Southend Local Planning Framework

Local Development Scheme (LDS)

2026

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Introduction

This Local Development Scheme (LDS) sets out a 'live' timetable for preparing and reviewing the Southend-on-Sea (Southend) Development Plan to provide:

- An up-to-date statutory basis for determining planning applications (unless material considerations indicate otherwise)
- A long-term spatial planning framework for the City's development, within which the Council, other agencies and key stakeholders can coordinate their investment programmes.

Existing Adopted Planning Policy

The Planning and Compulsory Purchase Act (2004) introduced a system of statutory Development Plan Documents (DPDs). These documents outline planning policy to manage development and related spatial matters.

Adopted local planning policy for Southend currently consists of:

- Core Strategy (2007);
- London Southend Airport and Environs Joint Area Action Plan (JAAP) (2014);
- Development Management Document (DMD) (2015);
- Essex and Southend-on-Sea Waste Local Plan (2017);
- Southend Central Area Action Plan (SCAAP) (2018).

Emerging Planning Policy

The emerging Southend New Local Plan (the 'Local Plan') will provide a review of the Core Strategy, DMD, SCAAP, and some of the strategic policies within the JAAP. The Essex and Southend-on-Sea Waste Local Plan (2017) plan period is to 2032 and will be reviewed in due course separately.

The Local Plan will include a spatial strategy, development management policies, site allocations, and policies map.

Other Associated Planning Documents

The following documents, together with the Development Plan documents outlined above, currently form part of Southend's adopted local planning framework:

- Community Infrastructure Levy (CIL) Charging Schedule (2015) – provides a schedule of charges to be paid by developers to contribute towards the implementation of requisite infrastructure, and how the CIL legislation will be applied locally.
- Statement of Community Involvement (SCI) – outlines the Council's approach to community involvement and consultation regarding planning policy documents and planning applications.

- Supplementary Planning Documents (SPDs) – SPDs provide additional guidance on specific policies and proposals where appropriate. The Council has five adopted SPDs:
    - Design and Townscape Guide
    - Planning Obligations
    - Streetscape Manual
    - Essex Coast RAMS
    - Southend Electric Vehicle Charging Infrastructure

The Council also produces the following documents:

- Authority Monitoring Report (AMR) – reports on and reviews the implementation and effectiveness of the Council's planning policies.

Southend Local Development Scheme (LDS)

The purpose of this LDS is to:

i. Provide a brief description of the planning policy documents to be prepared, including those which will be produced jointly with other authorities, and the content and geographic area which they relate;

ii. Explain how different policy documents relate to one another as part of the planning framework;

iii. Set out the timetable for preparing planning policy documents, including the detail of the key milestones (see Appendix 2);

iv. Provide information regarding the CIL (Charging Schedule) and its review.

There is not a requirement for the LDS to show what other documents, for example Supplementary Planning Documents, the Council intends to produce.

The Local Plan timetable is an approximation and may need to be revised in future and it therefore categorised as 'live' (see Appendix 2).

Plan preparation will continue to be monitored and reviewed as part of the AMR process and interim live updates to the LDS timetable will be provided, where necessary, and published on the Council's website.

The key milestones in the production of DPD's are set out below[1];

1. Information gathering/ document preparation:

- The Local Planning Authority (LPA) will collate evidence that will help inform the preparation of the document and supporting Sustainability Appraisal (SA). Initiating

[1] Nevertheless, plan preparation will have regard to and ensure conformity with the current Regulations that set out the statutory stages for local plan preparation.

the SA, which will be used to appraise the DPD from a social, economic and environmental perspective, marks the formal commencement of the document. This stage may also involve informal consultation.

- A range of options for the DPD are developed for consultation (Stage 2).

2. Community involvement/ Public participation (may involve multiple DPD preparatory consultations, including on issues and options, reasonable alternatives, preferred approach). The scale of the consultation and methods undertaken at this stage will be appropriate to the issues being addressed by the particular DPD. The results of the consultation and engagement at this stage will be used to develop the next iteration of the DPD.

3. Consideration of consultation responses and preparation of document – the LPA will review the responses to the public participation and consultation, and use the results, along with any new evidence, to aid the development of the next iteration of the DPD.

4. Publication of proposed submission consultation for comment:

- Having regard to the evidence base, the results of previous consultation and community involvement, and appraisal of earlier iterations, the LPA will prepare the proposed submission draft of the DPD with the aim of producing a “sound” document for submission to the Secretary of State.
    - At this stage the LPA will publish what it considers to be a “sound” DPD i.e. one which is positively prepared, justified, effective, consistent with national policy, and legally compliant. A formal six-week consultation period provides an opportunity for stakeholders to comment on the soundness and legal compliance of the DPD.

