



Leigh-on-Sea Town Council

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Chairman: Cllr Pat Holden
Vice Chairman: Cllr Carole Mulroney
Town Clerk: Paul Beckerson



Notice is hereby given that the next meeting of the **Planning Committee** will take place on **Tuesday 12th April 2011** at the **Council Offices, 67 Elm Road, Leigh-on-Sea at 7.30pm** when it is hoped to transact the following business:

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS' INTERESTS
3. APPROVE MINUTES OF THE PREVIOUS MEETING
4. PLANNING APPLICATIONS
 - a) LOS/11/0073 SOS/11/00163/FULM
Bell Hotel, 20 Leigh Hill, Leigh-On-Sea SS9 2DN (St Clements Ward)
Removal of condition 18 of planning permission 08/00449/FULM dated 30/10/2009 ("Demolish garage and storage buildings, erect 3 blocks comprising two part 3/ part 4 and one 3 storey blocks totalling 15 flats, with balconies and amenity terrace and basement parking and refuse storage, refurbish former bell hotel, lay out access road, cycle and motorcycle storage, amenity area, retaining walls and landscaping."), which requires that the hotel be in operation prior to the occupation of any residential units
 - b) LOS/11/0074 SOS/11/00398/FUL
1283 London Road, Leigh-On-Sea SS9 2AD (Bonchurch Ward)
Temporary use of site for 3 years as hand car wash and valeting service (Class Sui Generis) with access via existing vehicular cross over at 1285 London Road and land to rear
 - c) LOS/11/0075 SOS/11/00416/FUL
73 Broadway, Leigh-On-Sea SS9 1PE5 (St Clements Ward)
Change of use of part of ground floor, first and second floors from office and financial and professional service (Class B1 and A2) use to hotel (class C1) use, alterations to fenestration and install dormer windows to east elevation
 - d) LOS/11/0076 SOS/11/00377/ADV
125 Leigh Road, Leigh-On-Sea SS9 1JH (Leigh Road Ward)
Install non illuminated fascia sign, hand painted sign on the building and awning
 - e) LOS/11/0077 SOS/11/00389/FULH
82 Leigh Hill, Leigh-On-Sea SS9 1AR (St Clements Ward)
Erect part single/part two storey rear extension (Amended Proposal)
 - f) LOS/11/0078 SOS/11/00378/ADV
44 - 46 Broadway, Leigh-On-Sea SS9 1AH (St Clements Ward)
Install non illuminated fascia sign to front elevation, hand painted sign on the building and awning

- g) LOS/11/0079 SOS/11/00448/FULH
2 Glen Road, Leigh-On-Sea SS9 1EU (Leigh Road Ward)
Form hip to gable end and erect dormer with french doors and roof terrace at rear and erect single storey front extension (Amended Proposal)
- h) LOS/11/0080 SOS/11/00303/FUL
1737 London Road, Leigh-On-Sea SS9 2SW (Highlands Ward)
Alter and install new shopfront, erect first floor rear and rear roof extensions and create one self contained flat

5. PLANNING APPEALS

- a) LOS/10/0213 SOS/10/01830/FULH
271 Western Road, Leigh-On-Sea SS9 2QU
Erect two storey side extension

An appeal has been made to the Secretary of State against Southend Borough Councils decision to refuse planning permission for the proposed development described above.

Leigh-on-Sea Town Council opposed the proposal as it would have the effect of terracing due to width and it is considered overdevelopment of the site.

- b) LPA REFERENCE NO:- EN/10/00315/UCOU_B
APPEAL REFERENCE:- APP/D1590/C/11/2149595
1341 – 1347 London Road, Leigh-on-Sea SS9 2AB

APPELLANTS GROUNDS OF APPEAL

Appellant: Mr Bryan Larman and Mrs Doreen Larman

g) That the time given to comply with the notice is too short.

SOUTHEND BOROUGH COUNCIL REASONS FOR ISSUING THE NOTICE:

The unauthorised use is detrimental to the character and appearance to the area contrary to BLP Policies S7 and C18, Policies KP” and CP4 of the Core Strategy and advice contained within the adopted Design and Townscape Guide (SPD1).

