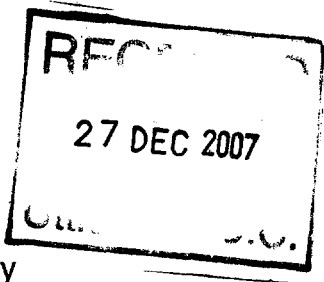


GO-East



GOVERNMENT OFFICE
FOR THE EAST OF ENGLAND



Melanie Jones
Principal Planning Officer
Planning and Housing Strategy
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Alex Plant
Development & Infrastructure
Eastbrook
Shaftesbury Road
Cambridge
CB2 8DF

Tel: 01223 372723
GTN: 3841 2723
Fax: 01223 372862
email: alex.plant@goeast.gsi.gov.uk

Website: <http://www.goeast.gov.uk>

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

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

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