. **to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.**

It is also clear that, where practicable, Green Belts should be several miles wide **so as to ensure an appreciable open zone all round the built-up area concerned**, and to allow for access to active outdoor pursuits and passive recreation for urban residents.

1.7 The Essex Structure Plan First Alteration is only able to define the general extent of the Green Belt in the vicinity of Southend. Policy S6 states that "as a general indication ... the boundary should (then) run west of Foulness Island to meet the Thames Estuary and thence westwards, excluding existing built-up areas, as far as the County boundary with Greater London." It is one of the primary purposes of this Local Plan to delineate the Green Belt boundary around Southend in detail.

1.8 **PPG2 provides that where detailed Green Belt boundaries have yet to be defined, it is necessary to establish boundaries that will endure and not to include land which it is unnecessary to keep permanently open. The essential characteristic of Green Belts is their permanence. Their protection must be maintained as far as**

can be seen ahead. Before establishing a precise Green Belt boundary it is first necessary to determine whether any undeveloped land needs to be kept permanently open.

- 1.9 *Policy S7 of the Essex Structure Plan First Alteration and PPG2 also require that any proposals affecting Green Belts should be related to a time-scale which is longer than that normally adopted for other aspects of the plan. In order to ensure protection of Green Belts within this longer time-scale, this will in some cases mean safeguarding land between the urban area and the Green Belt which may be required to meet longer term development needs.*
- 1.10 *The open countryside separating Southend from neighbouring settlements is now very limited. In addition the majority of the undeveloped land around the town's built-up area is either of high amenity and nature conservation value or of Grade 1 and 2 agricultural value. Beyond the Borough boundary to the north of the town, Rochford District Council has designated most of the adjoining land as forming part of the Greater London Green Belt in the Rochford District Local Plan First Review adopted in 1995.*
- 1.11 *However, the Ministry of Agriculture's detailed agricultural land quality survey has revealed that some 29 hectares of land at Fossetts Farm on the northern fringes of Southend is of lower grade land, principally Grade 3b. This area lies directly opposite the Temple Farm Industrial Estate and abuts the Sutton Road Cemetery and Crematorium to the west and a large retail store to the south. It has virtually no bearing on the physical land separation between Southend and Rochford. Having regard to these factors and the overall purposes of the Green Belt set out in PPG2 (see paragraph 1.6 above), there is no necessity to keep this land permanently open.*
- 1.12 *Other chapters of this Local Plan indicate that there is no need to release land at Fossetts Farm for development purposes within the Plan period but that there could be possible future long-term development requirements beyond 2001, for example for employment, a football stadium and crematorium/cemetery extension (see Chapters 4, 7 and 8).*
- 1.12.1 *Given that the Fossetts Farm site will be the only remaining greenfield site of any magnitude potentially available for development within the Borough, it is clearly prudent to safeguard it in order to keep open the option of meeting any possible development requirements for Southend in the future. Relative priorities for its use will need to be weighed in the fullness of time with the utmost care as part of a future review of this local plan. The area is therefore designated as 'Safeguarded Land' to which the following policy will apply:*

POLICY G1a - SAFEGUARDED LAND

On the Safeguarded Land defined on the Proposals Map, no development, including change of use, will be permitted unless it is necessary in order to support an existing use of the land; in any event no development will be permitted which would prejudice or limit options for the possible comprehensive development of the land to meet any future development requirements.

1.12.2 *Beyond 2001, opportunities for further development, even by redevelopment, infilling or conversion in the existing urban area, will be limited. There is, therefore, likely to be substantial pressure for expansion into the rural fringes of the town and the need for effective policies to resist this.*

1.12.3 In the light of all these factors, Southend's Green Belt boundary has been defined to include all those areas of open countryside surrounding Southend which the Council considers should be kept permanently open and protected. This provides a defensible boundary that should endure beyond the Plan period, and which is delineated on the Proposals Map."

Paragraphs 1.13 to 1.35 and Proposal P1a of Adopted Borough Local Plan as written.

2. Additions and Amendments to Chapter 4, Employment and Business (additions and amendments to Adopted Borough Local Plan are depicted in bold italics).

