

APPENDIX 5

Non-Residential Policy Guidance

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APPENDIX 5

Non-Residential Policy Guidance

Introduction

- A5.1 In order to clarify certain policies and statements contained in the Plan relating to non-residential uses, a number of policy guidance notes and development schedules are set out in this Appendix. These relate to major office and industrial developments, and to business activities operated from home (Chapter 4); retail developments (Chapter 5); hotels and guest houses (Chapter 6); hazardous installations (Chapter 8); and rear servicing to shops and offices (Chapter 9). The Borough Council will have regard to these in determining the merits of relevant proposals and activities.

MAJOR OFFICE DEVELOPMENTS

(Chapter 4 - Employment and Business refers)

- A5.2 The Essex Structure Plan First Alteration identifies Southend as a suitable location for new offices, with particular reference to Southend town centre as a 'target' for large-scale developments (see paragraph 4.11, Chapter 4, page 67). The Structure Plan First Alteration (Table 7) provides for 60,000m² of office floorspace in Southend over the Plan period 1986 to 2001 (schemes of over 1,000m²). Table 8 below identifies the major office developments in the Borough since 1986 and committed schemes.

Table 8 : Major Office Developments since 1986 and Outstanding Planning Permissions for Offices (over 1,000m²) - October 1992

Address	Floorspace (m ² gross)	
	Completed	Outstanding
42-48 Southchurch Road	3000	0
North Thames Gas, Progress Road	1160	0
58-64 Baxter Avenue	2232	0
Tolhurst House, Chichester Road	1672	0
R/o Civic Centre, Victoria Avenue	1982	0
R/o Thamesgate House, Baxter Avenue (Proposal P4a)	0	5925
189-195 Leigh Road	0	2821
648-656 London Road	2450	0
Office Village, Temple Farm, Sutton Road	1617	2200
Central Station (North), Elmer Approach	0	14900
Corner of Tylers Avenue/Chichester Road	10172	0
445-481 Southchurch Road	0	3062
22 Clarence Road	0	1855*
251-265 London Road	0	2409
659-665 London Road	0	1300
* (-640 demolished)		
<i>Sub Total</i>	24285	34472

Table 8 continued :

Address	Floorspace (m ² gross)	
	Completed	Outstanding
<i>Sub Total brought forward</i>	24285	34472
Queens Hotel Site, Hamlet Court Road (Proposal P4b) (subject to Section 106 Agreement)	0	2000
Total	24285	36472
TOTAL PROVISION 1986 TO 1992 (Existing and Proposed)	60757	

Source: Southend Borough and Essex County Council Development Records

- A5.3 Land between Eastern Avenue and the Council Highways Depot (Proposal P4e, page 78) has the benefit of an outstanding planning permission for 5,573m² of gross office floorspace. However, as a more recent development scheme for a non-food retail warehouse has been granted planning permission, the site is not included in Table 8 but in Table 11 (b) below relating to retail warehouse provision.

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 1992

(a) **INDUSTRIAL DEVELOPMENT SINCE 1986 AND OUTSTANDING INDUSTRIAL PERMISSIONS - October 1992 (including intensification and extensions)**

Location (approx)	Floorspace (m ² gross)	
	Completed	Outstanding
Industrial Estates;		
Vanguard Way, Shoeburyness	4640	0
Towerfield Close, Shoeburyness	1089	72
Campfield Road, Shoeburyness	0	0
Stock Road, Southend	4063	1287
Temple Farm, Southend	27287	* 5054
Grainger Road, Southend	1987	0
Airborne Close, Eastwood	0	2592
Comet Way, Eastwood	4348	3792
Progress Road, Eastwood	350	960
Priory Crescent, Southend	688	0
Elsewhere	4204	251
In addition, 0.58 hectares of land used as a waste transfer station.		
Total	48656	14008
TOTAL PROVISION 1986 TO 1992	62664	

Table 9 continued :**(b) INDUSTRIAL LAND TAKE-UP RATES (Defined Industrial Estates only)
1986 to 1992**

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
Total 1986-92	7.99	19.75
Annual Take-up rate	1.33 hectares	(3.29 acres)

Note: Apart from 2.22 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 1992 of 2.05 hectares (5.07 acres).

Source: Southend Borough and Essex County Council Development Records.

BUSINESS ACTIVITIES OPERATED FROM HOME

(Chapter 4 - Employment and Business Policy E5, Non-Residential Uses Located Close to Housing, page 74 refers).

A5.5 With the development of communications technology, opportunities for working from home can be expected to increase during the 1990's, and the following guidelines will be used to assess the need for planning permission in particular cases. The Borough Council will not normally require planning permission to be obtained for the operation of a business from home, provided that the following guidance is complied with:-

- i) the residential use, character and appearance of the property is maintained.
- ii) the type of activity is unlikely to be detrimental to the residential amenities of adjoining occupiers and the character of the area.
- iii) there are no staff employed.
- iv) not more than one room or garage is used for business purposes and this room or garage is available for domestic use outside normal business hours.
- v) the storage of any materials associated with the activity are not visible from the street and are of such small quantity as not to affect the visual amenities of adjoining occupiers.

