



Leigh-on-Sea Town Council

67 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk

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



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 25TH OCTOBER 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Richard Herbert, Paul Lawrence, Carole Mulroney and Cliff Passmore

In Attendance: Paul Beckerson (Town Clerk) and 7 members of the public

The meeting opened at 7.32pm

57. Cllr Carole Mulroney took the Chair.

58. APOLOGIES FOR ABSENCE
Cllrs Alex Coulson and Mike Dolby

59. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Carole Mulroney declared a personal interest in min 61(b) as a committee member of the Leigh Society who was a consultee.

Cllr Donald Fraser declared a personal interest in min 61(b) as a committee member of the Leigh Society who was a consultee and whose daughter in law was a part time volunteer at the Hospice.

60. MINUTES OF THE PREVIOUS MEETING

The minutes of Planning Meeting held on 11th October 2011 were agreed and signed as a correct record by the Vice Chairman

61. PLANNING APPLICATIONS

a) LOS/11/0228 SOS/11/01308/FULH

37 Dundonald Drive, Leigh-on-Sea, SS9 1NA (Leigh Road Ward)

Erect single storey rear extension

No Objection

b) LOS/11/0227 SOS/11/01343/FULM

Land South of Belton Way West, Leigh-on-Sea, SS9 2ET (Thames Ward)

Erect two storey building with basement parking to use as a Hospice (Class C2), layout parking spaces and soft/hard landscaping

Member's initial discussions were concerning the need to protect the green belt from inappropriate development. Councillor Fraser pointed out that the Applicants' information regarding access to public transport was incorrect and out of date and he would supply detailed information on this for the Borough Council. The suitability of the building was questioned together with the attendant loss of amenity.

The meeting was adjourned to allow members of the public to speak

Mr Eddie Cornish spoke in favour of the application and had attended two 'come and see' sessions organised by the Applicants and felt the development was an acceptable departure from the normal green belt prohibition of development.

Mr Mike King, speaking for the Save the Green Belt Group, felt the development was totally inappropriate on green belt grounds and was not essential as it would only supply an extra six beds. Furthermore a covenant preventing further development of the area could not prevent further planning applications in the future once the hospice was built.

Mr Chris Bailey felt that the Hospice was, in effect, a nursing home and this could lead to further applications of a similar nature.

Mr Roger Coombes felt there were no extenuating circumstances. The SE Chapter of Architects were of the opinion that the case had not been proven on architectural merit in terms of scale and the proposal did not follow the landscape contours and in fact the Applicants were adapting the landscape to suit the building contours.

The meeting reconvened

Councillor Passmore spoke in detail of his experience both in the UK and abroad of hospice developments which indicated strongly that the positioning of a hospice as proposed was not of paramount importance to the facility. (Members of the public objecting to the scheme and present asked that this information be passed to the Borough Council), Councillor Herbert presented his detailed comments on the policies of the Borough Local Plan and design and deficiencies in the Applicants' documentation which did not support their stated case. (Relevant policies are appended to these Minutes).

There was much discussion regarding the Green Belt issues, effect on nature conservation and the countryside, effect on Hadleigh Castle Country Park, noise, traffic, design and environmental issues.

The Committee RESOLVED UNANIMOUSLY TO OPPOSE the proposal on green belt and nature conservation and countryside grounds in accordance with Southend-on-Sea Borough Plan Core Strategy and Saved policies of the Borough Plan and Leigh-on-Sea Town Council policies (as set out in Appendix 1) together with the issues referred to by Councillor Passmore (hospice requirements) (Appendix 2), Councillor Herbert (Borough Plan policies, isolation from community and transport links, noise, micro climate and wind, solar heating, design, alternative sites, environmental concerns (Appendix 3) and Councillor Fraser on buses (Appendix 4).

The Council's view was that the harm which would be caused by this inappropriate development in the green belt at this location was not outweighed by other considerations and that in its view there were no very special circumstances put forward by the Applicants to override the long established green belt designation of this site.

62. PLANNING BUDGET 2012/13

Members discussed the need to include in the budget funding in respect of the production of town planning documentation. This was a matter which would require liaison with the Council's Town Plan and Strategy Sub-Committee and it was **agreed that the draft budget be RECOMMENDED as it stood to F&GPC** with the request that that Committee consider the level of budgetary input required from the Planning Committee towards the Town Planning documentation.