The council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

6. PILOT NEIGHBOURHOOD PLANS
Press release issued by DCLG. (Appendix 1)
7. CHANGE TO DEMOLITION DIRECTIVE
Statement for information (Appendix 2)
8. CONSULTATION ON DEVELOPMENT MANAGEMENT DPD
To decide on whether to formally respond to consultation noting that the deadline is 28th April 2011 (Appendix 3)



Paul Beckerson
Town Clerk
7th April 2011

Any member who is unable to attend the meeting must send their apologies before the meeting.

First communities to use powers to bring growth, jobs and homes to their neighbourhoods

Published 1 April 2011

The first communities to test radical new rights to give local people much greater ability to shape development in their area have been announced today by Decentralisation Minister Greg Clark.

Seventeen communities - a mix of cities, urban and rural areas - will spearhead a trial of neighbourhood planning, a powerful new right being introduced in the Localism Bill.

Neighbourhood planning is a key reform designed to create the conditions for communities to welcome growth by giving local people a real voice in deciding the look and feel of development in their area; from determining the locations of shops, offices and schools to setting standards of design for new housing.

Local people will for the first time be able to decide the types of development given automatic planning permission through a Neighbourhood Development Order. If approved by a local referendum, a council will need to adopt a neighbourhood plan providing it is line with wider ambitions for growth in their area.

Neighbourhood planning complements reforms announced in the Budget to ensure the planning system does everything possible to support economic growth and sustainable development. These measures include allowing communities to share directly in the benefits of growth through the New Homes Bonus.

Greg Clark said:

"Planning has increasingly become one of the most contentious issues in Britain, with communities becoming pitted against development. Often the reason is that local people feel alienated from the planning process, with no influence over changes to their area.

"Neighbourhood planning will help to reverse that position by giving communities the ability to shape development in their area rather than being dictated to.

"Localism and growth will go hand in hand. By giving local people a greater say together with new incentives to share in the benefits of growth, our reforms will help to create the conditions where communities begin to welcome development rather than resist it at all costs."

The 17 neighbourhood planning front-runners will be led by Local Authorities who will work with community groups and parish councils to prepare draft plans and Neighbourhood Development Orders.

They include:

- The London Borough of Southwark which will work with the community to develop two Neighbourhood Plans in adjoining Bankside and Bermondsey that will provide more homes, improve housing conditions and bring more employment. The community is eager to ensure new development meets their needs.
- Blaby District Council in Leicestershire which will work with the Blaby South Community Forum, an active local group eager to support growth to improve local infrastructure. They are keen to allow development of a retirement village.
- West Dorset District Council which will work with Cerne Abbas Parish. This village of around 750 people is eager to bring new housing to the area and to consider redeveloping their primary school site to help fund a new school.

Each of the 17 areas will receive £20,000 towards developing their plan from a £1m fund set up to help communities eager to trial neighbourhood planning

A further 33 grants of £20,000 will also be awarded from the fund to projects that applied to be front runners. This is to help them carry forward their plans on their own.

Notes to editors

1. The Neighbourhood Planning Front Runners will prepare planning documents in close collaboration with community groups and parish councils. These documents will be prepared under the current legal and policy framework ahead of the new provisions for Neighbourhood Planning that will be introduced through the Localism Bill. Neighbourhood Planning will be a radical new right being introduced in the Localism Bill. A plain English guide to the Bill can be found at www.communities.gov.uk/publications/localgovernment/localismplainenglishguide.
2. When the provisions of the Localism Bill are enacted, Neighbourhood Plans will give communities a much greater say on what gets built, but must be in line with wider ambitions for growth in the council's development plan.
3. Local people will be able to define types of development which will have automatic planning permission. This is known as a Neighbourhood Development Order.
4. If approved by a local referendum, the Neighbourhood Plan will need to be adopted by the council.
5. The 17 Front Runners involve Local Planning Authorities for:
 - Birmingham City Council - Balsall Heath (Birmingham)
 - Bristol City Council - Lockleaze (Bristol)
 - London Borough of Southwark - Bermondsey
 - London Borough of Sutton - Hackbridge
 - North Tyneside Council - North Shields Fish Quay