- vi) not more than one commercial vehicle of up to 1500kg (unladen weight) to be parked within the curtilage of the site or on the surrounding highway.

A5.6 However, if the business activity becomes incompatible with the residential character and amenities of the area due to non-compliance with any of the above criteria or by reason of noise, vibration, smell, unsocial hours of work or other types of nuisance, the Borough Council will take such action as deemed appropriate in order to achieve a satisfactory residential environment (see also Policy H4, page 49).

RETAIL PROVISION IN THE SOUTHEND CATCHMENT AREA

(Chapter 5 - Shopping and Retail Services refers)

A5.7 The development of convenience goods shopping facilities and non-food retail warehousing in the Southend catchment area are referred to in paragraphs 5.11 and 5.15 of Chapter 5 respectively (see pages 83 and 84). Tables 10 and 11 below detail these retail developments and committed schemes.

Table 10 : Convenience Goods Outlets in the Southend Catchment Area 1993 (over 500m² gross floorspace)

(a) EXISTING FACILITIES

Address	Retailer	Approximate Floorspace (m ²)	
		Net	Gross
Borough of Southend:			
London Road, Southend	Sainsbury	2790	5700
Sutton Road	Co-Op	1120	3050
London Road, Leigh	Safeways	1490	2230
London Road, Leigh	Iceland	535	743
Western Approaches, Eastwood	Safeways	1670	2410
Rochford Road, Prittlewell	Gateway	420	960
London Road, Westcliff	Gateway	260	730
North Shoebury	Asda	4180	6500
Broadway, Thorpe Bay	Honeycombe	230	640
<i>(Total provision within the Borough of Southend-on-Sea</i>		<i>12695</i>	<i>22963)</i>
Rochford District			
Eastwood Road, Rayleigh	Gateway	1690	2000
Borough of Castle Point			
Stadium Way, Thundersley	Sainsbury	2130	3110
London Road, Hadleigh	Safeway	1810	3160
Total		18325	31233

Table 10 continued :

(b) PROPOSED FACILITIES (with outstanding planning permission)

Address	Retailer	Approximate Floorspace (m ²)	
		Net	Gross
Borough of Southend			
Eastern Avenue (Proposal P5e)* ¹	Waitrose	4800	7690
Prince Avenue (Proposal P5f)	Tesco	4180	6500
Greyhound Way	Kwik Save	1115	1480
<i>(Total provision within the Borough of Southend-on-Sea</i>		<i>10095</i>	<i>15670)</i>
Borough of Castle Point			
Land at Northwick Road, Canvey Island* ²	Safeway	3350 * ³	5574
Total		13445	21244

Note: *¹ Currently under construction.

*² Secretary of State minded to approve outline planning permission subject to Section 106 Agreement.

*³ Estimated figure.

TOTAL PROVISION IN THE SOUTHEND CATCHMENT AREA 1993 (existing and proposed - Tables 10 a + b)	31770	52477
<i>(Total provision within the Borough of Southend-on-Sea</i>	<i>22790</i>	<i>38633)</i>

Source : Southend Borough Council Development Records

Table 11 : Non-Food Retail Warehouses in the Southend Catchment Area 1993

(a) EXISTING FACILITIES

Address	Retailer/Goods Type	Approximate Floorspace (m ² gross)
Borough of Southend		
Greyhound Way	Do-It-All (DIY)	3500
	Currys (Electrical)	1030
	Rumbelows (Electrical)	1030
	1 unit vacant	580
Adj. Victoria Station	B & Q (DIY, Garden Centre)	2790
85 London Road	Texas (DIY)	4730
Sutton Road	Kenbro (Carpets, Tiles)	3000
<i>(Total provision within the Borough of Southend-on-Sea</i>		<i>16660)</i>
Rochford District		
Purdeys Way, Rochford	MFI (Furniture)	1820
	Purdeys Discount Retail Warehouse (Furniture)	1930
	Texas (DIY)	3724
	Borough of Castle Point	
Stadium Way, Thundersley	Texas (DIY)	2980
	Vacant Unit	3160
	Comet (Electrical)	1120
	Homebase (DIY, Garden Centre)	3249
	Dansk Design (furniture)	1070
	Wickes (DIY)	3121
	Rayleigh Road, Thundersley	Halfords (Motor Accessories)
Tarpots, Benfleet	Payless (DIY, Garden Centre)	2320
Victoria House Corner, London Road, Hadleigh	Magnet Ltd (Joinery & Tiles)	882
Total		44475

A further 48,000m² is also available in Basildon just outside the catchment area boundary.

