

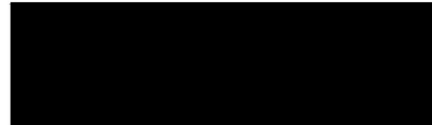
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GOVERNMENT OFFICE
FOR THE EAST OF ENGLAND

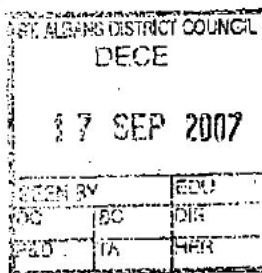
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14 September 2007



Dear [REDACTED]

DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004. POLICIES CONTAINED IN ST ALBANS DISTRICT LOCAL PLAN REVIEW (NOVEMBER 2004)

I am writing with reference to your application of 21 March 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 St Albans District Local Plan Review (November 2004).

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 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, her 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 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. 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.

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.

Policy Ref	Reason	Extended	Not Extended
121	Deletion of the allocations should be carried out through the Local Development Framework process	Extended	
132	A change in policy for this site should be carried out through the Local Development Framework process	Extended	
142B	A change in designation needs to be carried out through the Local Development Framework process	Extended	

Signed by the authority of the
Secretary of State


Alex Plant
Deputy Regional Director of Development & Infrastructure
Government Office for the East of England



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**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN ST ALBANS DISTRICT LOCAL PLAN REVIEW
(NOVEMBER 2004)**

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 of Development & Infrastructure
Government Office for the East of England
14th September 2007*

SCHEDULE 1

POLICIES CONTAINED IN ST ALBANS DISTRICT LOCAL PLAN REVIEW

(NOVEMBER 2004)

- 1 Metropolitan Green Belt
- 2 Settlement Strategy
- 4 New Housing Development in Towns
- 5 New Housing Development in Specified
- 7 Houses in Multiple Occupation
- 7a Affordable Housing in Towns and Specified
- 8 Affordable Housing in the Metropolitan Green
- 9 Non-residential Uses within Residential Areas
- 10 Loss of Residential Accommodation
- 11 Residential Conversion
- 12 Accommodation for Relatives, Dependants or Staff
- 13 Extension or Replacement of Dwellings in the Green Belt
- 18 Residential Caravans, Mobile Homes and Dwellings Constructed of Short Life
Materials
- 19 Overall Employment Strategy
- 20 Development in Employment Areas
- 23 Business Use Development
- 24 Unallocated Employment Sites
- 26 Land for Employment Development at North East Hemel Hempstead
- 31 King Harry Junction Improvement, St Albans



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- 33 Hemel Hempstead North-East Relief Road
- 34 Highways Considerations in Development Control
-
- 35 Highway Improvements in Association with Development
- 36 Roadside Services
- 37 Commercial Servicing
- 39 Parking Standards, General Requirements
- 40 Residential Development Parking Standards
- 42 Loss of Residential Off-Street Parking Areas and Garage Courts
- 43 Elderly Persons Dwellings and Residential Homes/Hostels, Parking Standards
- 44 Business Use, Industrial and Storage and Distribution Parking Standards
- 45 Motor Trade Uses Parking Standards
- 47 Food and Drink Establishments Parking Standards
-
- 48 Surgeries and Clinics Parking Standards
- 49 Hotels and Guest Houses Parking Standards
- 51 Shopping and Service Uses, Overall Strategy
- 52 Shopping Development in St Albans City Centre
- 53 Shopping Development in Harpenden Town Centre
- 54 Shopping Development in Neighbourhood Centres
- 55 Local Shopping Facilities
- 56 Loss of Retail Floorspace
- 57 Service Uses
-
- 58 Major Retail Development Outside Existing Town Centres
- 60 Garden Nurseries in the Green Belt



- 60a Hospital Services
- 62 Community Care
- 65 Education Facilities
- 65a Day Nurseries and Creches
- 67 Public Meeting Rooms and Facilities
- 69 General Design and Layout
- 70 Design and Layout of New Housing
- 72 Extensions in Residential Areas
- 73 Article 4 Directions
- 74 Landscaping and Tree Preservation
- 75 Green Space Within Settlements
- 78 Advertisement Control
- 80 Floodlighting
- 84 Flooding and River Catchment Management
- 84a Drainage Infrastructure
- 85 Development in Conservation Areas
- 86 Buildings of Special Architectural or Historic Interest.
- 87 Locally Listed Buildings
- 88 New Uses for Historic Buildings
- 89 New Uses for Historic Agricultural Buildings
- 90 Shopfronts and Advertisements in Conservation
- 91 Location of Leisure Facilities
- 92 New Indoor Sports Facilities



93 New Areas of Public Open Space

95 Allotments

96 Medium Intensity Leisure Uses in the Green Belt

97 Existing Footpaths, Bridleways and Cycleways

98 Kennels and Catteries

99 Overnight Accommodation and Ancillary

102 Loss of Agricultural Land

104 Landscape Conservation

106 Nature Conservation

109 Scheduled Ancient Monuments

110 Archaeological Sites for Local Preservation

111 Archaeological Sites Where Planning Permissions May Be Subject to a

113 St Albans City Centre, Environmental Enhancement Measures

114 St Albans City Centre, Building Height, Roofscape and Skyline

116 St Albans City Centre Policy Area 2 (Central Shopping Core)

119 St Albans City Centre Policy Area 5 (Central Office Core)

121 St Albans City Centre Policy Area 7 (London Road East)

122 St Albans City Centre Policy Area 8 (City Station/Former London Road Station)

123 St Albans City Centre Policy Area 9 (Gasworks Site and adjoining land)

128 Harpenden Town Centre Policy Area 2 (High Street North)

132 Highfield Oval Future Uses

139 Napsbury Hospital Re Development

142b Land at White Horse, London Colney (Allotment Land)



143 Land Use Proposals Within the Upper Colne Valley

143a Watling Chase Community Forest

143b Implementation



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