

Southend Central Area Action Plan (SCAAP)

Frequently Asked Questions

Q: What is the purpose of the SCAAP

A: The SCAAP contains policies and proposals that in combination address: the development strategy for the Town Centre and Central Area (including the Central Seafront) (matters such as retail, housing, employment and transport); development principles for the 'Policy Areas' (including identification of appropriate land uses, access / public realm improvements); and a set of more detailed, site specific policies in the 'Opportunity Sites'.

The SCAAP is divided into Policy Areas, each having its own set of 'development principles' to guide development and investment. Within the Policy Areas the SCAAP only seeks to allocate sites where evidence suggests that they are deliverable by 2021, the end of the Core Strategy plan period.

Q: What is the purpose of the SCAAP: Revised Proposed Submission Document?

A. Public consultation on the SCAAP has been extensive. Three early versions of the SCAAP have been published for consultation, namely:

- Issues and Options Consultation 2010
- Pre-Submission Consultation (superseded) 2011
- Preferred Approach 2015/ and early 2016

This is the second Proposed Submission SCAAP to be published so that representations can be made in relation to soundness and legal compliance. A number of amendments have been made and reflected in this latest revised version of the SCAAP, in response to previous representations, new evidence base material and to ensure it is in conformity with national policy and guidance.

The six week publication period is the opportunity to make formal representations to the inspector about the soundness of the SCAAP and its legal compliance. A guidance note for submitting representations on submission documents is available on the Council's website.

Q. I have responded to the previous versions of the SCAAP, do I need to comment again?

As outlined above, there has been extensive discussion and consultation, over several years, on the issues and principles underlying the policies in this document. These have helped inform and update the SCAAP and details about this process can be found in the Regulation 19 Consultation Statement, which is published on the Council's website www.southend.gov.uk/scaap.

If you have made representations before on previous consultations of the SCAAP and you consider that they are still relevant to this latest version, you may wish to submit your comments again during this current consultation. If you are unsure about whether this is necessary, or would like to discuss any further issues/concerns you may have, please contact the Planning Policy team on 01702 215408 or ldf@southend.gov.uk.

Representations relating specifically to the soundness and legality of this Revised Proposed Submission version of the SCAAP should be made regardless of the previous comments made on earlier iterations of the Plan. These representations will be submitted alongside the SCAAP as part of the examination process to the Planning Inspectorate.

Q: How does this document fit in with other planning documents?

A: The SCAAP will, once adopted, be used in conjunction with a number of other planning documents in determining planning applications.

A key document is the Core Strategy which sets out the general principles for the development of the Borough. This document was adopted in 2007. Other adopted documents include the Development Management Document (2015) and the Joint London Southend Airport and its environs Area Action Plan (JAAP, 2014). A joint Essex and Southend Replacement Waste Local Plan has also been produced and submitted for examination.

Together this suite of documents will comprise the Development Plan for the Borough and will be used to assess planning applications.

Further documents which do not form part of the Development Plan are also used when considering planning applications. They provide advice and guidance on applying the policies within the development plan documents and include: the Design and Townscape Guide SPD (2009); Planning Obligations SPD and Community Infrastructure Levy (2015) and the Streetscape Manual SPD (2015).

A new Local Plan will be produced for Southend. The Local Plan will contain an overall vision for the whole Borough and put in place a new strategy for delivering growth and regeneration that meets the needs of local people. The Southend Local Plan will include a review of the Core Strategy, JAAP, Development Management Document and the SCAAP.

More information on the above documents can be viewed via the relevant planning pages on the Council's website: www.southend.gov.uk/scaap.

Q. I have responded to other consultations in the past, for example on the Core Strategy or Development Management Document, do I need to comment again?

A. As set out above, the SCAAP is separate from other documents in that it focuses on a specific planning policies and proposals for the Town Centre and Central Area and provides more detail on these in accordance with the Core Strategy. Whilst the SCAAP is related to other documents in the Development Plan, and will have regard to them, if you consider that there are issues you have raised in previous consultations on other documents, which are relevant to the soundness and legality of this document also, you may wish to submit your comments again during this current consultation. If you are unsure about whether this is necessary, or would like to discuss any further issues/concerns you may have, please contact the Planning Policy team on 01702 215408 or ldf@southend.gov.uk.

Q: Why do I have to use the representation forms or the online system to make my views known?

A: The SCAAP is currently published for a final stage of public consultation prior to being submitted for examination by the Planning Inspectorate. The results of the consultation will be passed to the Government appointed Inspector, who will consider whether the plan is legally compliant and sound. It is a Government requirement, during this final stage of consultation, that comments submitted must only relate to the soundness and legal compliance of the document. By using the online consultation system and representation forms (<http://southend.jdi-consult.net/localplan/>) participants may ensure that their comments submitted relate to soundness and legal compliance, and can therefore be considered by the Inspector.

Comments on the Revised Proposed Submission SCAAP may be formally submitted between **3rd November 2016 and 5pm on 16th December 2016**. This is a formal consultation stage before the document is submitted to the Government to be independently examined, and as such representations will only be regarded as duly made if supplied on the official representation form or made directly via the online consultation system at this link: <http://southend.jdi-consult.net/localplan/>. Comments made will be available to view on the online system as they are submitted, although please note that there may be a time delay between submission and appearance online.

Through the online consultation system, comments may be submitted by selecting the relevant document, then by clicking on the pen symbol next to the policy on which you wish to comment. Before you submit comments for the first time you will need to register on the system. This is a simple process which only requires a valid email address. If you are already registered on Southend Borough Council's online consultation system you can use the same login and do not need to re-register.

We recommend that you also visit <http://www.southend.gov.uk/ldf> to view the documents, access background information and, if required, obtain help on using the online consultation system.

We recognise that not everyone has access to the Internet and that it is important that no one is excluded from participating. If you wish to submit your views but are unable to do so online, completed representation forms can be sent to:

Corporate Director for Place, PO Box 5557, Civic Centre, Victoria Avenue,
Southend-on-Sea, SS2 6ZF;
Or via email: ldf@southend.gov.uk

You can contact the Planning Policy team on 01702 215408 for further help or to obtain an official representation form.

The documents can also be viewed at local libraries, the Council offices or online at: www.southend.gov.uk/scaap

Q: What will happen after the publication period has ended?

Once the consultation has ended at **5pm on 16th December 2016**, the Council will submit the Revised Proposed Submission SCAAP, along with all the responses received during the consultation and other evidence, to Government for independent examination. An Inspector will be appointed to undertake an independent examination in public, and if the document is found to be sound and legally compliant through examination, the Council may then adopt it and it will become Council planning policy.