Paragraphs 4.1 to 4.17 of Adopted Borough Local Plan as written

i) Paragraphs 4.18 to 4.25 (pages 70 to 72 of Adopted Borough Local Plan refers)

"Industry and Warehousing

Industrial and other Employment Land

4.18 In the recent past the Council has had a measure of success in attracting new industrial development to the town and at the same time reducing the number of long-established businesses operating from less than ideal premises within the older residential parts of the Borough. There are still some industrial activities which the Council regards as inappropriately sited, and measures are proposed in this Plan to encourage their relocation. The majority of the town's industry is now located on purpose-built industrial estates at Eastwood, Shoeburyness and central Southend. Together they cover an area in excess of 100 hectares gross and provide a wide range of employment opportunities. ***With the exception of a limited area of land on the town's most modern estate at Temple Farm, Sutton Road, and the potential for the more intensive use of existing employment land, these estates are now fully developed.***

4.19 ***Industrial development rates on defined industrial estates have varied with fluctuations in the general economic climate. Over the last 19 years the average take-up rate of industrial land has been approximately 1.69 hectares per annum. However, this take-up rate has declined in recent years due principally to the effects of the economic recession. Over the Plan period the rate has fallen to less than one hectare per annum and, due to the continuing depressed state of the industrial and business market, is likely to remain at or below this rate for the remainder of the Plan period. These market conditions are reflected in the current large pool of vacant industrial and commercial floorspace in Southend and in South East Essex as a whole.***

Industrial Provision and Adequacy of Supply

4.20 ***The Essex Structure Plan First Alteration provides for new industrial land***

taking into account the amount of land developed over recent years and the historic loss of unidentified employment sites. However, for certain Districts, including Southend, this provision has been reduced because of Green Belt considerations. Strategic guidance therefore indicates a need for an additional 15 hectares of industrial land in Southend over the Plan period 1986 to 2001. Of this total, approximately 9.3 hectares has already been developed since 1986 and, with some 1.17 hectares still outstanding at the Temple Farm Estate, a residual requirement of 4.5 hectares is indicated for the remainder of the Plan period. In approving the First Alteration to the Structure Plan, the Secretary of State emphasised that such strategic guidance was indicative only and should not be regarded as quotas.

- 4.21 *Three sites have been identified within the existing urban area which abut industrial areas and which would contribute 2.75 hectares towards future industrial land requirements. These comprise 1.6 hectares adjoining the Liverpool Street railway line and formerly a coal and minerals depot, 0.8 hectares adjoining Prittlewell Station, and 0.35 hectares adjoining the Comet Way Industrial Estate at Eastwood - see Proposals P4f, P4g and P4j. In addition, approximately three hectares of agricultural land north of Prince Avenue, forming part of a larger area of smallholdings and declared surplus to requirements by the former landowner, is proposed for development as a business park (Proposal P4h). This is a prime greenfield site with good access facilities available via a spur road from the recently constructed roundabout junction of the A127 and B1013.*
- 4.22 *These identified sites would provide for an additional 5.75 hectares of industrial land which meets the indicative provision contained within the Essex Structure Plan First Alteration.*
- 4.23 *Details of industrial development rates and land supply requirements in accordance with the indicative Essex Structure Plan First Alteration Industrial Strategy, are detailed in Appendix 5.*
- 4.24 *Although the above proposals slightly exceed the Structure Plan requirements for Southend in terms of land area, this is considered to be in accordance with the objectives of the Structure Plan in ensuring that the Green Belt is safeguarded from inappropriate development and that no job opportunity is lost because of a lack of appropriate facilities or land. They are also located in highly accessible locations in accordance with the provisions of Planning Policy Guidance Note 13 (Transport, March 1994).*
- 4.25 *In addition to this land supply, Rochford District Council has allocated 13.5 hectares of land west of Aviation Way, Eastwood immediately to the north of the Borough boundary for industrial development in the adopted Rochford District Local Plan First Review (Policy EB3) and has indicated that between three and four hectares of this land can be regarded as contributing to the employment needs of Southend. This greenfield site is bisected and served by the recently constructed B1013 northern access road to Southend. The Borough Council supports this allocation and will continue to liaise with neighbouring District Councils and the County Council to identify appropriate opportunities.*