- Wirral Borough Council - Devonshire Park
- Allerdale Borough Council - Cockermouth
- Blaby District Council - Blaby
- Cherwell Borough Council - Banbury
- Exmoor National Park Authority - Lynton
- Gedling Borough Council - Newstead
- Lewes District Council - Ringmer
- Northumberland County - Allendale
- Shropshire Council - Much Wenlock
- Teignbridge District Council - Dawlish
- West Dorset District Council - Cerne Abbas
- Royal Borough of Windsor and Maidenhead - Bray

Change to demolition direction following Court of Appeal case

In a judgment delivered on 25 March the Court of Appeal decided that demolition constitutes a project under the terms of the EU Environmental Impact Assessment Directive after allowing SAVE Britain's Heritage's judicial review against the proposed demolition of the former Mitchell's Brewery site in Lancaster.

The Government had argued that the Town and Country Planning (Demolition - Description of Buildings) Direction 1995 paragraph 2 (1) provided that demolition of listed buildings (and buildings which were scheduled ancient monuments or in a Conservation Area) were not development and that as a result fell outside the EIA Directive.

In an earlier case the courts had agreed with the Secretary of State's stance that demolition of dwelling houses and buildings adjoining dwelling houses which have permitted development rights by Part 31, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 did not (and could not) require EIA.

Since permitted development rights are withdrawn where EIA is required that view was of considerable practical importance in housing clearance and Pathfinder cases.

Now the Court of Appeal has ruled that demolition could be a project under Article 1.2 of the EIA Directive (either as a 'scheme' under the first limb of the Article or as 'other interventions in the natural surroundings and landscape' under the second limb).

A Department for Communities and Local Government spokesperson said: "This is a legal challenge that was initiated under the last administration, and stems from the implications of an EU Directive. We will now consider the judgement carefully and consider the next steps."

The Court of Appeal stated "It is a curious, and thoroughly unsatisfactory, feature of the Direction that those demolitions which are most likely to have an effect on the cultural heritage - the demolition of listed buildings, ancient monuments and buildings in a conservation area - are effectively excluded from the ambit of the Directive."

The Court granted the declaration sought by SAVE that paragraph 2 (1) (a) to (d) of the Demolition Direction are unlawful. The Court did not consider whether the exclusions in subparagraphs (e) and (f) are lawful.

The Secretary of State's applications for permission to appeal to the Supreme Court and for a stay of the declarations and quashing order were refused.

The judgment may also mean that proposals for demolition of listed buildings and buildings in conservation areas may need EIA.

Roger Milne

Ref: http://www.planningportal.gov.uk/general/news/stories/2011/mar11/31mar11/310311_1

Accessed 04/04/11

Development Management DPD

Policy DM1 – Design Quality

1. All developments must demonstrate how the design principles set out in the 'Design and Townscape Guide' have been incorporated into the development. All development must:

- (i) Respect and enhance the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, proportions, materials, townscape and/or landscape setting, and detailed design features;
- (ii) Provide appropriate detailing that contributes to and enhances the distinctiveness of place;
- (iii) Contribute positively to the space between buildings and their relationship to the public realm;
- (iv) Protect the amenity of the site and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, the sense of overbearing, pollution and daylight and sunlight;
- (v) Provide an internal and external layout that takes account of all potential users; and
- (vi) address security issues by having regard to the principles of 'Secured by Design'.

Core Strategy Linkage:	Policies
Objectives	
Strategic Objective 14	Policy KP2: Development Principles Policy CP4: The Environment and Urban Renaissance

Policy DM2 – Low Carbon Development and Efficient Use of Resources

(1) All Development proposals will make the fullest contribution to minimising energy demand and carbon dioxide emissions in accordance with the following energy hierarchy:

- (i) Be lean: reduce the need for and use less energy;
- (ii) Be clean: supply and use energy efficiently; and be green: supply energy from renewable sources.

