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CASTLE POINT COUNCIL PLANNING	
SAR 2 SEP 2007	
To	

① scan - ack
② copy for Kim & Ann, DC
Amanda & Emma,
Policy;
③ SAR

Dear Mr Rogers

DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN THE CASTLE POINT BOROUGH COUNCIL 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 Castle Point Borough 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

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



INVESTOR IN PEOPLE

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN CASTLE POINT BOROUGH COUNCIL LOCAL
PLAN 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 CASTLE POINT BOROUGH COUNCIL LOCAL
PLAN 1998

Policy Ref.	Policy Subject
GB2	Re-use of Buildings in the Green Belt
GB3	Redevelopment or Replacement of Industrial Development
GB4	Re-building of existing dwellings in the Green Belt
GB5	Extensions to Dwellings
GB6	Garden Extensions
GB7	Agricultural Dwellings
EC2	Design
EC3	Residential Amenity
EC4	Pollution
EC5	Crime Prevention
EC7	Natural and Semi-natural Features in Urban Areas
EC9	Development Affecting Commercial Farmland
EC10	Protection of High Quality Agricultural Land
EC13	Protection of Wildlife and their Habitats
EC14	Creation of New Wildlife Habitats
EC15	Control of Permitted Development in Sensitive Areas
EC16	Protection of Landscape
EC17	Special Landscape Area
EC18	Permitted Development in the Special Landscape Area
EC19	Ancient Landscapes
EC20	Landscape Improvement Area
EC21	Woodland Management and Tree Preservation Orders
EC22	Retention of Trees, Woodland and Hedgerows
EC23	Tree and Shrub Planting
EC25	Principles of Control
EC26	Design and Development
EC27	Planning Applications
EC28	Restrictions on Permitted Development
EC29	Control of Demolition
EC30	Shopfront Design
EC31	Advertisements
EC32	Protection from Demolition
EC33	Alterations to listed buildings
EC34	Setting of Listed Buildings
EC35	Re-use of Listed Buildings
EC37	Local List of Buildings
EC38	Archaeological Sites and Monuments
EC39	Seafront Entertainment Area
H2	Residential Land

EC8

EC35

H3	New Development Sites
H4	Safeguarding of Land for Long-Term Housing Needs
H5	Safeguarding of Land for Long-Term Housing Needs
H6	Safeguarding of Land for Long-Term Development Needs
H7	Affordable Housing
H9	New Housing Densities
H10	Mix of Development
H11	Accessible and Wheelchair Housing
H12	Piecemeal Development
H13	Location of Development
H14	Living over the Shop
H16	Winter Gardens
H17	Design and Layout
ED1	Provision of Employment Land to the South of Northwick Road
ED3	Protection of Employment Areas
ED5	Piecemeal Development
ED6	Parking and Servicing
ED7	Environmental Improvements
ED9	Hazardous Installations
S1	Location of Retail Development
S2	Shopping Facilities at Rayleigh Weir
S3	Primary Shopping Frontages
S4	Non-Retail Development
S5	Parking and Servicing
S7	Environmental Improvements
S9	Local Shopping Parades
S10	Supermarket and Retail Warehouse Development
S12	Design, Siting and Illumination of Advertisements
S13	Proliferation of Advertisements
S14	Advertisements and Public Safety
S15	Hoardings and Poster Panels
T2	Intensification of Access Use
T5	New Link Roads
T6	Access to Employment Land
T7	Unmade Roads
T8	Car Parking Standards
T10	Cycleways
T11	Cycleway Construction
T12	Bus Services
T15	Water-Borne Freight
RE2	Golf Courses
RE4	Provision of Children's Playspace and Parks
RE5	Public Open Space
RE6	Allotments
RE7	Romsey Road Allotments
RE8	Hadleigh Castle Country Park
RE9	Informal Recreation in the Countryside
RE10	Water Recreation

RE12	Public Rights of Way
RE14	Planning Agreements and Recreational Development
CF1	Social and Physical Infrastructure and New Developments
CF2	Education Facilities
CF4	Workplace Nurseries
CF6	Places of Worship and Community Centres
CF7	Health Facilities
CF8	Non-Residential Health Care
CF9	Access and Non-Domestic Development
CF12	Powerlines and Cables
C13	Phasing of Developments
CF14	Surface Water Disposal
CF15	Water Supply
CF16	Telecommunications
CF17	Waste Recycling
Apdx 2	Appendix 2: Development in the Green Belt
Apdx 6	Sites of Importance for Nature Conservation
Apdx 7	Restriction of Permitted Rights in Sensitive Areas
Apdx 8	Ancient Woodlands
Apdx 9	Restriction of Permitted Development Rights in the Conservation Area
Apdx 10	Appendix 10 List of Buildings of Special Architectural or Historic Interest
Apdx 11	Appendix 11 Local List of Buildings of Architectural or Historic Interest
Apdx 12	Design and Layout Guidelines for Housing
Apdx 16	Appendix 16 Shopping
EC8	The Green Lung
EC36	Grant Aid
ED2	Long Term Employment Needs
T1	Strategic Highway Network

SCHEDULE 1

POLICIES CONTAINED IN ESSEX AND SOUTHEND-ON-SEA

STRUCTURE PLAN (ADOPTED 2001)

Policy reference	Subject
NR3	Extension of Suffolk Coast/ Heaths AONB
CC1	Undeveloped Coast - Coastal Protection Belt
BIW9	Airport Development
LRT6	Coastal Water Recreation
EG1	Proposals for New Power Stations
T2	Transport Investment Priorities
T4	Passenger Transport
MIN4	Sterilisation & Safeguarding of Mineral Sites