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24 September 2007

Our Ref: GOSE 102/002/CHIL/SAVE
Your Ref:

Dear Ms Harding

PLANNING AND COMPULSORY PURCHASE ACT 2004 CHILTERN DISTRICT LOCAL PLAN 1997 SAVED POLICIES APPLICATION

I am writing with reference to your application on behalf of Chiltern District Council of 5 March for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Chiltern District Local Plan 1997.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 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: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies 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 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 (DPDs). LPAs 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. LPAs 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 especially given the development plan status of the regional spatial strategy.

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 Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended
H4	The policy does not repeat national or regional policy and, on balance, the Secretary of State accepts the local planning authority's case that the policy should be saved. However, she expects the policy to be the subject of an early review through the local development framework process.	√	

Yours sincerely

John Cheston
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE CHILTERN DISTRICT LOCAL PLAN (INCLUDING
ALTERATIONS ADOPTED IN 2001 AND 2004)
ADOPTED SEPTEMBER 1997**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the 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 authority of the
Secretary of State

John Cheston
Senior Planning Officer
Housing and Planning Directorate
Government Office for the South East

24 September 2007

SCHEDULE

POLICIES CONTAINED IN THE CHILTERN DISTRICT LOCAL PLAN 1997 (INCLUDING ALTERATIONS ADOPTED IN 2001 AND 2004)

Policy Number	Policy Title/Purpose
GC1	Design
GC2	Daylighting and Sunlighting
GC3	Amenity
GC4	Landscaping
GC6	Infrastructure
GC7	Noise
GC8	Noise
GC9	Pollution
GC10	Flooding
GC11	Water Abstraction
GC12	River Character
GC13	Hazardous Substances Consent
GC14	Access for Disabled People
GB1	Green Belt Boundaries
GB2	Development in General
GB4	Rows of Dwellings and Residential Development
GB5	Green Belt Settlements and Residential Development
GB6	Rebuilding Dwellings within GB4 and GB5 Areas
GB7	Rebuilding Dwellings outside GB4 and GB5 Areas
GB8	Derelict Dwellings/Caravans
GB10	Dwelling Conversions into Flats
GB11	Conversions of Other Buildings into Dwellings

Policy Number	Policy Title/Purpose
GB12	Residential Extensions
GB13	Residential Extensions
GB15	Residential Outbuildings
GB16	Extensions of Residential Curtilages
GB17	Agricultural Workers Dwellings
GB20	Relaxation of Agricultural Occupancy conditions
GB22A	Employment Related Development
GB23	Infilling and Community Facilities
GB24	Loss of Community Facilities
GB27	New Agricultural Buildings
GB29	Conversions for Non-Residential Uses
GB30	Enhance Rural Landscape
LSQ1	AONB
LSQ2	Area of Attractive Landscape
H2	Identified Housing Sites
H3	New Dwellings in Built Up Areas
H4	Residential Areas of Special Character
H5	Small Dwellings
H6	Affordable Housing
H7	Conversions
H8	Specialist Housing
H9	Loss of Dwellings
H11	Siting of Dwellings
H12	Garden Size
H13	Extensions to Dwellings
H14	Extensions to Dwellings

Policy Number	Policy Title/Purpose
H15	Extensions to Dwellings
H16	Extensions to Dwellings
H17	Extensions to Dwellings
H18	Dormer Windows
H19	Annexes
H20	Outbuildings
H21	Caravans
H22	Gypsy Sites
E1	Strategic Employment Policy
E2	Large Employment Sites
E3	Large Employment Sites
E4	Small Employment Sites
E5	Working From Home
S1	Strategic Shopping Locations
S2	District Centres
S3	Local Centres
S4	Change of Use to A1
S5CH	Chesham Shopping Centre
S5AH	Amersham on the Hill Shopping Centre
S5CSP	Chalfont St Peter Shopping Centre
S7	Local Centres
S9	Uses on Upper Floors
S10	Residential Uses on Ground Floors in Old Amersham and Chalfont St Giles
S10A	Great Missenden
S11	Shop Fronts
S12	Rear Servicing in Amersham on the Hill and Chesham

Policy Number	Policy Title/Purpose
S13	Small Scale Shopping Development outside Defined Centres
S14	Other Shopping Development outside Defined Centres
TR1	Environmental Impact of Transport
TR2	Highway Aspects of Planning Applications
TR3	Access and Road Layout
TR6	Sycamore Road Car Park
TR9	Water Meadow Car Park
TR11	Parking Provision
TR12	Relaxation of Parking Standards
TR14	Retention of Parking Areas
TR15	Design of Parking Areas
TR16	Parking Standards
R2	Loss of Sport/ Recreation Facilities
R3	Indoor Sports Facilities (Urban Areas)
R4	Indoor Sports Facilities (Green Belt)
R6	Floodlighting
R7	Loss of Open Space
R8	Character of Open Space
R10	Loss of Other Open space
R11	Water Based Recreation
R12	Loss of Allotments
R13	Equestrian Facilities
R15	Colne Valley Park
R16	Golf Courses
T2	Hotels in Green Belts
T4	Touring Caravan and Camping Sites

Policy Number	Policy Title/Purpose
CSF1	New Community Facilities in Built Up Areas
CSF2	Loss of Community Facilities in Built Up Areas
AS1	Scheduled Monuments
AS2	Other Remains
LB1	Listed Buildings
LB2	Setting of Listed Buildings
LB3	Demolition of Listed Buildings
LB4	Change of Use
CA1	Conservation Areas
CA2	Conservation Area Views
CA3	Change of Use in Conservation Areas
CA4	Demolition of Unlisted Buildings in Conservation Areas
CA5	Trees in Conservation Areas
TW2	Works to TPO Trees
TW3	Loss of TPO Trees
TW6	Loss of Woodland
NC1	Important Sites
NC3	Local Nature Reserve
A2	Illuminated Adverts – Non-Projecting
A3	Illuminated Adverts - Projecting
TD1	Network Developments
TD2	Other Developments
OEL1	Overhead Lines