(2) All development proposals will be energy and resource efficient by incorporating all of the following requirements:

(i) Applying passive and energy efficient design measures; and Using sustainable sourced materials; and Adopting sustainable construction methods; and

(ii) Achieving a minimum Code for Sustainable Homes Level 3 and move towards zero carbon by 2016 for all residential developments. Achieve a BREEAM 'very good' rating and move towards zero carbon by 2019 for all non-residential developments. Planning conditions will require submission of final Code certificates and post-construction BREEAM certificates, as appropriate; and

(iii) Incorporating water efficient design measures that limit internal water consumption to between 80 and 105 l/p/d. Such measures will include the use of water efficient fittings, appliances and water recycling systems such as grey water and rainwater harvesting; and

(iv) Incorporating urban greening measures and promoting biodiversity from the beginning of the design process. Urban greening and design measures include, but are not limited to: provision of soft open space; tree planting; green roofs; living walls; nest boxes; and soft landscaping.

(3) High standards of energy and water efficiency in existing developments will be supported wherever possible through retrofitting. Conversions, extensions and/or alterations of existing buildings should meet EcoHomes 'very good'. Where this is not technically feasible or viable, appropriate sustainability measures will be incorporated.

Core Strategy Linkage:	Policies
Objectives	
Strategic Objective 15	Policy KP2: Development Principles
Strategic Objective 17	Policy CP4: The Environment and Urban Renaissance
Strategic Objective 18	

Policy DM3 – The Efficient and Effective Use of Land

1. All development will be design-led and will seek to optimise the use of land in a manner that is compatible with the local context together with local infrastructure and transport capacity. An excessive intensity of development will be refused.

2. All development on land that constitutes backland and infill development will be considered on a site-by-site basis. Development within these locations will not be acceptable where the proposals:

(i) Will create a detrimental impact upon the living conditions of existing and future residents; or

(ii) Conflict with the character and grain of the local area; or

(iii) Result in contrived and unusable garden space for the existing and proposed dwellings; or

(iv) Result in the loss of local ecological assets including wildlife habitats and significant trees.

3. The conversion of existing single dwellings into two or more dwellings will generally be resisted. Exceptions will be considered where the proposed development:

(i) Does not adversely impact upon the living conditions of the intended occupants and neighbouring residents and uses; and

(ii) Will not harm the character and appearance of the existing building or wider area or set a precedent that will lead to a material change of street's character and function; and

(iii) Meets the residential standards set out in DM8 and the vehicle parking standards set out Policy DM16.

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 character and appearance of the area; and/ or

(ii) Will not harm the balance of housing types essential to meet the needs of Southend-on-Sea's residents.

5. Alterations and additions to a building must make a positive contribution to the character of the original building and the surrounding area through:

(i) The use of materials and detailing that draws reference from, and where appropriate enhances, the original building, and ensures successful integration with it; and

(ii) Adopting a scale that is respectful and subservient to that of the original building and surrounding area.

(iii) Where alternative materials and detailing are proposed it will need to be demonstrated that such an approach will improve the character of the original building or surrounding area.

Core Strategy Linkage:
Objectives

Strategic Objective 4
Strategic Objective 14

Policies

Policy KP1: Spatial Strategy
Policy KP2: Development Principles
Policy CP4: The Environment and Urban Renaissance

Policy DM4 – Tall and Large Buildings

1. Tall and large buildings are defined as buildings that are significantly taller and out of scale with the prevailing built form of the surrounding area and/or have a significant impact on the skyline. Tall buildings will only be permitted in the Southend Central Area and will only be considered outside this area in exceptional circumstances. All development proposals involving tall buildings will require early and extensive discussions with planning officers and where appropriate the involvement of third parties. Tall and large buildings will only be considered acceptable where:

- (i) They are located in areas whose character, function and appearance would not be harmed by the scale, mass or bulk of a tall or large building; and
- (ii) They integrate with the form, proportion, composition, character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level; and
- (iii) Individually or as a group, form a distinctive landmark that emphasises a point of visual significance and enhances the skyline and image of Southend-on-Sea; and
- (iv) The highest standards of architecture and materials are incorporated; and
- (v) The latest regulations and planning policies for minimising energy use and reducing carbon emissions over the lifetime of the development are exceeded; and
- (vi) Ground floor activities provide a positive relationship to the surrounding streets; and
- (vii) The tall and large buildings will be located in an area with frequent public transport links.