The meeting closed at 8.25pm

RELEVANT SAVED POLICIES FROM THE SOUTHEND BOROUGH CORE STRATEGY

Policy KP2: Development Principles

All new development, including transport infrastructure, should contribute to economic, social, physical and environmental regeneration in a sustainable way throughout the Thames Gateway Area, and to the regeneration of Southend's primary role within Thames Gateway as a cultural and intellectual hub and a higher education centre of excellence. This must be achieved in ways which:

1. contribute to the achievement of, and do not compromise, the Borough Council's Strategic Objectives;
2. make the best use of previously developed land, ensuring that sites and buildings are put to best use;
3. apply a sequential approach to the location and siting of development, particularly having regard to the need to:
 - . a. minimise the use of 'greenfield' land;
 - . b. avoid or appropriately mitigate flood risk;
 - . c. reduce the need to travel;
 - . d. ensure good accessibility to local services and the transport network;
 - . e. facilitate the use of travel modes other than the private car; and
 - . f. safeguard and promote the vitality and viability of existing town and local centres.
4. respect, conserve and enhance and where necessary adequately mitigate effects on the natural and historic environment, including the Borough's biodiversity and green space resources; ensure that European and international sites for nature conservation are not adversely affected and contribute positively towards the 'Green Grid' in Southend;
5. do not place a damaging burden on existing infrastructure;
6. are within the capacity of the urban area in terms of the services and amenities available to the local community;
7. secure improvements to transport networks, infrastructure and facilities;
8. promote improved and sustainable modes of travel;
9. secure improvements to the urban environment through quality design;
10. respect the character and scale of the existing neighbourhood where appropriate;
11. include appropriate measures in design, layout, operation and materials to achieve:
 - a. a reduction in the use of resources, including the use of renewable and recycled resources. All development proposals should demonstrate how they will maximise the use of renewable and recycled energy, water and other resources. This applies during both construction and the subsequent operation of the development. At least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources), such as those set out in SPD 1 Design and Townscape Guide, wherever feasible. How the development will provide for the collection of re-usable and recyclable waste will also be a consideration.
 - b. avoidance of flood risk, or where, having regard to other sustainability considerations (see Section 2(i) and Policy KP1 above) a residual risk remains, the provision of measures to appropriately and adequately mitigate that risk. All development proposals should demonstrate how they incorporate 'sustainable urban drainage systems' (SUDS) to mitigate the increase in surface water run-off, and, where relevant, how they will avoid or mitigate tidal or fluvial flood risk;
 - c. avoidance or appropriate mitigation of actual and potential pollution impacts of development;

- d. a reduction in and prevention of crime. All development proposals should demonstrate how they have used design measures to help reduce crime and create environments that are safe, secure and people friendly;
- e. enhancement to the ecological and amenity value of the environment where appropriate;
- f. would avoid areas of land instability or adequately mitigate potential harmful effects.
All development will need to have regard to the Council's guidance set out in its Supplementary Planning Documents.

RELEVANT SAVED POLICIES FROM THE SOUTHEAST BOROUGH LOCAL PLAN

Policy G1 - Development within the Green Belt

Within the Green Belt, permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use, replacement or extension of existing buildings, other than reasonable extensions to existing dwellings

Permission may, however, be given to development proposals for the following purposes:

- agriculture, mineral extraction or forestry;
- small scale facilities for outdoor participatory sport and recreation;
- institutions requiring large grounds;
- cemeteries or similar uses which are open in character,

provided that all buildings contained within such developments are of such a scale, design and siting that the appearance of the countryside and the character of the Green Belt is not impaired.

Policy G5 - Special Landscape Areas

Within those areas defined as Special Landscape Areas on the Proposals Map, in addition to the requirements of Policy G3 (not saved), development proposals will be refused unless their location, siting, design and materials, and landscaping accord with the character of the area in which they are proposed.

Policy G7 - Coastal Protection

There shall be the most stringent restrictions on development in those coastal areas of Belton Hills, Leigh Marshes and Two Tree Island delineated on the Proposals Map. Proposals for recreation development will be permitted within these areas only if they are open and informal in nature and do not adversely affect its rural character and wildlife or important local views.

Policy C15 - Retention of Open Spaces

In order to safeguard the important townscape and amenity value provided by established open spaces within the built-up area of the town, the Council will normally refuse planning permission for proposals involving the complete or partial loss of those key open spaces included within the following categories and identified on the Proposals Map:

- public and private playing fields including school playing fields;
- open sports arenas and golf courses;
- public parks and gardens including informal amenity open space and children's playgrounds;
- graveyards, cemeteries and crematoria.

