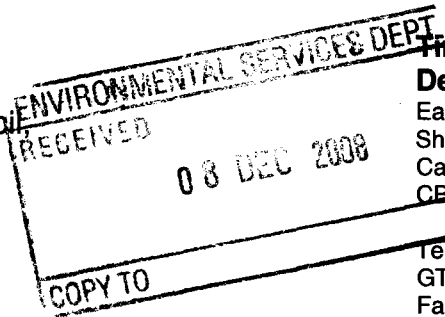




Mr Andre Sestini,  
Planning Policy manager,  
Broxbourne Borough Council,  
Borough Offices,  
Bishop's College,  
Churchgate,  
Cheshunt,  
Hertfordshire,  
EN8 9XB



Tim Freathy  
Development & Infrastructure  
Eastbrook  
Shaftesbury Road  
Cambridge  
CB2 0DF

Tel: 01223 372723  
GTN: 3841 2723  
Fax: 01223 372862

Tim.freathy@goeast.gsi.gov.uk  
Website: <http://www.goeast.gov.uk>

Dear Mr Sestini,

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN BOROUGH OF BROXBOURNE LOCAL PLAN SECOND REVIEW 2001-2011**

I am writing with reference to your application of 20<sup>th</sup> July 2008 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 Borough of Broxbourne Local Plan Second Review.

The Secretary of State's Direction (Schedule 1) is attached. Those policies not listed in the Direction will expire on 8<sup>th</sup> December 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 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 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**  
4<sup>th</sup> December 2008



INVESTOR IN PEOPLE



**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE  
PLANNING AND COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN BOROUGH OF BROXBOURNE LOCAL PLAN  
SECOND REVIEW 2001-2011**

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.

As confirmed by email dated the 26/08/2008 Policy EMP11 is to be saved and not deleted as was indicated on your original submission.

Signed by the authority of the Secretary of State.

A handwritten signature in black ink, appearing to read 'T. Freathy'.

**Tim Freathy**  
**Deputy Regional Director of Development and Infrastructure**  
**Government Office for the East of England**  
**4<sup>th</sup> December 2008**

## SCHEDULE 1

### POLICIES CONTAINED IN BOROUGH OF BROXBOURNE LOCAL PLAN

#### SECOND REVIEW 2001 – 2011

SUS1	Sustainable Development Principles
SUS2	Energy
SUS4	Minerals
SUS5	Pollution
SUS6	Air Quality
SUS7	Air Quality Management Areas
SUS8	Noisy Development
SUS9	Requirement for a Noise Impact Study
SUS10	Noise Sensitive Development
SUS11	Light Pollution and floodlighting
SUS12	Development on Contaminated Land
SUS13	Hazardous Substances
SUS14	Water Supply Waste Water Treatment and Water Conservation
SUS15	Ground and Surface Water Protection
SUS16	Flood Risk Assessments
SUS17	Flood Prevention
SUS18	Surface Water Drainage
GBC1	Revisions to Green Belt Boundary
GBC2	Development within The Metropolitan Green Belt
GBC3	Agricultural and Forestry Buildings
GBC5	Removal of Agricultural Occupancy Conditions
GBC6	Proposals for Non Agricultural Uses of Green Belt Land
GBC7	Buildings Required in association with Predominantly Open Uses of Green Belt Land
GBC8	Ancillary Dwellings In the Green Belt
GBC9	Removal of Restrictive (Non Agricultural) Occupancy Conditions
GBC10	Travelling Show people
GBC11	Extension and Alteration of Existing Dwellings In The Green Belt (including free standing buildings within the Green Belt
GBC12	Extension of Residential Curtilage
GBC13	Replacement Dwellings In The Green Belt
GBC14	Rural Diversification
GBC15	Re-Use of Existing Rural Buildings
GBC16	Landscape Character Areas and Enhancement
GBC17	Protection and Enhancement of Public Rights of Way
GBC18	Protection of Internationally Important Wildlife Sites
GBC19	Protection For Sites Of Wildlife And Nature Interest