2. Tall and large buildings will not be acceptable where:

- (i) They adversely affect their surroundings in terms of character, microclimate, wind turbulence, overshadowing, noise, reflected glare, navigation and telecommunication interference; or
- (ii) They impact adversely on local views that make an important contribution to the character of the area; or
- (iii) They adversely impact upon the skyline of Southend-on-Sea as viewed from the foreshore and other important viewpoints and vistas within and outside the Borough; or
- (iv) They adversely impact upon London Southend Airport; or
- (v) They detrimentally impact upon the setting of historic assets.

Core Strategy Linkage:	Policies
Objectives	
Strategic Objective 4	Policy KP1: Spatial Strategy
Strategic Objective 14	Policy KP2: Development Principles
	Policy CP4: The Environment and Urban Renaissance

Policy DM5 – Southend-on-Sea’s Historic Environment

1. All development proposals that affect an historic asset will be required to preserve and enhance its historic character, setting and townscape value. Development proposals that detrimentally impact upon an historic asset will be refused.
2. The total or partial demolition of a listed building, locally listed building or a building within a conservation area will be resisted, unless exceptional circumstances are shown to outweigh the case for retention.
3. Development proposals that impact upon the ‘Frontages of Townscape Merit’ as identified within the Design and Townscape SPD, will be required to pay special regard to the preservation and restoration of features which contribute to the special character of their frontage.
4. Any alterations and additions to a heritage asset will need be evidence based. They should be informed by a heritage statement explaining the significance of the building, giving a justification for the works, and clearly identifying their impact on the building’s fabric and character. Where appropriate this may be set out in the Design and Access Statement.
5. Where development might affect archaeological deposits, an evaluation should be carried out beforehand so that it is possible to assess the likely impact of the application on the deposits, and that provision is made for their provision in situ, or for their investigation and recording.

Core Strategy Linkage:	Policies
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Objectives

Strategic Objective 14

Policy KP2: Development Principles

Policy CP4: The Environment and Urban Renaissance

Policy DM6 – The Seafront

1. All development within the Seafront Area will incorporate measures which will:

(i) Limit any adverse impacts and where possible enhance the biodiversity interests of the local nature reserves and coastal and marine environment; and

(ii) Protect the valuable natural amenity areas of International, European, national importance.

2. All development proposals within the Seafront Area must take account of flood risk and coastal change. This will include, where appropriate, incorporating:

(i) Appropriate sea defence and engineering solutions; and/or

(ii) Flood resistant and resilient design that provides safe refuge to occupants in the event of a flood and is easily restored after the event.

(iii) Development within the Seafront Area must not prevent or restrict the future maintenance and improvement of sea and flood defences and the Borough Council's ability to manage coastal change.

3. Existing buildings along the Seafront that form a cohesive frontage, have a historic context or are known as key landmarks and/or contribute to a distinctive Southend-on-Sea sense of place will be retained and protected from any development that would adversely affect their character, appearance, setting and the importance of the Seafront.

4. Development within or near the Seafront Area must not detrimentally impact upon the Thames Estuary's openness or detrimentally impact upon views across and backdrops to the River Thames and Southend-on-Sea's beaches.

5. The provision of new and improved facilities for water recreation and other leisure and tourism facilities will generally be supported in appropriate locations along the Seafront. Proposals for water recreation facilities are required to demonstrate that:

(i) Such facilities will not significantly reduce the amount of beach available for public use or public accessibility to the foreshore; and

(ii) Provide an adequate means of access to the foreshore.

6. All development within the Seafront Area must:

(i) Accord with the development principles set in put in Policy Table 1; and

(ii) Demonstrate how it connects to and where appropriate contributes to the Green Grid Strategy; and

(iii) Either incorporate or contribute towards the provision public art within this area.

Policy Table 1: Seafront Character Zones

Character Zones

Development Principles

1. Two Tree Island, Leigh Marshes and Belton Hills

(i) To maintain and improve recreational facilities within the character area and provide appropriate additional recreational facilities that supports the needs of local residents and enhances the attractiveness of the offer for visitors.

(ii) To protect the special character of the nature reserve.

(iii) The priority is to maintain the openness and function of the Green Belt in this area.

(iv) To retain character and building height along Marine Parade.

2. Leigh Port and Old Town

- (i) To maintain a thriving fisheries and working port. This is achieved by resisting the loss of existing marine industrial activities.
- (ii) To enhance the leisure and tourism in a manner that does not compromise the marine industrial activities and character of Leigh Old Town.
- (iii) To preserve and enhance the special character of Leigh Old Town Conservation Area.
- (iv) Measures that maintain and improve the balance between the working port and leisure and tourism activities will be supported.