In addition, the Council will seek to retain all other incidental open spaces including open areas without general public access within the built-up area of the town where their townscape and amenity value is important to the surrounding area and will also normally refuse permission for development on sites proposed in the Plan for open space use.

Policy C16 - Foreshore Views

The open character of the seafront and adjoining public and private open spaces, including the cliffs, will be protected and where possible enhanced....

Policy R5 - Parks and Gardens

Permission will not normally be given for any proposal involving the loss of existing public open space facilities unless alternative provision is made to a standard at least equal to that provided by the facilities, the above standards are not prejudiced and the proposal is in accordance with Policy C15. Such alternative provision will normally be required to be laid out and available for use before existing facilities are lost.

Policy R6 - Countryside Recreation

Facilities for informal countryside recreation which provide for increased public access will be supported and encouraged within the Green Belt areas surrounding Southend, particularly within the Upper Roach Valley and the South Benfleet to Two Tree Island/Belton Hills area, provided that this would not adversely affect land of nature conservation, landscape or archaeological importance.

Development proposals which would prejudice the informal recreation value of these areas of the footpaths and bridleways within them will be opposed by the Borough Council....

RELEVANT POLICIES OF LEIGH-ON-SEA TOWN COUNCIL

N1 – Safeguard local and national Nature Reserves, SSSIs, Special Protection Areas and the Southend Green Belt.

N3 – Support the Southend Management Plan for the Belton Hills

N6 – Signposted walks along the sea wall, around Two Tree Island and footpaths to Hadleigh Castle Country Park.

1 Sea Reach
Leigh on Sea,
SS9 1BL
U.K.
(44) 07710197216 (24hrs Mob.)
(44) 01702710416 (home)

E mail gjmt2@globalnet.co.uk

CLIFF PASSMORE

To – MR A.MEDDLE

PLANNING DEPARTMENT
Southend -on- Sea Borough Council

Fair Havens Planning Application

Dear Mr. Meddle

At the recent Leigh- Town- Council Planning Committee I outlined my opinion concerning the above application, participating in the unanimous council vote of objection. As I believe that sympathy and morality pressure is being used by the applicants to influence the decision, I expressed my views quite forcefully at the meeting, and it was suggested that I should express my opinion to you writing.

Prior to writing my comment I would like to establish two firm personal beliefs.

- 1) The Havens Hospice is an exceptional, successful, and admired provider of palliative care.
- 2) The Belton Hills landscape is a vital green belt amenity, unmatched in south Essex.

For 30+ years I have held top management positions in the sphere of Healthcare supply and the design, manufacture, and supply of state of the art medical instrumentation. In this role I have discussed all healthcare matters with Government ministers, hospital and hospice management, doctors, specialists and nurses. I have visited hospice in four continents – see below.

St. Johns hospice Hackney London. (Exceptional reputation)
Hospice of Central New York
Kibo no Te Tokyo (House of Hope)
Heartland hospice Cairo
Highway hospice Durban S.A.
St Petersburg Hospice Russia. (I was a member of the charity governors)
Hiroshima Ichi ban Hospice.

All of these were high reputation homes, many situated in urban, unprepossessing, far from salubrious, landscapes.

They were seen as the admired establishments because they embodied the principal, essential characteristics desired by patients and families, and are the key to palliative care success –

- 1) Comfortable, clean and appropriate accommodation.
- 2) 24 hour skilled, conscientious, devoted nursing, with specialised training and expertise in pain and symptom management.
- 3) Rapid response qualified medical availability.
- 4) Modern treatment, resuscitation, and relief instrumentation.

Page 2

- 5) Psychological and spiritual (if required) treatment.
- 6) Speech, physical, music, occupational and other therapies as indicated in personal plan of care.
- 7) Bereavement counselling and support for families (if required).
- 8) Trained volunteers to provide companionship, assistance, and support.
- 9) Modern 24 hour kitchens capable of all diet and routine quality food.
- 10) An "in house" pharmacy with approved medicines and a rapid source of unstocked drugs. .