Table 11 continued :**(b) PROPOSED FACILITIES (with outstanding Planning Permission - Outline)**

Address	Retailer/Goods Type	Approximate Floorspace (m ² gross)
Borough of Southend		
Eastern Avenue (Proposal P4e)	N/A	2415
Southend Airport, adj Warners Bridge (see paragraph 9.43 in Chapter 9)* ¹	N/A	5400
<i>(Total provision within the Borough of Southend-on-Sea)</i>		<i>7815)</i>
Borough of Castle Point		
Land at Northwick Road, Canvey Island* ²	N/A	6040
Total		13855

Note: *¹ The majority of this site lies within the administrative District of Rochford
*² Secretary of State minded to approve outline planning application subject
to Section 106 Agreement.

TOTAL PROVISION IN THE SOUTHEND CATCHMENT AREA 1993 (existing and proposed Tables 11a +b)	58330
<i>(Total provision within the Borough of Southend-on-Sea)</i>	<i>24475)</i>

Source : Southend Borough Council Development Records

HOTELS AND GUEST HOUSES

(Chapter 6 - Leisure and Tourism Policy L6, page 107 refers)

A5.8 For the purposes of implementing Policy L6, hotels and guest houses include youth hostels, boarding houses, bed and breakfast establishments and other commercial premises providing serviced accommodation for visitors to the town. However, the Borough Council will normally regard planning applications for the establishment or conversion of premises to form such uses as being within the scope of Policy L6 only where:-

- i) the majority of the occupants are tourists or short-stay guests;
- ii) accommodation is available for the sole use of the proprietor or manager who will usually be resident on the premises;
- iii) communal dining and lounge areas are provided for sole use by the guests;
- iv) a commercial kitchen is provided with no cooking facilities present in the bedrooms;
- v) the proprietor or manager provides a degree of supervision and a bed linen and cleaning service;
- vi) at least one meal a day is provided by the proprietor or manager and is prepared on the

- vii) premises and normally served in the communal dining room; all furniture and fittings are provided by and are the responsibility of the proprietor or manager; and
- viii) all financial matters, other than the cost of board, is the responsibility of the proprietor or manager.

A5.9 Where the use is not meeting the majority of the criteria listed above, proposals will be regarded as providing non-self-contained residential accommodation and will be assessed in accordance with Policy H9 (Chapter 3, page 57).

HAZARDOUS INSTALLATIONS

(Chapter 8 - Community Services and Utilities paragraph 8.6 refers)

A5.10 Paragraph 8.6 (Chapter 8, page 128) refers to a number of installations located within the Borough handling notifiable substances, including high pressure gas transmission pipelines. Whilst these are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations. For this reason, the Borough Council has been advised by the Health and Safety Executive of consultation distances for each of these installations. In determining whether or not to grant planning permission for a proposed development within these consultation distances, the Borough Council will seek the advice of the Health and Safety Executive about the risks to the proposed development from the notifiable installation. For guidance the consultation distances for notifiable sites and high pressure gas transmission pipelines are set out in Table 12. However, applicants are strongly advised to consult the Borough Council or British Gas to confirm the exact location and route of the transmission pipelines.

Table 12 : Notifiable Installations Handling Hazardous Materials and their Associated Consultation Distances

(a) NOTIFIABLE SITES

Location	Material	Consultation Distance	Health & Safety Executive Reference
British Gas Elm Road Shoeburyness	Natural Gas	60 metres	HL/07/1701
British Gas Progress Road Southend-on-Sea	Natural Gas	60 metres	HL/07/1702

Table 12 continued:

b) BRITISH GAS HIGH PRESSURE TRANSMISSION PIPELINES

Location	Diameter	Pressure Barg	Building Proximity Distance	Consultation Distance	Health & Safety Executive Reference
Belfairs Park Spur	300mm	10	13.5 mtrs	27 metres	HC/14/929-1
Canvey to Eastwood (affecting Leigh)	350mm	10	13.5 mtrs	27 metres	HC/14/935-1
Ashingdon to Shoeburyness (affects Policy H11 - Chapter 3)	450mm	34.5	8.2 mtrs	16 metres	HC/14/940-1
Ashingdon to Eastwood	450mm	34.5	8.2 mtrs	16 metres	HC/14/944-1

Source : Health and Safety Executive, HM Factory Inspectorate 1991

REAR SERVICING TO SHOPS AND OFFICES

(Chapter 9 - Transport and Parking Policy T12, Servicing Facilities page 155 refers).

- A5.11 In order to maintain clear rear service roads serving shops and offices whilst providing for some parking/loading provision in the interests of highway safety, the Borough Council will seek to ensure that rear extensions to such premises are adequately controlled in accordance with Policy T12.
- A5.12 Accordingly, having regard to the overall width and proportions of the plot concerned, together with any plot boundary walls, fences or other enclosures, applications for rear extensions to offices and shops which are served by rear service roads will normally be limited so that for:-
- (i) Service roads of up to 5 metres in width, a minimum open area of 3 metres in length as measured from the rear of the proposed extension to the nearest edge of the highway, or 6.5 metres to the opposite edge of the highway, whichever is the greater, is retained across the whole width of the plot.
 - (ii) Service roads of over 5 metres in width, a minimum open area of 6 metres in length as measured from the edge of the proposed extension to the nearest edge of the highway, is retained across the whole width of the plot.