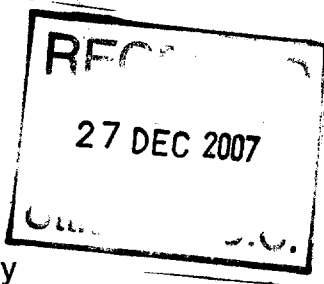


# GO-East



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21 December 2007

Dear Melanie

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN THE UTTLESFORD DISTRICT COUNCIL LOCAL PLAN 2005**

I am writing with reference to your application of July 2007 applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Uttlesford District Local Plan.

The Secretary of State's Direction (Schedule 1) is attached. Those policies not listed in the Direction will expire on 18 January 2008.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and the Department for Communities and Local Government Protocol on saving policies. The Secretary of State's decisions have the effect of saving three policies that your authority requested should not be extended. For clarity, where this circumstance applies the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents.

Authorities should adopt a positive spatial strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. Local planning authorities should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy.

Following 18 January 2008 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3: *Housing* and the results of Strategic Housing Land Availability Assessments in relevant decisions.

Policy Ref	Extended	Reason
T1 – Transport Improvements	√	Elements of this transport policy have not been implemented
SM2 – Residential Development with Stansted Mountfichet Built Up Area	√	Elements of this site allocation policy are not implemented.
SM3 – Site on the corner of Lower Street and Church Rd, Stansted Mountfichet	√	This site allocation is not implemented. It is more appropriate to test re-allocation of this site as part of the Local Development Framework process.

Signed by the authority of the  
Secretary of State



**Alex Plant**  
Deputy Regional Director of Development & Infrastructure  
Government Office for the East of England  
21 December 2007



INVESTOR IN PEOPLE

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE  
PLANNING AND COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN UTTLESFORD DISTRICT COUNCIL LOCAL  
PLAN 2005**

The Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Act 2004 directs that for the purposes of the policies specified in Schedule 1 to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by the authority of the  
Secretary of State



Alex Plant  
Deputy Regional Director Development & Infrastructure  
Government Office for the East of England  
21 December 2007

## SCHEDULE 1

### POLICIES CONTAINED IN UTTLESFORD DISTRICT COUNCIL LOCAL

#### PLAN 2005

Policy Ref.	Policy Subject
<b>S1</b>	<b>Settlement Boundaries for the Main Urban Areas</b>
<b>S2</b>	<b>Settlement boundaries for Oakwood Park, Little Dunmow and Priors Green, Takeley</b>
<b>S3</b>	<b>Other Settlement Boundaries</b>
<b>S4</b>	<b>Stansted Airport Boundary</b>
<b>S5</b>	<b>Chesterford Park Boundary</b>
<b>S6</b>	<b>Metropolitan Green Belt</b>
<b>S7</b>	<b>The Countryside</b>
<b>S8</b>	<b>The Countryside Protection Zone</b>
<b>GEN1</b>	<b>Access</b>
<b>GEN2</b>	<b>Design</b>
<b>GEN 3</b>	<b>Flood Protection</b>
<b>GEN4</b>	<b>Good Neighbourliness</b>
<b>GEN5</b>	<b>Light Pollution</b>
<b>GEN6</b>	<b>Infrastructure Provision to Support Development</b>
<b>GEN7</b>	<b>Nature Conservation</b>
<b>GEN8</b>	<b>Vehicle Parking Standards</b>
<b>E1</b>	<b>Distribution of Employment Land</b>
<b>E2</b>	<b>Safeguarding Employment Land</b>
<b>E3</b>	<b>Access to Workplaces</b>
<b>E4</b>	<b>Farm diversification: alternative use of Farmland</b>
<b>E5</b>	<b>Re-use of Rural Buildings</b>
<b>ENV1</b>	<b>Design of development within Conservation Areas</b>
<b>ENV2</b>	<b>Development affecting Listed Buildings</b>
<b>ENV3</b>	<b>Open spaces and trees</b>
<b>ENV4</b>	<b>Ancient Monuments and Sites of Archaeological Importance</b>
<b>ENV5</b>	<b>Protection of Agricultural Land</b>
<b>ENV6</b>	<b>Change of use of agricultural land to domestic garden</b>
<b>ENV7</b>	<b>The protection of the natural environment designated sites</b>
<b>ENV8</b>	<b>Other landscape elements of importance for nature conservation</b>
<b>ENV9</b>	<b>Historic Landscape</b>
<b>ENV10</b>	<b>Noise sensitive development and disturbance from aircraft</b>
<b>ENV11</b>	<b>Noise generators</b>
<b>ENV12</b>	<b>Groundwater Protection</b>
<b>ENV13</b>	<b>Exposure to poor air quality</b>
<b>ENV14</b>	<b>Contaminated Land</b>
<b>ENV15</b>	<b>Renewable Energy</b>
<b>H1</b>	<b>Housing</b>