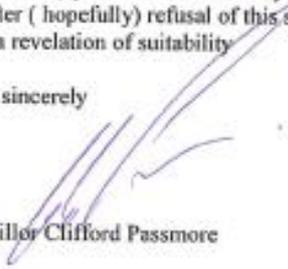
You will see that nowhere does the immediate surroundings and need for extensive landscape views form part of the vital and necessary needs for effective first class patient care, treatment or support. I do of course accept that gardens or woods are pleasant for rest and meditation and visitor parking and public transport are important.

Under these circumstances it would be a travesty to use fallacious beliefs and the tearing of heartstrings arguments to destroy an exceptional amenity available to all in our past, today's generations, and (if the green belt, special restrictions, and wildlife interests are obeyed) the future population for decades to come. Is this not sustainability ?

To make exemption (for a very minimum of new beds) will surely be followed in future years by plans to enlarge the building, as the demographics lead us to an ever ageing population.

A number of so called essential requirements are listed in the application, they do not exist in the BeltonHills ("part of the community" lack of intrusive noise, and "public transport" as examples) and after (hopefully) refusal of this site perhaps a re examination of the 80 or so discarded sites may bring a revelation of suitability

Yours sincerely


Councillor Clifford Passmore

3/11/11

Leigh on Sea Town Council response to Havens Hospice application

1. The Town Council wishes to reserve its comments with regard to the building, for which no detailed drawings have been provided.
2. This proposal is sited on designated green belt land and in the area designated as Hadleigh Castle Country Park contrary to Southend on Sea borough Council saved policy G1, G4, G7 and R6, and Leigh on Sea Town Council policy N1, N3 and N4.
3. The harm which would be caused by this inappropriate development at this location, cannot be considered to be outweighed by other considerations and in addition this site is not suitable for a hospice by reason of its location and exposure to noise and the environment

4. The Town Council objects to this application on the grounds that: -

- a) No sustainable case has been made to allow this building on this site with regard to national policy PPG2 (1995) and SBC policy G1, G4 and G7 on green belt land. The site is inappropriate when considered against the applicant's declared criteria and, if a case can be made for allowing such a facility on green belt land per se, no examination has been made of other sites not designated for development, of which circa 7 square kilometres, immediately adjacent to developed areas, are available in the greater Southend area which may provide a more suitable location.
- b) The site is in a particularly sensitive location being at the eastern gateway to the Hadleigh Castle Country Park, a route used by very many local people being the only easily accessible open countryside to the people of Leigh. The building will be clearly visible from Hadleigh Castle itself and be a major intrusion into an area designated as a country park and open recreational area, contrary to SBC Policy G7 and R6
- c) The site is inappropriate particularly with regard to national planning policy PPG24, hospitals in a noisy environment. Noise levels both within the building and in the grounds will be considerably above recommended guidelines as a result of the busy railway line which runs immediately to the south of the site with trains passing at 5 – 10 minute intervals.
- d) There would be no control of future development on this site and the applicant has stated that he requires a site that allows for future development.
- e) It will destroy the general amenity of this type of landscape, i.e. flat coastal marshland, which whilst appearing a little bleak and featureless to many, is what it is and is of no lesser value than any other piece of open countryside.

Further comment and analysis

4 a. Applicant's criteria include

- **“Is within and close to a large proportion of the community it serves, on a site with good transport links”.**

This site is ½ mile from the next nearest human habitation in Marine Parade, which is also at the top of a steep hill, ½ mile from the nearest transport links at Leigh Railway Station and 1 mile from the nearest shops on the London Road via Belton Way West and Thames Drive, again at the top of a steep hill.

- **“Allows those who access its services to “continue to feel part of society and to see and experience life carrying on around them”.**

This is a remote site offering no contact whatsoever with the adjoining community, which is some distance away, apart from the frequent passing trains. The building is sited to face away

from the adjoining public footpath at the gateway to the country park and at the end of a 400m partially paved and unlit road, Castle Drive. The only persons that users of this hospice would have awareness of would be other users, staff and visitors.

- **“Provides a sense of “normality” with facilities that most people expect today, such as; gardens for enjoyment, reflection, quiet or seclusion etc.”.**

NOISE

The site is considered noisy for this type of development with noise levels of 51-57 dBL_{aeq}. Noise levels at night were in the range 39-55dBL_{aeq}.

