

## Southend Development Management Document – Amendments Proposed by the Council during Examination Hearing Session

The following table sets out a number of proposed amendments to the Development Management Document, as tabled by the Council at the examination hearing on 11<sup>th</sup> November 2014.

The amendments below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the amendment in words in italics.

The proposed amendments suggested at the hearing session are highlighted in purple, and also relate to the changes as proposed by the Schedule of Minor Amendments to the Revised Proposed Submission Development Management DPD (March 2014) as set out in examination document EXD006.

<b>DM POLICY</b>	<b>SUGGESTED AMENDMENT</b>
Policy DM1, criterion 1 (i)	<u>Add to the quality of the area and</u> <del>r</del> Respect <del>and enhance</del> the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, layout, proportions, materials, townscape and/or landscape setting, use and detailed design features giving appropriate weight to the preservation of a heritage asset based on its significance in accordance with Policy DM5 where applicable.
Policy DM3, criterion 3 (ii)	(ii) Will not harm the character and appearance of the existing building or wider area; <del>and or set a precedent that will</del> <u>(new iii)</u> lead to a material change of <u>a</u> street's <del>character and</del> function <u>in providing family accommodation</u> ; and
Policy DM3, criterion 4	The conversion or redevelopment of single storey dwellings (bungalows) will generally be resisted. Exceptions will be considered where the proposal: (i) Does not create an unacceptable juxtaposition within the streetscene that would harm the

	<p>character and appearance of the area; <del>or</del> <u>and</u></p> <p>(ii) Will not <u>result in a net loss</u> <del>harm the balance</del> of housing types evidenced as being essential to meet the needs of Southend's <u>older</u> residents (<u>including bungalows and accommodation that would meet lifetime homes</u>).</p>
Policy DM4, paragraph 3.48	<p>For the purposes of this policy tall and large buildings are defined as buildings that are <u>substantially significantly</u> taller and/or bulkier and out of scale with the prevailing built form of the surrounding area and/or have a significant impact on the skyline. <u>This approach has been informed by the English Heritage / CABE Guidance on Tall Buildings (2007). The policy does not apply to all developments that exceed the prevailing height of the surrounding area, only tall and large buildings.</u></p>
Policy DM5, new criterion 3 as set out in EXD006	<p><u>(New criterion) 3. Development proposals that result in the loss of or harm to the significance of a non-designated heritage asset, such as a locally listed building or frontages of townscape merit, will normally be resisted, although <del>due consideration</del> a balanced judgement will be made, having regard given to the scale of any harm or loss and the significance of the asset, detail of which should be provide in support of any development proposal.</u></p>
Policy DM6, new paragraph after 4.9	<p>[New Paragraph after 4.9] <u>There are a number of existing buildings along the seafront that form a cohesive frontage, have historic context, or are recognised as key landmarks and/or contribute to a distinctive sense of place and should be protected from development that would adversely affect their character, appearance, setting and the importance of the seafront. These are listed in Appendix 10.</u></p>
DM6, Policy Table 1 – Seafront Character Zone 3 (ii)	<p>Development will be considered acceptable where it <u>adds to enhances</u> <del>improves</del> the <u>design</u> quality of Undercliff Gardens, Grand Parade, Cliff Parade, The Gardens, Leigh Hill and The Ridgeway, and where it retains the characteristics and form of the area. Development that materially changes the existing character, appearance and form of the area will be resisted.</p>
DM6, Policy	<p>The low rise height of existing buildings should also be maintained in future development.</p>

Table 1 – Seafront Character Zone 4 (vii)	Development will only be allowed where it is appropriate to context and where it <u>adds to enhances</u> the <u>quality character</u> of the area.
DM6, Policy Table 1 – Seafront Character Zone 5 (v)	The low rise height of existing buildings should also be maintained in future development. Development will only be allowed where it is appropriate to context and where it <u>adds to the quality enhances the character</u> of the area.
Policy DM6, new appendix 10	<p><b><u>APPENDIX 10</u></b>  <u>Policy DM6 (3) – A summary of existing buildings along the seafront (outside the Central Area, which is covered by the Southend Central Area Action Plan) that form a cohesive frontage, have historic context, are recognised as key landmarks, and/or contribute to a distinctive sense of place.</u></p> <ul style="list-style-type: none"> <li>• <u>Leigh Old Town Conservation Area</u>  <u>Includes a number of listed and locally listed buildings such as the Grade II listed Crooked Billet and 62 High Street, and retains a strong relationship with the waterfront with modestly scaled buildings (Seafront Character Zone 2);</u></li> <li>• <u>Leigh Conservation Area</u>  <u>Includes a number of listed and locally listed buildings, has a fine urban grain. Leigh Hill, which runs east-west and north-south through the conservation area is notable for its historic mix of residential and non-residential uses, and residential properties at The Gardens which have estuary views and contribute to the sense of space, despite the relatively built up nature of the conservation area (Seafront Character Zone 3);</u></li> <li>• <u>Leigh Cliff Conservation Area</u>  <u>Cliff Parade benefits from estuary views, being located directly above Cliff Gardens, which provide the area with undeveloped green space. While displaying more variety in architectural style than other streets in the conservation area, it contributes to a distinctive sense of place which would suffer from larger, bulkier development.</u></li> <li>• <u>Grand Parade, Undercliff Gardens and The Ridgeway</u>  <u>There is often pressure in this area, particularly in more elevated positions such as Grand Parade,</u></li> </ul>

