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24 September 2007

Our Ref:
Your Ref:

Dear Ms Haskins

PLANNING AND COMPULSORY PURCHASE ACT 2004 GUILDFORD BOROUGH LOCAL PLAN 2003 SAVED POLICIES APPLICATION

I am writing with reference to your application on behalf of Guildford Borough Council of 26 February for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Guildford Borough Local Plan 2003.

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

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 GUILDFORD BOROUGH LOCAL PLAN
ADOPTED JANUARY 2003**

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 GUILDFORD BOROUGH LOCAL PLAN 2003

Policy Number	Policy Title/Purpose
G1	General standards of development
G1 (1)	Parking Provision
G1 (6)	Flood protection
G1 (9)	Energy conservation
G6	Planning benefits
G12	Location of development
H4	Housing in urban areas
H6	Replacement dwellings in the countryside
H9	Extensions to dwellings in the countryside
H11	Affordable housing
H12	Affordable housing for local needs in rural areas
H13	Gypsy caravan sites
H14	Sites for travelling showpeople
Proposal E1	Allocation of business, industrial and warehousing land
E2	Redevelopment of existing business, industrial and warehousing land in urban areas and within identified settlements in the green belt
E3	Safeguarding existing and allocated business, industrial and warehousing land

E4	Restraint on business, industrial and warehousing employment development
M1	Parking provision
S2	Additional retail development in Guildford town centre
S7	Guildford town centre specialist shopping areas
RE8	Farm diversification (including farm shops)
R1	Loss of land and facilities for sport and recreation
R2	Recreational open space provision in relation to large new residential developments
R3	Recreational open space provision in relation to new small residential developments
R4	Recreational open space provision in relation to new commercial developments
R5	Protection of open space
NE1	Potential Special Protection Areas (pSPA) and Candidate Special Areas of Conservation (cSAC)
S3	Provision of small retail units (class A1)
S4	Guildford town centre primary shopping area
S5	Guildford town centre secondary shopping areas
S6	Guildford town centre tertiary shopping areas
Proposal GT1	Land at Bedford Road opposite the Odeon cinema
Proposal GT2	Former Farnham Road bus depot

Proposal GT3	Bellerby Theatre, Leapale Lane
Proposal GT8	Land and buildings at Guildford railway station
H2	Housing Proposal
H3	Housing / Open Space
G1 (2)	Transport Provision, Access, Highway Layout and Capacity
G1 (3)	Protection of amenities enjoyed by occupants of buildings
G (4)	Access for people with disabilities
G1 (5)	Crime prevention
G1 (7)	Land drainage and public utility infrastructure
G1 (8)	Light Pollution
G1 (10)	Conservation of water resources
G1 (11)	Development on or close to contaminated land
G1 (12)	Safeguarding and enhancement of the landscape and existing natural features
G1 (13)	Mixed Use
G2	Development of new utility infrastructure
G3	Development concerning hazardous substances
G4	Development in the vicinity of hazardous substances
G5	Design code
G7	Shop front design
G8	Advertisements
G9	Projecting signs in the High Street
G10	Telecommunications
G11	The corridor of the River Wey and the Guildford and Godalming navigations

G13	Green travel plans
H5	Retention of existing housing stock
H7	Conversions
H8	Extensions to dwellings in the urban areas
H15	Home Farm, Effingham
E5	Homeworking
M2	Long stay parking within Guildford town centre
M3	Park and ride sites
M4	Provision for buses
M5	Rail network and interchange facilities
M6	Provision for cyclists and pedestrians
M7	Access from Walnut Tree Close to the railway station
M8	Guildford to Cranleigh movement corridor
S8	District Shopping Centres
S9	Local Shopping Centres
S10	Neighbourhood shops
Proposal GT5	Woodbridge Park industrial estate
Proposal GT6	Farnham Road Hospital
Proposal GT7	Ladymead fire station
RE1	Extent of the Green Belt
RE2	Development within the Green Belt
RE3	Identified settlements in the Green Belt

RE4	Countryside beyond the Green Belt
RE5	Area of Outstanding Natural Beauty (AONB)
RE6	Area of Great Landscape Value (AGLV)
RE9	Re-use and adaptation of rural buildings to employment, community or recreational use
RE10	Re-use of rural buildings for residential use
RE11	New agricultural dwellings
RE12	Temporary housing accommodation in the countryside for an agricultural or forestry worker
RE13	New agricultural buildings
RE14	Extension of residential curtilages into the countryside
RE15	Major developed sites in the Green Belt
HE1	Proposals which affect listed buildings
HE2	Changes of use of listed buildings
HE3	The demolition of listed buildings
HE4	New development which affects the setting of a listed building
HE5	Advertisements on listed buildings
HE6	Locally listed buildings
HE7	New development in conservation areas
HE8	Advertisements in conservation areas
HE9	Demolition in conservation areas
HE10	Development which affects the setting of a conservation area
HE12	Historic parks and gardens

NE2	Sites of Special Scientific Interest
NE3	Local and non-statutory sites
NE4	Species protection
NE5	Development affecting trees, hedges and woodlands
NE6	Undesignated features of nature conservation interest
R6	Intensification of recreational use
R7	Built facilities for recreational use
R8	Golf courses
R9	Noisy sports, adventure games and similar activities
R10	Water based recreational activities
R11	Blackwater Valley
R12	Non-commercial horse related development
R13	Commercial horse related development
T1	Arts and entertainment in urban areas and identified settlements
T2	Safeguarding arts and entertainment facilities
T3	New hotels, guesthouses and other overnight accommodation in urban areas
T4	Safeguarding hotels, guest houses and other overnight accommodation
T5	Change of use to guest houses and other overnight accommodation
T6	Static recreational caravans and chalets in the countryside

T7	Loss of recreational caravan and camping sites
T8	New sites for touring caravans and tents
CF1	Provision of new community facilities
CF2	Loss of community facilities
CF3	Pre-school education
CF4	Expansion of schools
CF5	Care in the community
CF6	Hospital related development