Future Need for Industrial Land

4.25.1 Looking to the future, beyond 2001, if Southend is to continue to prosper, to meet effectively the challenges offered by the Single European Market, and to redress the imbalance between workers and jobs, it will be important to ensure that adequate land is available to meet the town's employment needs into the next century. Chapter 1 indicates that it is not necessary to keep land at Fossetts Farm permanently open and accordingly it is safeguarded for possible long-term development requirements. Clearly, there is a likelihood, indeed a probability, that additional employment land will be needed for Southend at some time in the future. However, having regard to current industrial and business market conditions, land availability and the uncertainties for the future, there is no necessity or merit in principle in making firm commitments for the future nor any apparent overriding reason to commit the whole or part of the Safeguarded Land to employment development at the present time. In any event priorities could emerge for other types of development and the present or subsequent reviews of the Essex Structure Plan could bring other requirements. The longer term development of this land will be a matter for a future review of this local plan.

Safeguarding Existing and Proposed Industrial and Other Employment Land

Paragraphs 4.26 to 4.37 and Proposals P4a to P4k of Adopted Borough Local Plan as written.

3. Additions and Amendments to Chapter 7, Recreation and Open Space (additions and amendments to Adopted Borough Local Plan are depicted in bold italics).

Paragraphs 7.1 to 7.10 of Adopted Borough Local Plan as written

i) Paragraphs 7.11 (page 115 of Adopted Borough Local Plan refers)

"Roots Hall Stadium

7.11 In the light of recent legislation requiring improvements to the layout and facilities offered at existing football grounds, an alternative site to Roots Hall has been sought by Southend United Football Club. Having regard to current Government advice (PPG17 - Sport and Recreation, September 1991) that football stadia are not normally appropriate within the Green Belt and other policies in the Plan, the opportunities for accommodating a new football stadium in the Borough are limited. Safeguarded Land at Fossetts Farm may offer a potential opportunity for accommodating a football stadium subject to careful design, siting, layout and landscaping. However further investigations as to the implications of such a development and a thorough appraisal of possible alternative sites to accommodate a stadium both within and adjoining the Borough, need to be made before any reassessment of the possible future development requirements for the Safeguarded Land is undertaken as part of a review of this Local Plan.

7.11.1 *Pending the outcome of such investigations, the Football Club's present site at Roots Hall* is shown on the Proposals Map as an area for sport and leisure, the future use of which will be considered further, should the Football Club relocate, in accordance with a systematic site appraisal. The use of the Roots Hall site for retailing purposes would not, however, be acceptable.

Paragraphs 7.12 to 7.32 and Proposals P7a to P7n of Adopted Borough Local Plan as written.

4. **Additions and Amendments to Chapter 8, Community Services and Utilities** (additions and amendments to Adopted Borough Local Plan are depicted in bold italics).

Paragraphs 8.1 to 8.31 of Adopted Borough Local Plan as written.

i) Paragraph 8.32 (page 137 of Adopted Borough Local Plan refers)

"Cemeteries and Crematorium

8.32 *The Council's Registrar of Cemeteries and Crematorium advises that there will be a requirement for additional land for cemetery and crematorium purposes in the longer term. Safeguarded Land adjoining the Sutton Road Cemetery and Crematorium (see Chapter 1) would provide an opportunity for achieving an extension to existing facilities to meet such future needs. However, in the light of current uncertainties regarding future cemetery requirements, time is needed for further careful study and review of the options available and of possible alternative sites before a commitment is made. Such assessments should again form part of a review of this local plan."*

Paragraph 8.33 and Proposals P8b and P8c of Adopted Borough Local Plan as written.

ii) Proposal P8a (page 137 of Adopted Borough local plan refers)

Delete Proposal P8a

5. **Additions and Amendments to Appendix 5, Non-Residential Policy Guidance** (Additions and amendments to Adopted Borough Local Plan shown in bold italics)

Paragraphs A5.1 to A5.3 as written.

i) Paragraph A5.4 (page 202 and 203 of Adopted Borough Local Plan refers)

"INDUSTRIAL DEVELOPMENT

(Chapter 4 - Employment and Business refers)

A5.4 Paragraphs 4.18 to 4.20 of Chapter 4 (pages 70 and 71) refer to industrial development and land take-up rates in the Borough since 1986. Table 9 below details this industrial development.