During individual train pass by events, noise levels were noted to increase significantly to 68dBL_{aeq} at the southern facade of the building. On site noise levels were measured at typically 75dBL_{max} and some as high as 84dBL_{max}). On site noise levels would be considerably above the sound levels of 55dBL_{aeq} considered to give rise to severe annoyance in the general population and the recommended levels of 40dBL_{aeq} to avoid annoyance to most people.

Even extensive, highly sound attenuated natural ventilation systems to the bedrooms would allow maximum noise levels of up to 60dBL_{max}. This would significantly disturb sleep and is very much above the maximum recommended noise levels of 30dBL_{aeq} for bedrooms.

It is not clear from the conflicting accounts in the applicant's documentation whether this building is to have natural or mechanical ventilation with air-conditioning. It is clear that with bedroom windows open unacceptable noise levels would exist in the bedrooms.

Noise levels in the gardens, grounds and terraces would be at unacceptable levels.

No assessment of disturbance from future air traffic has been made.

MICRO CLIMATE AND WIND

An assessment of microclimate and wind has been carried out. This concludes that this building would be exposed to considerable winds, accelerated by the ground contours; owing to its exposed location. Special measures are recommended to ameliorate the effects of wind within and at the entrances to the building but no consideration has been given to the effects of wind in the grounds, gardens and terraces.

Local knowledge of wind conditions in Marine Parade and Tatersall Gardens suggest that the use of outside areas would be restricted in south-westerly (prevailing) winds.

The relatively open site around the building and many bedrooms on the southwest elevation mean that in cold and windy weather (particularly when winds are south-westerly) windows and trickle vents may need to be almost closed.

SOLAR HEATING

Risk of rooms overheating.

Solar heat gains will cause thermal discomfort from elevated room air temperatures but also from direct solar heat gains to people in the rooms.

The elevation drawings show a very substantial roof overhang with additional bris soleil at the first floor level. The ground floor windows will also benefit from the first floor balconies. However the shading from these features may provide around 4 hours shading around the middle of the day in summer but significantly less or no shading in the afternoon and all day in mid seasons and winter when the sun height is lower.

- **Is sustainable-a building that respects the environment in which it sits.**

This building will be an alien feature in the landscape in which it sits. There is an unassessed energy demand for mechanical ventilation and air conditioning. It will be necessary to open the

windows to provide cooling and ventilation but they will have to be kept shut because of the wind and noise.

The building does not respect the harsh exposed environment in which it will be located.

It is sited ½ mile from nearest transport links (not 300m as stated by applicant) and it is unlikely that a significant number of people will walk or cycle to the site particularly in view of the steep hills of Belton Way. Castle Drive is at present closed to traffic by a barrier and unlit at night.

- **Is adaptable to provide and develop services in the future to meet the changing needs of the community.**

The applicant has given a public undertaking that he will not seek further facilities or expansion on this site.

Alternative Sites

An examination of all other hospices in a 50 mile radius of Southend shows that in almost all cases, whether old or recently developed they are housed in traditional buildings of conventional construction. They do not have extensive grounds but quiet gardens. They are sited at the edge of open countryside and *immediately* adjacent to developed urban areas or are on the sites of existing hospitals. Whilst a high standard of care and pleasant homely accommodation are considered important a scenic view from the windows is not.

If a general case for building this hospice in the green belt or undeveloped agricultural land can be made, then in excess of 7 square kilometres of potential sites are revealed.

The western and southern boundaries of Southend on Sea, allowing for irregularities in the contour, extend to some 20 kilometres. Given a 300m band immediately adjacent to this boundary gives an area of some 7 square kilometres on which a hospice could be sited. If a distance from the community of 600m, as proposed at Belton Way, is accepted then some 15 square kilometres of potential sites are revealed. None of this has been considered or examined by the applicants.

4b Location in Country Park

This site is located at the eastern gateway of the Hadleigh Castle Country Park and within the designated boundary of the park contrary to SBC policy G7 and R6. The access to the park has recently been improved by the provision of gravel paving to the footpath, in conjunction with other improvements associated with the Olympic games.

At present visitors entering via Castle Drive pass through an area of scrub woodland, which creates a separation from the urban area and roads, before passing on to the open countryside of the park itself. This development will take place beyond this separation zone and create an unwelcome intrusion that will be highly detrimental to this important gateway area.

The building and car parks will be clearly visible from Hadleigh Castle itself and adversely affect the visual amenity of the area.