GBC20	Protected Species
H2	Maximising the Development Potential from sites
H5	Longer Term Housing Allocations 2008-2011
H6	Protecting The Amenity Of Existing Residential Areas
H7	Retention or Refurbishment of Existing Housing Stock
H8	Design Quality of Development
H9	Conversion Of Existing Residential Property To Self Contained Flats
H10	Residential Conversion Of Non Residential Premises
H11	Housing Densities In New Development On Unallocated Housing Sites
H12	Housing Mix
H13	Affordable Housing
H14	Securing Provision Of Affordable Housing
H15	Affordable Housing: Ensuring Continuing Benefits
H16	Residential Care Homes
H17	Sheltered Housing
H18	Hostel Accommodation
H19	Loss of Specialist Residential Accommodation
EMP1	Employment Areas
EMP2	Park Plaza Employment Site
EMP3	North East Hoddesdon Key Site
EMP4	Essex Road Improvement Scheme
EMP5	Employment Uses in Town Centres
EMP6	Local Employment Sites
EMP7	Incompatible Employment Uses
EMP8	Home Working
EMP9	Small Business Units
EMP12	Nurseries and Creches
RTC1	Hierarchy of Town and Local Centres
RTC2	Vitality and Viability of Town and District Centres
RTC3	Developers' Contributions
RTC4	Criteria for assessing new retail proposals
RTC5	Non-retail uses within Core frontages of Hoddesdon and Waltham Cross Town Centres
RTC6	Non-retail uses other than in Core Town Centre frontages
RTC7	Proposals for Class A3 and similar uses
RTC8	Shop Fronts
RTC9	Shop and Business Fascias
RTC10	Residential Use in Town Centres
BFC1	Comprehensive approach to Development at Greater Brookfield
BFC3	Land at Brookfield Farm and Brookfield Retail Park
BFC4	New River Trading Estate
BFC5	Redevelopment of Household Waste site and Highway Depot
BFC6	Land west of Halfhide Lane (Halfhide Lane site)
BFC7	Relocation of Travellers
BFC8	Impact of development on the highway network within the Greater Brookfield Locality
BFC9	Design & Appearance
BFC10	Protection of the setting of the Green Belt and Great Cambridge Road
BFC11	Pedestrian links beside The New River
CLT1	Community, Open Space and Recreational Facilities
CLT2	Childrens Play Areas

CLT3	Maintenance of Landscaping/Open Space
CLT4	Lee Valley Regional Park
CLT5	Hotels and Overnight Accommodation
CLT6	Bed and Breakfast Accommodation
HD1	Effect of development on nationally important Sites and Monuments
HD2	Requirements for evaluation of a Heritage Asset
HD3	Preservation of Heritage Asset
HD4	Demolition (Listed Buildings)
HD5	Alterations and Extensions to Listed Buildings
HD6	Other Development affecting a listed building and its cartilage
HD7	Enabling development
HD8	Condition of buildings
HD9	Parks and Gardens of Historic Interest
HD10	New Buildings and Changes of Use of Existing Buildings in Conservation Areas
HD11	Demolition within conservation areas
HD12	Development adjoining, or visually related to, Conservation Areas
HD13	Design Principles
HD14	Design Statement on Local Character
HD15	Comprehensive approach to Urban Regeneration
HD16	Prevention of Town Cramming
HD17	Retention/Enhancement of Landscape Features
HD18	Trees, Hedgerows and Woodlands
HD19	Waterside Green Chains
HD20	Water courses in urban areas
HD21	Protection of open spaces not included within the hierarchy of open space
HD22	Community Safety
HD23	Access for the disabled
HD24	Telecommunications
T1	Local Transport Plan
T2	Passenger Transport and Interchange Facilities
T3	Transport and New Development
T4	Green Travel Plans
T5	Development Standards
T6	Rural Roads
T7	Home Zones
T8	Greater Brookfield Area
T9	Pedestrian Needs
T10	Cycling Provision
T11	Car Parking
IMP2	Community and Infrastructure needs linked to new development
IMP3	Enforcement

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