

Southend Borough Council

**Southend Central Area Action Plan (SCAAP)
Hearing Statement - Matter 7: Environment**

May 2017

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References

Sustainability Appraisal	http://www.southend.gov.uk/downloads/file/4545/scaap_revised_proposed_submission_sustainability_appraisal
Core Strategy	http://www.southend.gov.uk/downloads/download/276/core_strategy
Development Management Document	http://www.southend.gov.uk/info/200420/planning_policy_documents/389/development_management_dpd_2
Consultation Statement	http://www.southend.gov.uk/downloads/file/4728/sd4_scaap_consultation_statement_reg_22
SPD1	http://www.southend.gov.uk/downloads/download/305/spd_1_design_and_townscape_guide_2009
SPD3	http://www.southend.gov.uk/downloads/download/420/spd_3_streetscape_manual
Conservation Area Appraisals	http://www.southend.gov.uk/info/200422/conservation_areas/413/conservation_area_character_appraisals

Matter 7: Environment

7.1 How robust are the policies for addressing key views (DS2), landmarks and landmark buildings (DS3) and flood risk management and sustainable drainage (DS4)?

Key Views (DS2)

7.1.1 The policy seeks to ensure that new development is compatible with the key views identified. The key views identified help to define Southend's character and sense of place, including links with the Thames Estuary. The approach has been informed through the preparation of the SCAAP, and the Sustainability Appraisal (SA) provides an appraisal of Policy DS2: Key Views, identifying that the policy is likely to have a positive impact on sustainable development, commenting that every application should be judged on its merit. Policy DS2 provides a framework within which planning applications for development can provide justification of where development is considered to be compatible with and / or enhance key views. The Policy relates to the principles set out in Core Strategy Policies KP2 and CP4 and Strategic Objective 14.

Landmarks and Landmark Buildings (DS3)

7.1.2 The policy identifies landmarks/landmark buildings and sets out criteria for new landmarks. Landmarks/landmark buildings can help to give an area character, as well as providing focal points for residents and visitors moving through the Central Area.

7.1.3 The approach has been informed through the preparation of the SCAAP and the SA concludes that Policy DS3: Landmarks and Landmark Buildings is likely to have a positive impact on sustainable development. Policy DS3 provides further detail to Development Management Document Policy DM4 Tall and Large Buildings, which identifies Southend Central Area as a strategic location for tall and large buildings. There has been a general level of support for the policy throughout preparation of the SCAAP.

Flood Risk Management and Sustainable Drainage (DS4)

7.1.4 The approach has been informed through the preparation of the SCAAP and the SA concludes that Policy DS4: Flood Risk Management and Sustainable Drainage is compatible with achieving sustainable development. Through the consultation process, amendments were made to the policy following representations made by the Environment Agency during the Preferred Approach stage, as set out in the Consultation Statement, Appendix 7, and subsequently the policy received support from the Environment Agency during Revised Proposed Submission stage.

7.1.5 The Council has also established common ground with Natural England following representations made at Revised Proposed Submission stage regarding policy DS4, as set out in the Consultation Statement at Appendix 2. It was agreed that the SCAAP, in combination with the Core Strategy and Development Management Document, contains adequate policy in regard to climate change.

7.2 *Should the SCAAP include specific policies covering design excellence, the historic environment and green infrastructure?*

7.2.1 The SCAAP forms part of the Local Planning Framework for Southend, which also includes the Southend Core Strategy (2007) and the Development Management Document (DMD) (2015). These documents together with the SCAAP form the policy context for the Borough. The Core Strategy contains the overarching policies for the Borough, including the Central Area. The DMD reflects the spatial vision and objectives of the Core Strategy and includes more detailed local policies for the management of development. Design excellence, the historic environment and green infrastructure are Borough wide issues and policies relating to these matters are therefore addressed in the Core Strategy and DMD.

Core Strategy

7.2.2 Policy KP2: Development Principles provides policy criteria for the management of the historic environment (KP2.4), green space (KP2.4) and for securing improvements to the urban environment through quality design (KP2.9). Policy CP4: The Environment and Urban Renaissance provides further detail, including 'promoting development of the highest quality and encouraging innovation and excellence in design' (CP4.1), 'safeguarding and enhancing the historic environment' (CP4.7), and 'creating and maintaining a 'Green Grid' of high quality, linked and publicly accessible open spaces' (CP4.10).

Development Management Document

7.2.3 Policy DM1: Design Quality, which supports good quality, innovative design (this is also supported through Policy DM3.5.iii, and Policy DM4.1.iv which supports the highest standards of architecture and materials in tall and large buildings), Policy DM2: Low Carbon Development and Efficient Use of Resources supports urban greening measures (DM2.1.v), and Policy DM5: Southend-on-Sea's Historic Environment recognises the contribution the historic environment makes to local character and distinctiveness.

Other Guidance

7.2.4 The Council has also adopted the Design and Townscape Guide Supplementary Planning Document 1 (SPD1) (2009) and Streetscape

Manual SPD3 (2015), together with a number of Conservation Area Appraisals for the Central Area which also cover these matters.

SCAAP

7.2.5 A Policy Linkages box is provided at the end of each relevant section or policy, setting out links between policies within the SCAAP and other key documents within the Council’s Local Planning Framework. Cross references to relevant policies are also identified in the Implementation and Monitoring table, set out in section 6.3. These highlight to the reader where there is a related inter-linked policy in other Development Plan Documents.

7.2.5 Given the policy framework provided by the Core Strategy and DMD, together with area specific policy criteria in the SCAAP¹, it is not considered necessary to provide additional policies within the SCAAP to address design excellence, the historic environment and green infrastructure.

¹ The following policies include criteria relating to design excellence: DS1.5, DS2, DS3, PA1, PA2, PA3, PA4, PA5, PA6, PA7, CS1, PA8, PA9; the historic environment: DS1.5, DS2, DS3, PA1, PA4, PA5, PA6, CS1, CS3, PA8, PA9; Green Infrastructure: DS5.2, PA1, PA2, PA3, PA4, PA5, PA6, PA7, CS1, CS2, CS3, PA8, PA9.