Table 9 : Industrial Development in the Southend Borough 1996

(a) INDUSTRIAL DEVELOPMENT SINCE 1986 AND OUTSTANDING INDUSTRIAL PERMISSIONS - October 1996 (including intensification and extensions)

| Location (approx) | Floorspace (m ² gross) | |
|------------------------------------------------------------------------|-----------------------------------|--------------|
| | Completed | Outstanding |
| Industrial Estates; | | |
| Vanguard Way, Shoeburyness | 4640 | 0 |
| Towerfield Close, Shoeburyness | 3414 | 0 |
| Campfield Road, Shoeburyness | 0 | 0 |
| Stock Road, Southend | 5139 | 270 |
| Temple Farm, Southend | 31939* | 198 |
| Grainger Road, Southend | 1987 | 0 |
| Airborne Close, Eastwood | 1685 | 23 |
| Comet Way, Eastwood | 4348 | 3792 |
| Progress Road, Eastwood | 1550 | 4247 |
| Priory Crescent, Southend | 688 | 0 |
| Elsewhere | 4870 | 6497 |
| * In addition, 0.58 hectares of land used as a waste transfer station. | | |
| Total | 60260 | 15004 |
| TOTAL PROVISION 1986 TO 1996 | 75264 | |

Table 9 continued

(b) **INDUSTRIAL LAND TAKE-UP RATES (Defined Industrial Estates only) 1986 to 1996**

| Year | Land (net site area) | |
|------------------------|----------------------|--------------|
| | Hectares | (Acres) |
| 1986-87 | 0 | 0 |
| 1987-88 | 3.49 | 8.62 |
| 1988-89 | 0.87 | 2.15 |
| 1989-90 | 3.03 | 7.48 |
| 1990-91 | 0.32 | 0.80 |
| 1991-92 | 0.28 | 0.70 |
| 1992-93 | 0.13 | 0.32 |
| 1993-94 | 0.60 | 1.48 |
| 1994-95 | 0.33 | 0.82 |
| 1995-96 | 0.24 | 0.59 |
| Total 1986 - 96 | 9.29 | 22.96 |

Annual Take-up Rate **0.93 hectares** (**2.30 acres**)

Note: Apart from **1.17** hectares (gross) of land at Temple Farm Industrial Estate, no further land - excluding new sites identified in this Plan - is currently available for industrial development on identified sites in the Borough of Southend.

Industrial land take from 1977 to 1986 totalled 22.78 hectares (56.29 acres). This gives an annual take-up rate over that period of 2.53 hectares (6.25 acres) and from 1977 to **1996** of **1.69** hectares (**4.17** acres).

Table 9 continued

(c) **LAND SUPPLY REQUIREMENTS IN ACCORDANCE WITH THE INDICATIVE
ESSEX STRUCTURE PLAN FIRST ALTERATION INDUSTRIAL STRATEGY
(Gross Figures)**

| | <i>Hectares</i> |
|--------------------------------------------------------------------|-----------------|
| <i>Essex Structure Plan First Alteration</i> | |
| <i>Indicative Industrial Land Provision 1986-2001 (Policy E1)</i> | 15.00 |
| <i>LESS Industrial Land Taken 1986-1996 (Table b)</i> | <u>- 9.29</u> |
| <i>Industrial Land Requirement 1996-2001</i> | 5.71 |
| <i>Industrial Land Provision:</i> | |
| <i>Land at Temple Farm Industrial Estate (Existing commitment)</i> | 1.17* |
| <i>Former Coal Depot, Kenway (Proposal P4f)</i> | 1.6 |
| <i>Prittlewell Railway Station Goods Yard (Proposal P4g)</i> | 0.8 |
| <i>Land North of Prince Avenue (Proposal P4h)</i> | 2.99 |
| <i>Land at Eastwoodbury Lane (Proposal P4j)</i> | 0.35 |
| <i>Total Identified Land</i> | 6.91 |

| | |
|-----------------------------------------------|-------|
| <i>Comparison to Structure Plan Provision</i> | +1.20 |
|-----------------------------------------------|-------|