3. The Cinder Path (Old Leigh to Chalkwell Station including Marine and Grand Parade and Undercliff Gardens)

- (i) To continue to protect and enhance the open character and undeveloped, green space, frontage and estuary views from Grand Parade, Cliff Parade, The Gardens, Leigh Hill and The Ridgeway.
- (ii) Development will only be acceptable where it will improve the design 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.
- (iii) To improve the public realm linked to the Sustrans route.
- (iv) Improvements to the distinctive accessibility of the foot bridge and creation of a public space.

Core Strategy Linkage: Objectives Strategic Objective 4 Strategic Objective 12 Strategic Objective 14	Policies Policy KP1: Spatial Strategy Policy KP2: Development Principles Policy CP4: The Environment and Urban Renaissance
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Policy DM7 – Dwelling Mix

1. All residential development is required to provide a dwelling mix that incorporates a range of dwelling types and bedroom sizes, including family housing on appropriate sites, to reflect the Borough's housing need and housing demand.
2. Where affordable housing is provided:
 - (i) The affordable dwelling mix set out in Policy Table 2 is sought; and
 - (ii) An indicative tenure mix of 70:30 between social rented accommodation and intermediate housing is sought. Where it is considered that the affordable housing dwelling mix and/or tenure mix is not appropriate, applicants will be required to justify to the satisfaction of the Council, a more appropriate mix. The Council will take into consideration factors such as the latest available affordable housing evidence, the site context and viability.

Policy Table 2: Affordable Dwelling Mix

Dwelling size: No. Bedrooms	1-bed	2-bed	3-bed	4-bed
Proportion of affordable housing total	30%	25%	30%	15%

Core Strategy Linkage: Objectives Strategic Objective 7 Strategic Objective 14	Policies Policy CP8: Dwelling Provision
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Policy DM8 – Residential Standards

1. All new dwellings must be of the highest quality internal environment. To achieve this all new dwellings must:

- (i) Provide convenient and efficient room layouts; and
- (ii) As a minimum meet the residential space standards set out in Policy Table 3 and must meet the requirements of Policy Table 4; and
- (iii) Meet the Lifetime Homes Standards; and
- (iv) Deliver at least 10% of new dwellings on major development sites to full wheelchair standards; and
- (v) Make provision for usable private outdoor amenity space for the enjoyment of intended occupiers. Residential schemes with no private outdoor amenity space will only be considered acceptable in exceptional circumstances which will need to be fully justified. All planning applications for residential development will be required to include plans that provide indicative furniture and storage arrangements within the proposed rooms to demonstrate that the proposed space is of an adequate size for the intended number of occupants and allows an efficient internal layout and circulation.

2. All proposals for non self-contained accommodation (such as student and hospital staff accommodation) will be required to meet the internal space standards set out in Policy Table 5.

Policy Table 3: Indicative Residential Space Standards

Number of Occupants	No. of storeys	Minimum Gross Internal Area (m ²)
1	-	30
2	-	45
3	-	57
4	-	67
5	1	75
5	2	82
5	3	85
6	1	85
6	2	95
6	3	100
7	2+	108
7+	-	Add 10 m ² per occupant

Policy Table 4: Residential Standards

Internal Storage Areas	Provision of a storage cupboard with a minimum floor area of 1.25m ² should be provided for 1-2 person dwellings. A minimum of 0.25m ² storage area should be provided for each additional occupant.
Amenity	Suitable space should be provided for a washing machine and for drying clothes.
Bedroom Sizes	The minimum floor area for bedrooms to be no less than 7m ² for a single bedroom and 12m ² for a double/twin bedroom.
External Storage	Suitable, safe cycle storage with convenient access to the street frontage.
Refuse Facilities	Non-recyclable waste storage facilities should be provided in new residential development in accordance with the Code for Sustainable Homes Technical Guide and local requirements. Suitable space should be provided for and recycling bins within the home. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning.
Working from Home	Provide suitable space that allows the opportunity to work from home. This space will be required provide a high speed broadband

	connection, suitable number of electrical points and sufficient space to accommodate a computer desk and filling/storage cupboards.
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Policy Table 5: Standards for Non Self-Contained Accommodation (such as student and hospital staff accommodation)

