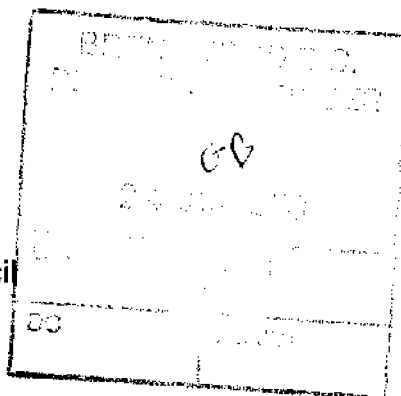




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Dear Mr Boyton

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

I am writing with reference to your application of May 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 Brentwood District Local Plan.

The Secretary of State's Direction (Schedule 1) is attached. Those policies not listed in the Direction will expire on 24 August 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. For clarity, the Secretary of State's reasons in this case 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 24 August 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.

Policy Ref	Deleted	Reason
H1 Residential Provision 1996-2011	√	Superseded by Policy H1 of the East of England Plan
IR7 Development in Areas of Risk Flood	√	Superseded by PPS25
IR8 Surface Water Run-Off	√	Superseded by PPS25

Signed by the authority of the
Secretary of State



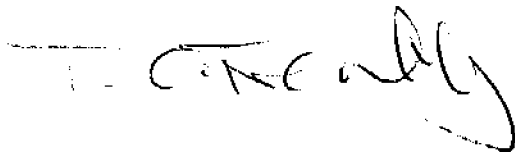
Tim Freathy
Acting Deputy Regional Director of Development & Infrastructure
Government Office for the East of England
23 July 2008



INVESTOR IN PEOPLE

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN BRENTWOOD BOROUGH LOCAL PLAN
ADOPTED 25 AUGUST 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

SCHEDULE 1

POLICIES CONTAINED IN BRENTWOOD BOROUGH LOCAL PLAN

ADOPTED 25 AUGUST 2005

Policy Number	Policy Subject
CP1	General Development Criteria
CP2	New Development and Sustainable Development Choices
CP3	Transport Assessments
CP4	The Provision of Infrastructure and Community Facilities
H3	Community Uses in Residential Development
H4	Mixed Use Development
H5	Changes of Use of Upper Floors
H6	Small Unit Accommodation
H7	Single Storey Dwellings
H8	Conversions
H9	Affordable Housing on Larger Sites
H10	Affordable Rural Housing
H11	Supported Accommodation
H12	Residential Homes
H14	Housing Density
H15	Hutton Mount
H16	Lifetime Homes
H17	Dormer Windows
E1	Areas Allocated for General Employment
E2	Areas Allocated for Office Purposes
E4	Sites for Additional Employment Land
E5	Land Adjacent to Council Depot, Warley
E6	Childerditch Industrial Park, Warley
E8	Employment Development Criteria
S1	New Major Retail Developments
S3	Petrol Filling Station Retail Facilities
S4	Non-Retail Uses within Local Shopping Centres and Parades
T1	Travel Plans
T2	New Development and Highway Considerations
T3	Traffic Management
T5	Parking – General
T6	Public Car Parking Strategy
T7	Off Street Public Car Parking
T8	On-Street Parking
T9	Commuter Car Parking
T10	Access for Persons with Disabilities
T11	Bus Services
T12	Rail Services
T13	Taxis
T14	Cycling
T15	Pedestrian Facilities
GB1	New Development
GB2	Development Criteria
GB3	Settlements Excluded from the Green Belt
GB4	Established Areas of Development
GB5	Extensions to Dwellings
GB6	Replacement Dwellings
GB7	Garages, Swimming Pools/Enclosures and Outbuildings
GB8	Extensions to Gardens
GB9	Haverings Grove

GB10	Subdivision of Dwellings
GB11	Temporary Siting of Mobile Homes
GB12	Permanent Dwellings for Agricultural Dwellings
GB13	Removal of Agricultural Occupancy Condition
GB14	Agricultural Buildings
GB15	Re-Use and Adaptation of Rural Buildings for Small-Scale Employment, Tourism, Leisure, and Community Uses
GB16	Residential Conversions
GB17	Conversion or Change of Use of Listed Buildings
GB18	Existing Inappropriate Development Sites
GB19	Farm Shops and Retailing
GB22	Outdoor Facilities
GB23	Ancillary Buildings
GB25	Riding Schools and Livery Stables
GB26	Other Stables
GB27	Access to Countryside
LT1	Strategic Public Open Spaces
LT2	Development of Existing Urban Open Spaces
LT3	Areas Deficient in Open Space
LT4	Provision of Open Space in New Development
LT5	Displacement of Open Land Uses
LT6	The Brentwood Centre
LT8	Use of Redundant Institutional, Recreational and Community Buildings
LT9	Highwood Hospital Site
LT10	Changes of Use or New Buildings for Institutional Purposes
LT11	Retention of Existing Local Community Facilities
LT15	Hotel Accommodation in the Urban Area
LT16	Bed & Breakfast and Self-Catering Accommodation
LT19	Accessibility to Premises to which the Public are Admitted and to Employment Generating Developments
C3	County Wildlife Sites, Local Nature Reserves and Other Habitats and Natural Features of Local Value
C4	Management of Woodlands
C5	Retention and Provision of Landscaping and Natural Features in Development
C6	Tree Preservation Orders and Works to Preserved Trees
C7	Development Affecting Preserved Trees, Ancient Woodland and Trees in Conservation Areas
C8	Special Landscape Areas
C9	Ancient Landscapes and Historic Parks and Gardens
C10	Protected Lanes
C11	Thames Chase Community Forest
C12	Landscape Improvements
C14	Development Affecting Conservation Areas
C15	Listed Buildings – Demolitions, Alterations or Extensions
C16	Development within the Vicinity of a Listed Building
C17	Change of use of a Listed Building
C18	Ancient Monuments
C19	Secured by Design
C20	Shop Fronts
C21	Illuminated Advertisements
C22	Signs within Conservation Areas or on Listed Buildings
C23	Externally Illuminated Hanging Signs
C24	Non-Illuminated Advertisements
C25	Floodlighting and Other Forms of Illumination
IR2	Telecommunications
IR3	Protecting the Best and Most Versatile Agricultural Land

IR4	Recycling Facilities
IR5	Energy and Water Conservation and the Use of Renewable Sources of Energy in New Development
IR6	Renewable Energy Schemes
PC1	Land Contaminated by Hazardous Substances
PC4	Noise
PC5	Traffic Noise
PC6	Transport Pollution
PC7	Areas of Poor Air Quality
TC1	Vacant and Redevelopment Sites within Residentially Allocated Areas
TC2	Residential Replacement
TC3	Mixed Use Development
TC4	Use of Upper Floors
TC5	Type of Accommodation
TC6	Small Scale Shops
TC7	Non-Retail Uses
TC8	Professional/Financial Office Uses
TC9	The Telephone Exchange
TC10	Site of the William Hunter Way Car Park
TC11	Traffic in the High Street
TC12	Landscaping in the Town Centre
TC13	Pedestrian Areas
TC14	Advertisements and Shop Fronts
TC15	Shop Fronts Facing William Hunter Way
TC16	Non-Illuminated Advertisements Fronting William Hunter Way
TC19	Medical/Health Uses
APP 1	Extracts from the adopted Essex Design Guide for Residential and Mixed Use Areas
APP 2	Vehicle Parking Standards
APP 3	Advertisements and Shop Front Guidance: Additional Advice to Applicants
APP 4	Access for Disabled Persons
APP 5	Miscellaneous Residential Design Guidance