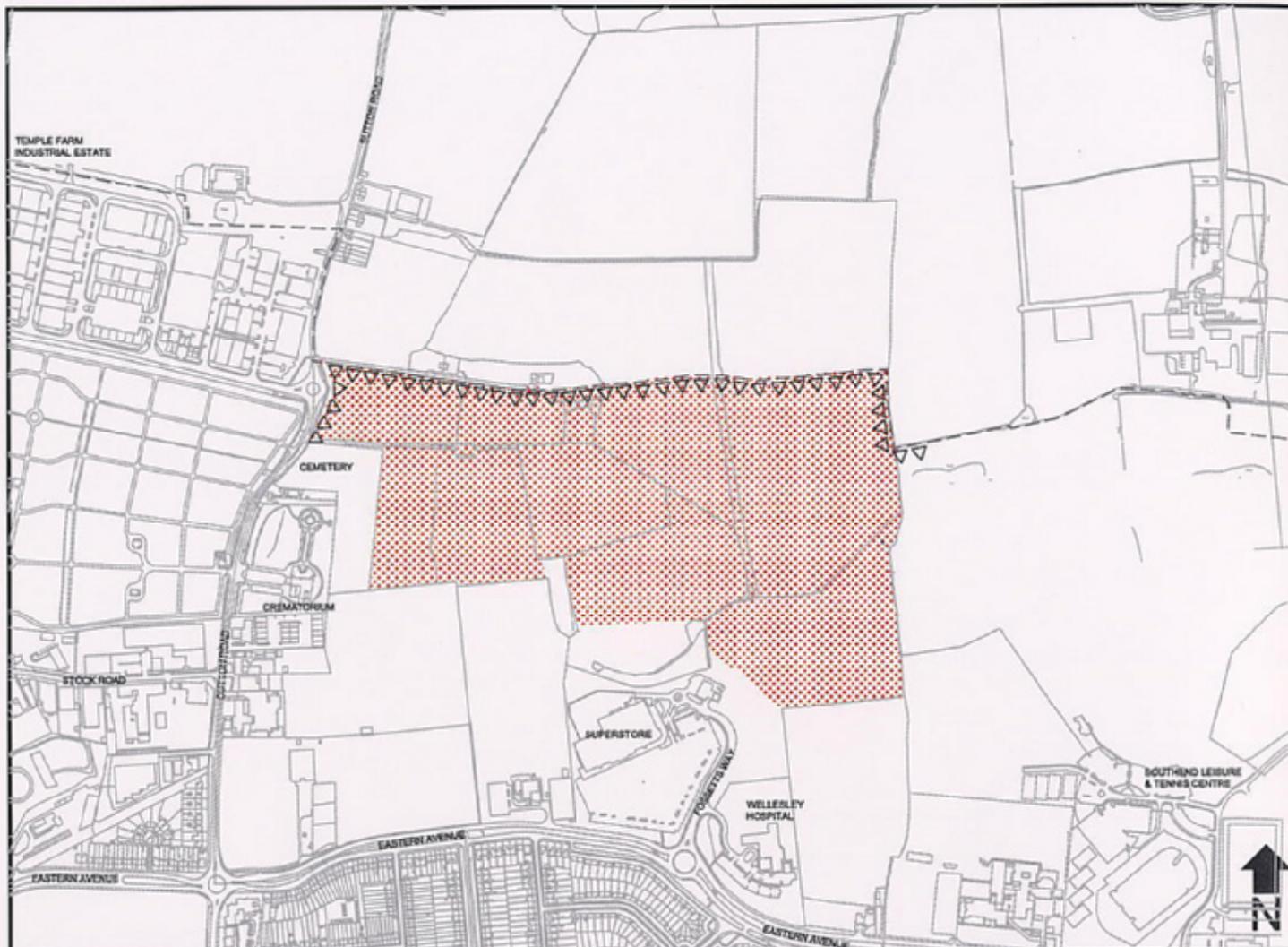
Note: *The Structure Plan Provision is calculated taking into account recent development rates and the historic loss of unidentified employment sites.*

** This land currently has the benefit of planning permission. 0.11 hectares of this total comprises a landscaping strip.*

Source: Southend Borough and Essex County Council Development Records.