	<p><u>for bulkier and taller buildings that would result in further loss of the finer urban grain. The area also benefits from largely undeveloped space on Grand Parade to the northern boundary of properties on Undercliff Gardens. (Seafront Character Zone 3);</u></p> <ul style="list-style-type: none"> <li>• <u>Crowstone Conservation Area</u></li> </ul> <p><u>Includes the locally listed Crowstone House (Seafront Character Zone (4));</u></p> <ul style="list-style-type: none"> <li>• <u>The Leas Conservation Area</u></li> </ul> <p><u>Includes a number of locally listed buildings to the northern side of the seafront promenade, such as 21 The Leas, Argyll House, and Palmeira Mansions (Seafront Character Zone 4);</u></p> <ul style="list-style-type: none"> <li>• <u>Thorpe Esplanade and Thorpe Bay Gardens,</u></li> </ul> <p><u>Notable for their large, detached dwellings with pitched roofs and consistent palette of materials, in the case of Thorpe Bay Gardens set back from the beach behind tennis courts, bowling club, yacht club and gardens (Seafront Character Zone 6).</u></p>
Policy DM7, criterion 1	<p><i>The Council will look favourably upon the provision of family size housing will be encouraged on smaller sites, particularly where the surrounding building types provide an appropriate context for this type of development to be included within a scheme.</i></p>
Policy DM7, paragraph 5.8	<p>The SHMA (2013) undertook an assessment of dwelling need and consequently set out a recommended dwelling mix for affordable as well as private market housing in Southend. The preferred dwelling mix outlined in Policy Table 2 and 3 reflects the recommendations set out in the SHMA (2013) and is intended to provide an overall flexible target for new residential development within the Borough, that may be applied flexibly and which to takes account of any changes to the preferred mix in any SHMA updates (or equivalent successor). For individual development proposals tThe preferred dwelling mix should not be treated as a definitive mix but be used during negotiations. When considering development proposals that deviate from this mix, tThe Council will take account of the latest available evidence from the SHMA (or its equivalent successor); the site context; viability; and for affordable housing any pressing short term housing need as identified by the Southend Council's Homeseekers Register affordable housing waiting list.</p>
Policy DM13,	(sub heading) Temporary Uses and Permitted Development Rights

<p>insert new paragraph 6.53</p>	<p>Insert new paragraph 6.53: <a href="#">Further permitted development rights were introduced in 2014<sup>7</sup>. Policy DM13 will apply as part of the prior approval process, in particular in relation to Class IA.</a></p> <p><a href="#">7. The Town and Country Planning (General Permitted Development) Amendment and Consequential Provisions) (England) Order 2014</a></p>
<p>Policy DM15, criterion 3 and 4</p>	<p>3. To prioritise and promote viable alternatives to private vehicle use development proposals must:</p> <p>(i) Prioritise the needs of pedestrians, including disabled persons and those with impaired mobility and cyclists, including safe, secure and covered on-site cycle parking and where appropriate changing facilities, creating safe and secure layouts that minimise conflicts with traffic and avoid street clutter and barriers to movement;</p> <p><del>And <u>major*</u> development proposals must incorporate provision for:</del></p> <p><del>(ii) High quality public transport facilities, through measures that reduce dependency on private vehicles; and</del></p> <p><del>(iii) Servicing and emergency vehicles.</del></p> <p>The provision of facilities for charging electric vehicles and other ultra-low emission vehicles will be encouraged wherever practical and feasible.</p> <p>4. All <u>major*</u> development <u>proposals</u> must incorporate and include <u>provision for:</u></p> <p><u>(i) safe, convenient and legible access to public transport for pedestrians and cyclists, and appropriate 'smarter choice' measures to reduce dependency on vehicles</u> such as Travel Plans (Personal, Workplace and School), car clubs, car sharing and pooling, real-time public transport information and marketing and communication materials and welcome packs. All other development should seek to include such measures where site specific circumstances allow-; <u>and</u></p> <p><u>(ii) servicing and emergency vehicles.</u></p>

Policy DM15, criterion 5

All development should meet the parking standards (including cycle parking) set out in Appendix 65. Residential vehicle parking standards may be applied flexibly ~~in exceptional circumstances~~ where it can be demonstrated that the development is proposed in a sustainable location with frequent and extensive links to public transport and/ or where the rigid application of these standards would have a clear detrimental impact on local character and context.

Reliance upon on-street parking will only be considered appropriate where it can be demonstrated by the applicant that there is on-street parking capacity.

The parking standards in Appendix 65 will be kept under review.

Policy DM15, Appendix 6: Vehicle Parking Standards

**Table A5(2): Vehicle Parking Standards – Residential**

<b>Use Class</b>	<b>Land Use</b>	<b>Southend Central Area</b>	<b>Rest of Borough</b>
		<b>Appropriate Standards*</b>	<b>Minimum Standards**</b>
C3	1 Bedroom Dwelling	1 space per dwelling	1 space per dwelling
C3	2+ Bedroom Dwelling	1 space per dwelling	2 spaces per dwelling
C3	Retirement developments (e.g. warden assisted independent	1 space per dwelling	1 space per dwelling

	living)		
<p><b><u>*Standard to be applied. Lower or higher provision would need to be justified in accordance with DM15 (5).</u></b></p> <p><b><u>** Minimum standard. Lower provision would need to be justified in accordance with DM15 (5).</u></b></p>			