This route to the countryside is very important to local people, as it is the only immediately accessible open countryside to the people of Leigh

4c. Noise exposure

- PPG24 Planning and Noise
- *It will be hard to reconcile some land uses such as housing, hospitals or schools, with other activities which generate high levels of noise but the planning system should ensure that, wherever practicable, noise sensitive developments are separated from major sources of noise (such as road, rail and air transport).*

Sound levels at this site have been discussed above and are considerably above recommended levels. The sound levels recorded in the applicants survey may be an under measurement as the recordings did not take place at times of peak travel nor were goods trains recorded.

4e. Respect for environment

- Southend on sea core strategy policy KP2

This is an area of flat marshland rising steeply to the Southend escarpment and as such a large building will be an alien feature in this landscape.

Relevant extracts from Borough Local Plan

BLP Chapter 1 Green Belt & Natural Resources Policies (prefix G)

Policy G1 - Development within the Green Belt - *SAVED*

Within the Green Belt, permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use, replacement or extension of existing buildings, other than reasonable extensions to existing dwellings (see also Policy G4). Proposals for such extensions which significantly increase the building envelope or do not reflect the scale, design and materials of the existing dwelling; which impair the visual appearance of the Green Belt; or which create a dwelling out of scale and character with its neighbours will not be permitted.

Permission may, however, be given to development proposals for the following purposes:

- agriculture, mineral extraction or forestry;
- small scale facilities for outdoor participatory sport and recreation;
- institutions requiring large grounds;
- cemeteries or similar uses which are open in character,

provided that all buildings contained within such developments are of such a scale, design and siting that the appearance of the countryside and the character of the Green Belt is not impaired.

(Policy cross reference : G4 Special Countryside Area)

Policy G2 - Land of High Grade Agricultural Quality - *NOT SAVED*

With the exception of those development proposals which may be permitted in accordance with Policy G1, schemes which would result in the permanent loss of Land of High Grade Agricultural Quality, as identified on the Proposals Map, will normally be refused, unless it can be shown that no suitable alternative site of lesser agricultural value is possible and there is an overriding need for the development.

(Policy Cross Reference : G1 Development Within the Green Belt)

Policy G3 - Landscape Protection and Improvement - *SAVED*

Within those areas defined as Landscape Improvement Areas on the Proposals Map, development proposals likely to cause permanent loss or damage to the natural beauty and traditional qualities of the landscape will normally be refused. Any proposals for development will, in addition, normally be required to retain existing trees and hedgerows and to incorporate new tree planting schemes to improve vegetation cover and landscape quality. The use of native trees and shrubs will be encouraged.

Policy G4 - Special Countryside Area - *NOT SAVED*

Permission will not be given for built development of any kind within the area defined as a Special Countryside Area on the Proposals Map, in order to preserve the visual amenity of this wide open expanse of countryside.

Policy G5 - Special Landscape Areas - *SAVED*

Within those areas defined as Special Landscape Areas on the Proposals Map, in addition to the requirements of Policy G3, development proposals will be refused unless their location, siting, design and materials, and landscaping accord with the character of the area in which they are proposed.

(Policy Cross Reference : G3 Landscape Protection and Improvement)

Policy G6 - Nature Conservation - *NOT SAVED*

Development will not be permitted in those areas delineated on the Proposals Map as being within a Nature Reserve, Site of Special Scientific Interest or Ancient Woodland, or which are subsequently notified as such, unless it can be shown that there will be no adverse effects on plants or animals in their natural surroundings and that physical and natural features will be protected. The Council will also seek to protect wildlife habitats identified elsewhere as being important to nature conservation.

The advice of relevant nature conservation agencies and local organisations will be sought in relation to proposed development affecting identified wildlife habitats. The Council will also seek the proper management and maintenance of sites identified as being of nature conservation value, in particular Sites of Special Scientific Interest, Nature Reserves and Ancient Woodlands.

Policy G7 - Coastal Protection - *SAVED*

There shall be the most stringent restrictions on development in those coastal areas of Belton Hills, Leigh Marshes and Two Tree Island delineated on the Proposals Map. Proposals for recreation development will be permitted within these areas only if they are open and informal in nature and do not adversely affect its rural character and wildlife or important local views.

Last updated: 1st July 2010

Policy C15 - Retention of Open Spaces - *SAVED*

In order to safeguard the important townscape and amenity value provided by established open spaces within the built-up area of the town, the Council will normally refuse planning permission for proposals involving the complete or partial loss of those key open spaces included within the following categories and identified on the Proposals Map:

- public and private playing fields including school playing fields;
- open sports arenas and golf courses;
- public parks and gardens including informal amenity open space and children's playgrounds;
- graveyards, cemeteries and crematoria.