6. Alteration to Proposals Map

Designations for land at Fossetts Farm, Sutton Road, Southend on Sea are defined on the Proposals Map overleaf.



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Southend-on-Sea Borough Local Plan Second Alteration

Designations relating to land at
 Fossets Farm, Sutton Road, Southend-on-Sea

Adopted March 1999

Scale: 1:10,000

Chapter 1 - Green Belt, Safeguarded Land
 and Natural Resources

-  Safeguarded Land
 (Policy G1a)
-  Landscape Improvement Area
 (Policy G3)
-  Borough Boundary

Annex One - Preparation of the Second Alteration

Introduction

- A1.1 The Southend on Sea Borough Local Plan Second Alteration has been prepared in accordance with statutory requirements and having regard to the representations made by statutory bodies, government departments, land owners and adjoining land owners/users, local associations and the general public. The various stages of plan preparation and public consultation are detailed below.

Public Consultation Stages

| Date | Publication/Procedure |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| September 1994 | <p><i>High Court Challenge</i> submitted by Swan Hill Developments Limited (formerly Higgs and Hill Developments Limited).</p> <p>Green Belt and cemetery extension designations (Proposal P8a) for land at Fossetts Farm, Sutton Road, Southend on Sea, as contained in the Adopted Southend on Sea Borough Local Plan, quashed by High Court.</p> |
| November 1995 | <p><i>Southend on Sea Borough Local Plan Second Alteration Pre Deposit Consultation Draft</i> published to gain initial views of statutory consultees and other interested parties.</p> <p>Plan reiterated land designations contained in Adopted Southend on Sea Borough Local Plan.</p> <p><i>Public Consultation: 23rd November 1995 to 22nd December 1995</i></p> |
| January 1996 | <p><i>Southend on Sea Borough Local Plan Second Alteration Deposit Draft</i> placed 'on deposit' for public consultation.</p> <p><i>Public Consultation: 29th January 1996 to 13th March 1996</i></p> |
| May 1996 | <p><i>Public Local Inquiry</i> - held at the Civic Centre, Southend on Sea from 21st May 1996 to 23rd May 1996. Site visit held on 4th June 1996 on which date the inquiry was closed. Inspector: A. J. Miller MCD BArch RIBA FIMgt.</p> <p>Public local inquiry considered a number of outstanding objections to the Deposit Draft Plan including those from the landowner, Swan Hill Developments Limited, and Southend United Football Club. The former wished to see the land designated for employment generating developments, whilst the Football Club considered that Fossetts Farm represents the only opportunity in the Borough for achieving the development of a new football stadium.</p> |

July 1996

Inspector's Report and Recommendations Published 15th July 1996.

Inspector recommends that land at Fossetts Farm be designated as 'Safeguarded Land' outside the Green Belt the future use of which should be determined in a review of the Borough Local Plan with reference in the Alteration being made that possible future uses of the site could include for a football stadium, employment development and as an extension to the crematorium.

February 1997

Southend on Sea Borough Local Plan Second Alteration Proposed Modifications published.

Inspector's recommendations accepted by the Borough Council and reflected in Proposed Modifications.

Public Consultation: 28th February 1997 to 18th April 1997

July 1998

Borough Council resolve to proceed towards adoption of the Southend on Sea Borough Local Plan Second Alteration with a number of Proposed Consequential Amendments.

November 1998

Notice of Intention to Adopt the Borough Local Plan Second Alteration after 18th December 1998 published by Borough Council, thereby providing the Secretary of State with at least 28 days to raise any points with the local planning authority pending the Second Alteration's adoption (the adopted Plan to incorporate the Borough Local Plan Second Alteration Proposed Modifications and Consequential Amendments).

Documents, including Consequential Amendments, placed 'on deposit' for public inspection

March 1999

Southend on Sea Borough Local Plan Second Alteration Adopted by the Southend on Sea Borough Council on 1st March 1999 on which date it also became operative.