5. Submission of DPD to Secretary of State – following proposed submission consultation; the response to this, together with the DPD, a summary of previous consultations and other supporting documents are submitted to the Secretary of State for independent examination:

- Independent Examination – the submitted DPD is then subject to independent examination conducted by the Planning Inspectorate (PINS) on behalf of the Secretary of State. PINS will consider responses to the proposed-submission consultation and determine whether the DPD is sound and legally compliant. The duration of the examination and timing of hearings will be determined by the issues arising and PIN’s scheduling and therefore is not plotted on the timetable.
- Following examination, PINS will submit a report to the LPA on the DPD’s soundness and legal compliance. Once a fact check of the document has been completed, the LPA will then publish the Inspector’s Report, which will include recommendations and reasons for these recommendations.
- Adoption – under the Council’s constitution, a DPD must be adopted following a meeting of Full Council. As an approximation, the period from

submission to adoption may range from 6 to 12 months dependent on the content and scope of the plan, issues arising during examination and scheduling of meetings.

Appendix 1: Existing and Emerging Planning Policy and Community Infrastructure Levy

Table 1: existing adopted planning policy and community infrastructure levy

Document	Status	Description	Geographical Coverage	Chain of Conformity	Date of Adoption
Core Strategy	DPD	Contains the Council's vision for Southend and provides the strategic policy framework and growth targets to guide development in the City.	City-Wide	National Policy	Dec 2007
London Southend Airport and Environs Joint Area Action Plan (JAAP)	DPD	Contains a policy framework, site allocations and proposals to deliver economic development and growth in and around London Southend Airport, including business park..	London Southend Airport and its environs (including areas within Southend and Rochford)	With Core Strategy	Dec 2014
Development Management Document (DMD)	DPD	Contains detailed policies for the management of development in the City. A Policies Map accompanies this DPD to illustrate geographically the application of its policies.	City-Wide	With Core Strategy	July 2015
Community Infrastructure Levy (CIL)	Charging Schedule	To set out a charging regime for contributions to infrastructure.	City-Wide	With Core Strategy	July 2015

Southend Central Area Action Plan (SCAAP)	DPD	Contains the policy framework, site allocations and proposals aimed at strengthening the role of Southend City Centre and Central Seafront area as a successful retail, commercial and leisure destination, cultural hub and education centre of excellence, as well as a place to live. It also sets out the policy framework and proposals for adjacent residential areas. It is accompanied by an up-to-date Policies Map.	Southend City Centre, Central Seafront and adjacent residential areas	With Core Strategy	February 2018
Essex and Southend Waste Local Plan	DPD	Contains a vision, objectives and spatial strategy for dealing with waste in the Plan area up to 2032. Identifies locations for the provision of waste management sites and sets out the key development management policies that waste planning applications will be assessed against.	Administrative area of Essex County Council and Southend City Council.	National policy	October 2017

Table 2: emerging planning policy

Document	Status	Description	Geographical Coverage	Chain of Conformity	Submission date
Southend New Local Plan (LP)	DPD	Will contain a long term vision, spatial strategy, site allocations and designations, development management policies, area-wide policies and a policies map. The new Local Plan will include a review the Core Strategy, DMD, SCAAP. Once adopted the LP will replace these planning documents. The Community Infrastructure Levy (Charging Schedule) will also be subsequently reviewed in light of the new Local Plan and its associated infrastructure requirements.	City-Wide	National Policy	Q1 2027

Appendix 2: Local Development Scheme 'Live' Project Timetable (2026)

The following provides a 'live' timetable that is subject to monitoring and will be updated as appropriate.

Southend New Local Plan

STAGE	TARGET DATE FOR COMMENCEMENT
Evidence base preparation	On-going
Issues (and Options) Document public consultation	Complete
Refining the Plan Options Document public consultation	Complete
Preferred Approach Document public consultation	Complete
Publication of Proposed Submission Document public consultation	2026 Q4
Submission to Secretary of State for independent examination followed by subsequent Examination and Adoption*	2027 Q1

**As an approximation, the period from submission to adoption may range from 6 to 12 months dependent on the issues arising during examination and scheduling of meetings.*

Q = calendar year quarter (i.e. Q1: Jan-March, Q2: April-June, Q3: July-Sept, Q4: Oct-Dec) with the relevant stage commencing during this period.