

[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:08
To: [REDACTED]
Subject: Representation received. ID:2516

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2516
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Policy DS1: Maintaining a Properous Retail Centre
Support/Object: Comment

Para 7 Street Markets - The current street market at the top of the High Street needs to be removed. This is extremely detrimental to attracting high quality retailers to the High Street. Currently access to shops and views of windows is severely obstructed. From a professional point of view I could not recommend taking up a unit under these circumstances and I believe that the market is contributing to decline. If the market is to be moved the new location MUST NOT blight another area. I do NOT oppose a market BUT it must be sited where it does not lead to negative results.

SUMMARY

Remove street market from High Street avoid blight elsewhere

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:18
To: [REDACTED]
Subject: Representation received. ID:2517

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2517
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: 4.11 Transport, Access & Public Realm, 128
Support/Object: Comment

The use of cycle lanes will never deal with more than a small minority of users. These should not be allowed to inhibit car movement within the town which at times is snarled up. Use of these lanes where they exist should be compulsory. There are often more cyclists blocking up the road or footway than in the cycle lane!!

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:24
To: [REDACTED]
Subject: Representation received. ID:2518

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2518
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Approach to Car Parking Management, 134
Support/Object: Comment

In the light of 133 this conclusion should not be made as further work is required. One only has to look at the car queue stretching from Chalkwell Avenue to the Pier and beyond to note that with EXISTING Provision there is a severe problem. If we wish to grow the town economically we need to INCREASE provision substantially.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:27
To: [REDACTED]
Subject: Representation received. ID:2519

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2519
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Approach to Car Parking Management, 136
Support/Object: Comment

An increase in parking provision is required.

If the town is to compete it needs to reduce parking charges and provide more space.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:32
To: [REDACTED]
Subject: Representation received. ID:2520

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2520
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Policy DS5 - Transport, Access and Public Realm
Support/Object: Comment

The roads are already clogged up and any further moves to favour cyclists and pedestrians would be detrimental.
The Shared space on the seafront is confusing and unsafe.

Whilst a restriction in peak times may be appropriate for the 90%+ of the time when the area is quiet the free flow of traffic at 30mph should be restored to reduce congestion and pollution not only on the sea front but in the rest of the town.

Consideration should be given to allowing free flow of traffic in pedestrianized areas at night to make them less undesirable.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:34
To: [REDACTED]
Subject: Representation received. ID:2521

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2521
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Policy DS5 - Transport, Access and Public Realm
Support/Object: Comment

Car parking in the central area should be increased to deal with the planned increased activity.

Pricing should be lowered to encourage use.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:37
To: [REDACTED]
Subject: Representation received. ID:2522

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2522
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Overview, 158
Support/Object: Comment

Street Market provision should not be allowed to adversely affect shops as the current one clearly does

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:43
To: [REDACTED]
Subject: Representation received. ID:2523

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2523
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Policy PA1: High Street Policy Area Development Principles
Support/Object: Comment

Tree planting is essential - noted that the last High Street Makeover appears to have left the road tree free!

Further pedestrianisation will lead to a loss of parking, access and a sense of isolation at night.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:44
To: [REDACTED]
Subject: Representation received. ID:2524

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2524
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Policy PA2: London Road Policy Area Development Principles
Support/Object: Comment

I am concerned about a loss of parking from further pedestrianisation.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:47
To: [REDACTED]
Subject: Representation received. ID:2525

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2525
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Policy PA4 : Queensway Policy Area Development Principles
Support/Object: Comment

I am concerned that traffic flow on Queensway which in peak times can be diabolical is not worsened.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:54
To: [REDACTED]
Subject: Representation received. ID:2527

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2527
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Overview, 191
Support/Object: Comment

Adventure Island is one of the most successful businesses in the town in terms of attracting visitors and employment. It seems perverse to single it out for criticism.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:56
To: [REDACTED]
Subject: Representation received. ID:2528

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2528
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Managing Flood Risk and Sustainable Drainage in the Central Seafront Area, 196
Support/Object: Comment

Given the need for car parking and the number of empty units in the town this area should be preserved for its current use. More restaurants etc.
will reduce the viability of the existing ones.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 12:59
To: [REDACTED]
Subject: Representation received. ID:2529

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2529
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Managing Flood Risk and Sustainable Drainage in the Central Seafront Area, 197
Support/Object: Comment

Preservation of the cliffs as public open space is preferable to creating new buildings within them. It is somewhat ironic that the area was acquired by compulsory purchase to preserve it just after the war.

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[REDACTED]

From: Southend-on-Sea Borough Council <southend@jdi-consult.net>
Sent: 14 December 2016 13:03
To: [REDACTED]
Subject: Representation received. ID:2530

MR JAMES GIBB,

Thank you for your representation which we received as follows:

Representation ID: 2530
Document: Southend Central Area Action Plan (SCAAP) - Revised Proposed Submission 2016
Section: Policy CS1: Central Seafront Policy Area Development Principles
Support/Object: Comment

There should be no extension of the "Shared Space" concept and the current provision should be removed and replaced by a more conventional approach.

The current scheme is confusing and impedes traffic flow in off peak times.

Again the singling out of the Sea Life Centre appears inappropriate. It is an attraction provided at no cost to the town which adds to what the town offers.

I hope the policy refers only to the disused part of the Crazy Golf site.

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[REDACTED]

From: [REDACTED]
Sent: 14 December 2016 13:38
To: LDF
Subject: SCAAPP

Further to the consultation. I note that there is no provision to comment on Appendix 5 or 8.

I would however like to make the following comments.

Appendix 5

I note that the council is encouraging a borough wide travel card.

I also note that the system for bus season tickets is so inflexible as to be comical. You can only by a daily, weekly, four weekly or annual card. On the railway you can by any length of season at the price of the stage to which it applies e.g. 6 weeks and a day at the monthly rate.

You can also purchase your season at train stations. Why can this not be done for busses. At the moment you cannot buy a season to correspond with a school term. You have to buy your ticket on the bus or at the travel centre. The latter is inconvenient and the former clearly delays everybody on the bus. Not to mention the logistics of paying £56 on a bus for a four week ticket! At present we spend a fortune on bus lanes etc. but we cannot get a simple season into the twentieth century let alone the twenty first!

I am not sure who would even consider cycling from Southend Central to the travel centre. Can you take the bicycle on the bus?

If you are traveling by train Westfield is accessible from both Southend's main lines. What has Southend to offer in the way of shopping that Westfield does not? We have to compete by providing a better or equal offer and the only way we are likely to achieve that is by making more cheap parking available. I like traveling by train but with the best will in the world it is not compatible with carrying lots of shopping.

Appendix 8

Sadly I feel that this policy needs a little more bite. The fact that a property is being "Marketed" does not necessarily mean that there is any active effort going into letting it. This may be the case if the agent concerned or his clients stand to make far more money from a redevelopment.

Some property on the other hand will clearly be unlettable however long it is marketed for and that may be obvious in a far shorter period.

J C Gibb
J C Gibb Chartered Surveyors