In addition, the Council will seek to retain all other incidental open spaces including open areas without general public access within the built-up area of the town where their townscape and amenity value is important to the surrounding area and will also normally refuse permission for development on sites proposed in the Plan for open space use. (See also Policies contained in Chapter 7).

Policy C16 - Foreshore Views - SAVED

The open character of the seafront and adjoining public and private open spaces, including the cliffs, will be protected and where possible enhanced. Development south of the seafront road (outside the Central Seafront Area) and south of the towpath between Chalkwell and Leigh Old Town will be strictly limited to:

- the replacement of older seafront kiosks with modern architecturally designed kiosks in character with the surroundings. Where appropriate the Council will support the replacement of two existing kiosks with one new one;
- the improvement or replacement of existing beach huts, (subject to the design criteria in Appendix 3), buildings and other structures which cater for recreational needs, without increasing their existing floor area or reducing the area of beach available to the public;
- the provision of additional water recreation facilities in accordance with Policy L4.

BLP Chapter 7 Recreation & Open Space (prefix R)

Policy R1 - Outdoor Sports Facilities - SAVED

The Borough Council will encourage and promote the retention of existing, and the provision of additional, outdoor sports facilities, both public and private. Permission will not be given to proposals involving the loss of such facilities except in very special circumstances, where it can clearly be shown that improved alternative facilities are being provided in a convenient and appropriate location and the proposals are in accordance with Policy C15. Such alternative provision will normally be required to be laid out and available for use before existing facilities are lost.

In addition, the Borough Council will seek the optimum use of its own land holdings and public open space facilities, in accordance with identified needs, and will have regard to the Borough's requirements for additional playing fields in considering all proposals for the use of vacant or under-used land in its area.

Policy Cross Reference : C15 Retention of Open Spaces.

Policy R2 - Indoor Sports Facilities - SAVED

The Borough Council will seek to remedy the deficiencies in indoor sports facilities identified by the Eastern Council for Sport and Recreation by:

- giving priority in the provision of new recreation facilities to indoor sports facilities located so as to be easily accessible to all local residents. As part of this approach, the Borough Council will explore with the Education and School Authorities the opportunities for both the dual use of existing education sports halls in the Borough and the joint development of new indoor facilities for both education and local community needs;
- encouraging the retention of existing and the provision of additional private indoor facilities. The Borough Council will not give permission for the redevelopment or change of use of existing private indoor sports facilities unless improved alternative provision is made in a convenient and appropriate location;

- exploring the opportunities for making more intensive use of the Borough Council's existing land holdings and recreation facilities to provide additional indoor facilities, if necessary, in conjunction with the private sector as part of commercially viable leisure developments;
- investigating and keeping under review the precise needs of local residents for indoor sports facilities.

Policy R3 - Swimming Pool Facilities - SAVED

The improvement and expansion of existing swimming pool facilities in the town will be supported. Permission will not be granted to proposals involving the loss of such facilities unless adequate alternative provision is made in a convenient and appropriate location.

Policy R4 - Golf Courses - SAVED

The Borough Council will seek to achieve and thereafter maintain Sports Council standards for golf course provision within or adjacent to the Borough. It will therefore support the provision of additional golfing facilities, particularly where these include improved facilities for public use on a "pay and play" basis, provided that the proposals would not:

- involve land affected by Policies G5 and G6;
- result in substantial disturbance to the soil structure thereby reducing the long-term agricultural quality of the land or its potential for reverting to agricultural use in the future;
- adversely affect residential amenities;
- adversely affect highway safety;
- result in the construction of substantial buildings in the Green Belt;

In addition the Borough Council will wish to ensure that existing footpaths and bridleways are retained and that opportunities for providing additional facilities are fully exploited.

Permission will not be given to proposals involving the loss of existing golfing facilities unless improved alternative provision is made in a convenient and appropriate location and the proposals are in accordance with Policy C15 and the above criteria. Such alternative provision will normally be required to be laid out and available for use before existing facilities are lost.

Policy Cross References : G5 Special Landscape Area, G6 Nature Conservation and C15 Retention of Open Spaces.

