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25 September 2007

Our Ref:
Your Ref:

Dear Mr Morrison

PLANNING AND COMPULSORY PURCHASE ACT 2004
WEALDEN LOCAL PLAN SAVED POLICIES APPLICATION

I am writing with reference to your application on behalf of Wealden District Council of 28 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 Wealden Local Plan.

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.

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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

Yours sincerely

John Cheston
Senior Planning Officer

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DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004

POLICIES CONTAINED IN THE WEALDEN LOCAL PLAN

ADOPTED DECEMBER 1998

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

25 September 2007

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SCHEDULE

POLICIES CONTAINED IN THE WEALDEN LOCAL PLAN

Policy Number	Policy Title/Purpose
GD1	Development within development boundaries
GD2	Development outside development boundaries
EN1	Sustainable Development
EN2	Development Pattern
EN5	Water Resources
EN6	Landscape Conservation of the High Weald AONB
EN7	Ashdown Forest
EN8	Low Weald
EN9	Sussex Downs AONB
EN11	Coastal Levels
EN12	Protection of trees and woodlands
EN13	Ancient semi-natural woodland
EN14	Landscaping within developments
EN15	Designated nature conservation sites
EN19	Development within Conservation Areas
EN27	Layout and Design of development
DC17	Housing development in the countryside
DC18	Replacement dwellings
DC19	Extensions to dwellings
HG2	Affordable housing within new schemes
HG3	Affordable housing outside development boundaries
HG5	Dwelling mix within new development schemes
HG6	Crime prevention in new housing developments

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Policy Number	Policy Title/Purpose
HG7	Energy conservation in new housing developments
HG11	Special needs housing in development boundaries
BS3	Town Business Areas
BS4	Business development within towns
BS5	Retention of existing businesses within towns
BS6	Village business areas
BS7	Retention of existing businesses within villages
BS8	Business development in village development boundaries
BS9	Expansion, redevelopment, intensification in existing business sites outside development boundaries
BS11	Business Class B1 use, within business areas
BS12	General industry, Class B2, in business areas
BS13	Warehousing, Class B8, in business areas
BS15	Home working
SH2	Main Shopping Areas
TR3	Traffic impact of new development
TR10	Heavy goods vehicles in rural areas
TR13	Footpaths and bridleways
TR16	Car Parking Standards
TR17	Safeguarding Uckfield/Lewes railway line
TR18	Safeguarding Polegate-Pevensey railway line
TR19	Safeguarding Eridge-Tunbridge Wells railway line
TM1	Tourist attractions and facilities
LR1	Provision of outdoor playing space
LR2	Protection of existing recreational open space
LR3	Children's play space in developments of 30+ dwellings
LR5	Informal amenity space in new residential developments

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Policy Number	Policy Title/Purpose
LR7	Indoor sports facilities
LR8	Community halls
CS1	Provision of capital works and services
CS2	Drainage
HA6	New Shopping facilities outside main shopping areas
BS10	Business allocation: Maresfield Business Park
CR1	Business allocation north of Millbrook Business Area
CR8	Mead House site, Beacon Road
HA1	Housing Development in Hailsham
HA5	Business allocation land off Station Road/Old Swan Lane
HA11	New primary school: Ingrams Farm
HE1	Housing Development in Heathfield
HE2	Business Allocation; Land off Ghyll Road
HE3	Burwash Road Commercial Area
PW1	Housing development in Polegate
UC1	Housing development in Uckfield
VB8	Business allocation: NE of South Street Business area, East Hoathly
VB22.2	Business allocation: land adjacent Hackhurst Lane business area, Lower Dicker
HH1	Hellingly Hospital
EN18	Protect of open areas within settlements
EN28	Design of development for people with disabilities
EN29	Light pollution
DC2	Agricultural dwellings
DC3	Agricultural buildings
DC6	Conversion of rural buildings – general
DC7	Conversion of rural buildings – non-residential use

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Policy Number	Policy Title/Purpose
DC8	Conversion of rural buildings – residential use
DC9	Recreational development in the Sussex Downs AONB & Ashdown Forest
DC11	Golf driving ranges
DC12	Stables and loose boxes
DC13	Larger equestrian developments
DC14	Motor and gun sports
DC20	Subdivision of large dwellings
DC22	Residential mobile homes
HG8	Retention of existing housing stock
HG9	Subdivision of large buildings in development boundaries
HG10	Extensions to dwellings in development boundaries
HG12	Special needs housing outside development boundaries
BS14	Alternative uses for business sites outside business area
SH3	Service uses within main shopping areas
SH4	Amusement centres in main shopping areas
SH5	Business uses in main shopping areas
SH6	Residential uses in main shopping areas
SH11	Farm Shops
SH12	Garden Centres
TR1	Environmental impact of new road proposals
TR2	Design of new road proposals
TM2	Tourist attractions and facilities: Sussex Downs AONB and Ashdown Forest
TM3	Conversions to hostel accommodation for walkers and cyclists
TM4	Holiday villages and chalet parks
TM5	Static Caravan sites
TM6	Touring caravan and camping sites: Ashdown Forest

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Policy Number	Policy Title/Purpose
TM7	Touring caravan and camping sites: Sussex Downs AONB and coastal levels
TM8	Touring caravan and camping sites
TM9	Caravan Storage
TM10	Interpretive facilities
LR4	Artificial turf pitches
CS3	Willingdon Levels drainage catchment area
CS4	Recycling enclosures: residential development
CS5	Recycling enclosures: commercial and community development
CR2	Crowborough Warren housing policy area
CR4	Western Road Goods area
CR5	Secondary shopping area
CR6	Beacon Road and Park Road business areas: proposals for business use
CR7	Beacon Road and Park Road business areas: proposals for shops and services
CR9	Jarvis Brook neighbourhood centre
CR10	Whitehill Road
CR11	Public open space allocation: Goldsmith recreation ground
CR12	Crowborough Ghyll and Palesgate landscape policy area
HA7	Commercial Uses outside main shopping area
HA8	Traffic calming and pedestrian priority measures
HA9	Junction improvement; South road/Station Road/Western Road
PW5	Willingdon Levels recreation policy area
UC2	Secondary shopping areas
UC3	Office/residential conversions between Framfield Road and New Place
UC5	Framfield Road
UC7	Public open space allocations: land south of Victoria Pleasure Ground and north of the Mount

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Policy Number	Policy Title/Purpose
UC8	Riverside Walk
VB5.2	Pound Green housing area, Buxted
VB7	Old Willingdon Road and western Downlands housing policy area, Friston
VB12.1	Park Road housing area, Forest Row
VB14	Florance Lane Groombridge housing policy area
VB22.1	Lower Dicker traffic on A22
VB23	Public open space allocation: Lower Horsebridge
VB24	Maresfield Park housing area, Maresfield
VB26	The Warren, Station Road, Knowle Park Road housing policy areas, Mayfield
VB31	Coast Road housing policy area
VB37	Mayfield Lane housing policy area

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