

GO-East



GOVERNMENT OFFICE
FOR THE EAST OF ENGLAND

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Dear Ms Wintle

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

I am writing with reference to your application of April 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 Epping Forest District Council Local Plan

The Secretary of State's Direction (Schedule 1) is attached. Those policies not listed in the Direction will expire on 27th September 2007.

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 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

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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 27 September 2007 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.

Signed by the authority of the
Secretary of State



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



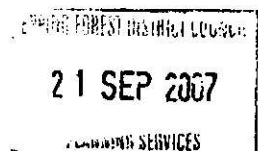
**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN EPPING FOREST DISTRICT LOCAL PLAN
ADOPTED 1998**

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
20 September 2007



SCHEDULE 1

POLICIES CONTAINED IN EPPING FOREST DISTRICT

LOCAL PLAN ADOPTED 1998

Policy Ref.	Policy Subject
HC1	Development affecting Scheduled Monuments and other archaeological sites
HC2	Development affecting Ancient Landscapes
HC3	Development affecting Registered Parkland
HC4	Development affecting Protected Lanes, Commons or Village Greens
HC5	Development affecting Epping Forest
HC6	Development affecting Conservation Areas
HC7	Development within Conservation Areas
HC9	Demolition in Conservation Areas.
HC10	Works to Listed Buildings
HC11	Demolition of Listed Buildings
HC12	Development affecting the setting of Listed Buildings
HC13	Change of Use of Listed Buildings
HC14	Copped Hall, Epping
HC16	Former Royal Gunpowder Factory site, WA
HC17	Approval of details of demolition
NC1	Development affecting SPAs, SACs and SSSIs
NC2	Development affecting CoWSs
NC3	Replacement of lost CoWSs
NC4	Protection of established habitats
NC5	Promotion of nature conservation schemes
RP3	Development affecting quality of water
RP4	Development of contaminated land
RP6	Development of hazardous installations and storage of hazardous substances
E1	Development in employment areas
E2	Redevelopment / extension of existing premises
E3	Warehousing in respect of E2
E5	Effect of nearby developments
E6	Sites for business / industry / warehousing
E7	Sites for business / industry

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E8	Sites for small business / industry workshops
E10	Town centre offices
E11	Employment uses elsewhere
E12	Small scale business / working from home
E14	Seek relocation / discontinuance of non-conforming uses
E15	Resist consolidation of non-conforming uses
RST1	Overall approach to development
RST2	Rights of Way - Enhance Network
RST3	Rights of Way - Loss or diversion
RST4	Horse keeping
RST5	Stables
RST6	Fishing Lakes
RST7	Developments associated with Lee and Stort Navigations
RST8	Provision and protection of play areas
RST9	Carthagen and Riverside chalet estates
RST11	Theydon Park Road and Curtis Mill Lane chalet estates
RST12	Leisure Plots
RST13	Allotment provision / protection
RST14	Playing fields protection
RST15	Recreational facilities in / adjacent rural settlements
RST16	Golf courses and Driving Ranges (GCs and DRs) - location
RST17	GCs and DRs on derelict or despoiled land
RST18	Pay and Play / simple courses
RST19	GCs and DRs - design, layout and landscaping
RST20	GCs and DRs - New buildings
RST21	Lighting associated with driving ranges
RST22	Potentially Intrusive Activities - criteria for acceptability
RST23	LVRP - Outdoor leisure uses
RST24	LVRP - Design and location of development
RST25	LVRP - Glen Faba and Roydon Mill Leisure Park Lake watersports centre
RST26	LVRP - Leisure chalets at Glen Faba
RST27	North Weald Airfield (NWA) - Use and Development
RST28	NWA - Protect character and historic interest

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RST29	NWA – Development of further buildings
RST 32	Caravan & Camping Sites
CF1	Provision in Loughton - Traps Hill
CF2	Health care facilities
CF3	Redevelopment of health care facilities
CF5	Education - Replacement / additional buildings outside the Green Belt
CF6	Education - Redevelopment / change of use outside the Green Belt
CF7	Education - Former Ongar Comprehensive School site
CF8	Public halls and places of religious worship - facilitate provision
CF10	Public Art - Seek provision
U1	Adequacy of Infrastructure provision
U5	Masts and aerials under 15m
U6	Other masts and aerials
DBE1	Design of new buildings
DBE2	Detrimental effect on existing surrounding properties
DBE3	Development in urban areas
DBE4	Development in the Green Belt
DBE5	Design and layout
DBE6	Car parking
DBE7	Public open space
DBE8	Private amenity space
DBE9	Excessive loss of amenity for neighbouring properties
DBE10	Design of residential extensions
DBE11	Sub division of residential properties
DBE12	Shopfronts
DBE13	Advertisements
LL1	Rural Landscape (RL) - Character, appearance and use
LL2	(RL) - Resist inappropriate development
LL3	(RL) - Development on the edge of settlements
LL4	(RL) - Details of agricultural / forestry-related developments
LL5	Protection of open spaces (Urban Landscape) 2 1 SEP 2007

LL6	Partial development of urban open spaces
LL7	Promotes the planting, protection and care of trees
LL8	Works to preserved trees
LL9	Felling of preserved trees
LL10	Landscaping - Adequacy of provision of retention
LL11	Landscaping schemes
LL12	Street trees
LL13	Highway / motorway schemes
I3	Replacement facilities
I4	Enforcement procedures

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