Policy R5 - Parks and Gardens - SAVED

The Borough Council will seek to ensure that no home within the Borough is more than half a mile from a neighbourhood park and from a children's play area containing fixed play equipment, and no more than one mile from a local park providing active and passive recreation facilities for all sections of the population.

Where these standards are not achieved, the Borough Council will give priority in the provision of new open space facilities to additional neighbourhood parks and children's playgrounds, and will positively promote the optimum use of its existing land holdings and open space facilities to overcome these deficiencies. The Borough

Council will also have regard to the need to overcome these deficiencies in considering all proposals for the use of vacant or under-used land.

Permission will not normally be given for any proposal involving the loss of existing public open space facilities unless alternative provision is made to a standard at least equal to that provided by the facilities, the above standards are not prejudiced and the proposal is in accordance with Policy C15. Such alternative provision will normally be required to be laid out and available for use before existing facilities are lost.

Policy Cross Reference : C15 Retention of Open Spaces.

Policy R6 - Countryside Recreation - SAVED

Facilities for informal countryside recreation which provide for increased public access will be supported and encouraged within the Green Belt areas surrounding Southend, particularly within the Upper Roach Valley and the South Benfleet to Two Tree Island/Belton Hills area, provided that this would not adversely affect land of nature conservation, landscape or archaeological importance.

Development proposals which would prejudice the informal recreation value of these areas of the footpaths and bridleways within them will be opposed by the Borough Council.

Where appropriate, the Borough Council will use its own landholding to provide greater public access to the countryside, including the further provision and extension of country parks. The Borough Council will also work with other local authorities, landowners, horse-riding and walking interests to create additional footpath and horse-riding opportunities within Southend and adjoining areas and will seek to incorporate such facilities within the definitive rights of way network.

Policy R7 - Allotments - SAVED

Subject to the maintenance of satisfactory residential amenities, the Borough Council will normally support the laying out and use as allotments of those vacant, derelict or under-used sites which are incapable to more intensive development. The redevelopment of existing allotment sites for other uses will only be permitted where it can clearly be shown that the facility is no longer required or can be adequately and conveniently provided elsewhere, and the objectives of Policy C15 would not be prejudiced.

Policy Cross Reference : C15 Retention of Open Spaces.

TO PLANNING COMMITTEE MEMBERS

NEW FAIR HAVENS HOSPICE APPLICATION

Comments on 3.6 –Transport Statement, pages 8 and 9

“Public TransportRailMost stations on the line, including Leigh-on-Sea, are accessible for people with restricted mobility.

Fact – Although the rail diagram indicates 17 stations out of 28 as being accessible, several are very limited. The two lifts at Leigh-on-Sea are usually switched off by 2000 hours on Monday to Friday and earlier at weekends. They also do not operate during some periods of the day, when staff take meal breaks.

The statements in the third, fourth and fifth paragraphs are completely incorrect, particularly “several bus services go via Leigh Station.”

Fact – Apart from some Monday to Friday peak period journeys (and two “Shoppers” Services) there is effectively only one bus service - the combined Services 26, 26a and 26b. These operate between Southend and Canvey, with Monday to Friday peak extensions to and from Bournes Green.

Journeys on the combined service serve Leigh Station as follows:

Westbound – Monday to Friday 0734 approx every 30 minutes until 1918

Saturday 0733, 0831, 0927 then approx every 30 minutes until 1826.

Sunday 1032 hourly until 1832.

Eastbound = Monday to Friday 0651 approx every 30 minutes until 1809

Saturday 0723, 0829 then ever 30 minutes until 1629, then 1720

Sunday 0955 hourly until 1855.

Statement – “There are also local bus stops on Marine Parade which serve some of the routes”

Fact – Until six years ago, the open-top “Sea Front” service did operate hourly for just over three months in the summer. It does happen that some bus stops are still “in situ”, without any buses serving the stops.

The other bus services listed:

Service 6 - This was withdrawn more than ten years ago!

Service 6a – This a Monday to Friday peak period service. In the morning there are only three Journeys from Belfairs to Leigh Station (but none in the reverse direction). In the evening there are seven journeys, northbound only. For the record. On Tuesday only there is a half hourly “Shoppers” Service in both directions.

Service 18 – This is a Friday only “Shoppers” Service, with just three journeys to and from Southend Tesco.

Service 822 – This is schooldays only service, with just one journey in each direction.

Accordingly the map shown as Figure 12 is very inaccurate.