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23 June 2009

Dear Mr White

DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN EPPING FOREST DISTRICT LOCAL PLAN ALTERATIONS ADOPTED JULY 2006

I am writing with reference to your application of 18 February 2009 applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Epping Forest District Local Plan Alterations Adopted July 2006.

The Secretary of State's Direction (Schedule 1) is attached. Those policies not listed in the Direction will expire on 9 July 2009.

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 may concern some policies where there have been representations from a third party expressing views that differ from those of an authority. Also, his decisions in respect of some policies may have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply the Secretary of State's reasons are set out in the table at the end of this letter.

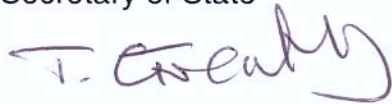
The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to him as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply 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 9 July 2009 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 Strategic Housing Land Availability Assessments in relevant decisions.

Signed by the authority of the
Secretary of State



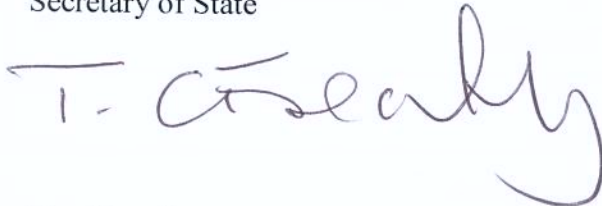
Tim Freathy
Deputy Regional Director of Development & Infrastructure
Government Office for the East of England



**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN EPPING FOREST DISTRICT LOCAL PLAN
ALTERATIONS
ADOPTED 10 JULY 2006**

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

A handwritten signature in dark ink, appearing to read 'T. Freathy', written in a cursive style.

Tim Freathy
Deputy Regional Director of Development & Infrastructure
Government Office for the East of England
23 June 2009

SCHEDULE 1

POLICIES CONTAINED IN EPPING FOREST DISTRICT LOCAL PLAN

ALTERATIONS

ADOPTED 2006

Policy number	Policy subject
CP1	Achieving Sustainable Development Objectives
CP2	Protecting the Quality of the Rural and Built Environment
CP3	New Development
CP4	Energy Conservation
CP5	Sustainable Building
CP6	Achieving Sustainable Urban Development Patterns
CP7	Urban Form and Quality
CP8	Sustainable Economic Development
CP9	Sustainable Transport
CP10	Renewable Energy Schemes
GB1	Green Belt Boundary
GB2A	Development in the Green Belt
GB4	Extensions to Residential Curtilages
GB5	Residential Moorings and Non-Permanent Dwellings
GB6	Garden Centres
GB7A	Conspicuous Development
GB8A	Change of Use or Adaptation of Buildings
GB9A	Residential Conversions
GB10	Development in the Lee Valley Regional Park

GB11	Agricultural Buildings
GB13	Subdivision of Houses
GB15A	Replacement Dwellings
GB16	Affordable Housing
GB17A	Agricultural, Horticultural and Forestry Workers' Dwellings
GB17B	Removal of Agricultural Occupancy Conditions
GB18	The Former Radio Station at North Weald Bassett
GB19	Grange Farm
HC13A	Local List of Buildings
RP5A	Adverse Environmental Impacts
H2A	Previously Developed Land
H3A	Housing Density
H4A	Dwelling Mix
H5A	Provision for Affordable Housing
H6A	Site Thresholds for Affordable Housing
H7A	Levels of Affordable Housing
H8A	Availability of Affordable Housing in Perpetuity
H9A	Lifetime Homes
H10A	Gypsy Caravan Sites
H11A	Travelling Showpeople
E4A	Protection of Employment Sites
E4B	Alternative Uses for Employment Sites
E12A	Farm Diversification
E13A	New and Replacement Glasshouses

E13B	Protection of Glasshouse Areas
E13C	Prevention of Dereliction of New Glasshouse Sites
TC1	Town Centre Hierarchy
TC2	Sequential Approach
TC3	Town Centre Function
TC4	Non-Retail Frontage
TC5	Window Displays
TC6	Local Centres and Corner and Village Shops
RST10A	Roydon Lodge Chalet Estate
CF12	Retention of Community Facilities
U2A	Development in Flood Risk Areas
U2B	Flood Risk Assessment Zones
U3A	Catchment Effects
U3B	Sustainable Drainage Systems
ST1	Location of Development
ST2	Accessibility of Development
ST4	Road Safety
ST5	Travel Plans
ST6	Vehicle Parking
ST7	New Roads and Extensions or Improvements to Existing Roads
ST8	Epping to Ongar Line
ST9	Stansted Aerodrome Safeguarding
IIA	Planning Obligations