Location	Proposals for this type accommodation will be directed to either locations in close proximity to the establishment that needs the accommodation, the Southend Central Area or places with good access to appropriate public transport services.
Bedroom Sizes	Accommodation must have a minimum bedroom size of 6.5m ² for single bedrooms and 10.2m ² for double bedrooms. Each bedroom must have a convenient layout that provides: appropriate hanging storage space for clothes; a study desk and chair; and shelving storage for books.
Communal Areas	Accommodation must contain either a living room, dining room or kitchen diner of a suitable size for all the occupants. The layout of this room must enable all the occupants to be able to use the room simultaneously in a comfortable manner.
Broadband	Accommodation must have connection to high speed broadband.
Waste	Accommodation must provide appropriate waste and recycling bins. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning.
Storage	Accommodation must have a kitchen that has sufficient food storage for each occupant and has sufficient work surface space.

Policy DM14 – Shopping Frontage Management

1. Primary and secondary frontages within Southend-on-Sea will be managed to reinforce their attractiveness, vitality and viability within the daytime and nighttime economies. The character and function of both these frontages will be protected and enhanced.

2. The loss of Class A1 retail uses at the ground floor in the identified primary shopping frontages will be resisted. A loss of Class A1 retail use uses at the ground floor will only be considered if:

- (i) The proposed use will not result in Non-Class A1 retail uses exceeding 30% of the primary shopping area's ground floor frontage. Where Non-Class A1 uses already exceed 30% of a primary shopping area's ground floor primary frontage, no further Class A1 losses will be allowed; and
- (ii) An active shop front is retained or provided.

3. All developments in the secondary shopping frontage must maintain or provide an active shop front.

4. All new shop frontages will be of a high standard of design that is compatible with the architectural style and character of the building. The design of new shop fronts will incorporate the following design principles:

(i) The fascia signs are integrated into the overall design and are in proportion to the shop front and the building. Fascia signs will respect and where appropriate improve the character of the general street scene;

(ii) Roller shutter boxes and guides will be incorporated behind the fascia and the shutters will be open grills or punched;

(iii) Blank frontages will be avoided on principal elevations;

(iv) Active street frontages will be maintained and enhanced in non-residential frontages throughout Southend-on-Sea;

(v) Opportunities for exposing upper floor windows will be maximised; and

(vi) The loss of traditional features and shop fronts which contribute to the appearance and visual amenity of a building or surrounding area will not be allowed.

5. Where there are a number of empty units within a centre and little prospect of these units being occupied in the short term, the Council will work with the landowner/landlord to encourage the display of local art within the windows of the empty units.

Core Strategy Linkage:	Policies
Objectives	
Strategic Objective 1	Policy KP1: Spatial Strategy
Strategic Objective 8	Policy CP1: Employment Generating Development Policy CP2: Town Centre and Retail Development

Policy DM16 – Sustainable Transport Management

1. Development will only be allowed where there is physical and environmental capacity to accommodate the type and amount of traffic generated in a safe manner.

2. Access to the proposed development and any traffic generated must not unreasonably harm the surroundings, including the amenity of neighbouring properties and/or the public rights of way.

3. Development proposals must prioritise provision for:

(i) Pedestrians, including disabled persons and those with impaired mobility;

(ii) Cyclists, including making provision for safe, secure and covered onsite cycle parking and where appropriate changing facilities;

(iii) Public transport, through measures that reduce dependency on private vehicles; and

(iv) Servicing and emergency vehicles.

4. All development must incorporate and include appropriate 'smarter choice' measures into all developments 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.

5. All developments must meet the vehicle parking standards set out into Appendix 4. Development proposals that rely upon on-street parking will generally be refused. Where the Council has accepted that exceptional circumstances exist, 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 4 will be kept under regular review to ensure that they are serving their purpose.

Core Strategy Linkage:	Policies
Objectives	
Strategic Objective 3	KP1: Spatial Strategy
Strategic Objective 9	KP2: Development Principles
Strategic Objective 10	CP3: Transport and Accessibility