<b>H2</b>	<b>Reserve Housing Provision</b>
<b>H3</b>	<b>Infilling with new houses</b>
<b>H4</b>	<b>Backland Development</b>
<b>H5</b>	<b>Subdivision of Dwellings</b>
<b>H6</b>	<b>Conversion of rural buildings to residential use</b>
<b>H7</b>	<b>Replacement Dwellings</b>
<b>H8</b>	<b>Home Extensions</b>
<b>H9</b>	<b>Affordable Housing</b>
<b>H10</b>	<b>Housing Mix</b>
<b>H11</b>	<b>Affordable Housing on Exception Sites</b>
<b>H12</b>	<b>Agricultural workers' dwellings</b>
<b>H13</b>	<b>Removal of agricultural occupancy conditions</b>
<b>LC1</b>	<b>Loss of sports fields and recreational facilities</b>
<b>LC2</b>	<b>Access to Leisure and Cultural Facilities</b>
<b>LC3</b>	<b>Community facilities</b>
<b>LC4</b>	<b>Provision of outdoor sport and recreational facilities beyond settlement boundaries</b>
<b>LC5</b>	<b>Hotels and Bed and Breakfast accommodation</b>
<b>LC6</b>	<b>Land west of Little Walden Road, Saffron Walden</b>
<b>RS1</b>	<b>Access to Retailing and Services</b>
<b>RS2</b>	<b>Town and local centres</b>
<b>RS3</b>	<b>Retention of retail and other services in rural areas</b>
<b>T1</b>	<b>Transport Improvements</b>
<b>T2</b>	<b>Roadside Services and the new A120</b>
<b>T3</b>	<b>Car parking associated with development at Stansted Airport</b>
<b>T4</b>	<b>Telecommunications Equipment</b>
<b>Chesterford Park Local Policy 1</b>	<b>Identifies land for R&amp;D employment development at Chesterford Park</b>
<b>Elsenham Local Policy 1</b>	<b>Identifies Key Employment Areas in Elsenham</b>
<b>Great Chesterford Local Policy 1</b>	<b>Identifies key employment area at Great Chesterford</b>
<b>Great Chesterford Local Policy 2</b>	<b>Identifies an employment site at London Road, Great Chesterford</b>
<b>GD1</b>	<b>Development within Great Dunmow town centre</b>
<b>GD2</b>	<b>Land to the rear of 37-75 High Street, Great Dunmow – Site identified for a mixed use development including 50 new homes</b>
<b>GD3</b>	<b>Car park extension White Street, Great Dunmow</b>
<b>GD4</b>	<b>Residential development within Great Dunmow's Built Up Area</b>
<b>GD5</b>	<b>Woodlands Park – Identifies a site for 1253 new homes</b>
<b>GD6</b>	<b>Great Dunmow Business Park</b>
<b>GD7</b>	<b>Safeguarding of Existing Employment Areas</b>

<b>GD8</b>	<b>Civic Amenity Site and Depot</b>
<b>Oakwood Park Local Policy 1</b>	<b>Identifies a site for 810 new homes</b>
<b>SW1</b>	<b>Saffron Walden Town Centre</b>
<b>SW2</b>	<b>Residential Development within Saffron Walden's Built up Area</b>
<b>SW3</b>	<b>Land south of Ashdon Road, Saffron Walden – identifies a site for up to 150 new homes including a reserve element</b>
<b>SW4</b>	<b>Land adjoining the Saffron Business Centre, Saffron Walden</b>
<b>SW5</b>	<b>Thaxted Road Employment Site, Saffron Walden</b>
<b>SW6</b>	<b>Safeguarding of existing employment areas, Saffron Walden</b>
<b>SW7</b>	<b>Land west of Little Walden Road, Saffron Walden – identifies site for playing fields, community centre and affordable homes</b>
<b>AIR1</b>	<b>Development in the terminal support area</b>
<b>AIR2</b>	<b>Cargo handling/aircraft maintenance area</b>
<b>AIR3</b>	<b>Development in the Southern Ancillary Area</b>
<b>AIR4</b>	<b>Development in the northern ancillary area</b>
<b>AIR5</b>	<b>The long term car park</b>
<b>AIR6</b>	<b>Strategic Landscape Areas</b>
<b>AIR7</b>	<b>Public Safety Zones</b>
<b>SM1</b>	<b>Local Centres, Stansted Mountfitchet</b>
<b>SM2</b>	<b>Residential Development within Stansted Mountfitchet's Built Up Area</b>
<b>SM3</b>	<b>Site on the corner of Lower Street and Church Road, Stansted Mountfitchet</b>
<b>SM4/BIR1</b>	<b>Rochford Nurseries – identifies land for 720 new homes</b>
<b>SM5</b>	<b>Parsonage Farm – Redevelopment of Existing Buildings for Class B1 Purposes</b>
<b>Start Hill Local Policy 1</b>	<b>Identifies Land for Employment Site at Start Hill</b>
<b>Takeley/Little Canfield Local Policy 3</b>	<b>Priors Green identifies a site for 815 new homes</b>
<b>Takeley Local Policy 4</b>	<b>The Mobile Home Park</b>
<b>Takeley Local Policy 5</b>	<b>Safeguarding of Existing Employment Area in Parsonage Road</b>
<b>Thaxted Local Policy 1</b>	<b>Local Centre – Thaxted</b>
<b>Thaxted Local Policy 2</b>	<b>Land Adjacent to Sampford Road, Thaxted – Proposed for Home Working Units</b>
<b>Thaxted Local Policy 3</b>	<b>Safeguarding of Employment Areas</b>