

Mrs Jenny Rickard  
Planning Policy Manager – Planning  
Policy and Conservation Team  
Surrey Heath Borough Council  
Surrey Heath House  
Knoll Road, Camberley  
Surrey GU15 3HD

**Housing & Planning Directorate**  
Bridge House  
1 Walnut Tree Close  
Guildford  
GU1 4GA

Switchboard: 01483 882 255  
Tel: 01483 882 266  
Fax: 01483 882 489

e-mail: [John.Cheston@gose.gsi.gov.uk](mailto:John.Cheston@gose.gsi.gov.uk)  
[www.gose.gov.uk](http://www.gose.gov.uk)

25 September 2007

Our Ref:  
Your Ref: D/BE/LDF1

Dear Mrs Rickard

## **PLANNING AND COMPULSORY PURCHASE ACT 2004 SURREY HEATH LOCAL PLAN 2000 SAVED POLICIES APPLICATION**

I am writing with reference to your application on behalf of Surrey Heath Borough Council of 2 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 Surrey Heath Local Plan 2000.

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 SURREY HEATH LOCAL PLAN  
ADOPTED DECEMBER 2000**

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

## SCHEDULE

### POLICIES CONTAINED IN THE SURREY HEATH LOCAL PLAN 2000

Policy Number	Policy Title/Purpose
G1	Making the best use of urban land
G3	Planning Benefits
G4	Design Principles
G5	Design principles for Residential Areas
G6	Design against crime
G8	Telecommunications masts and antennas
G9	Energy Conservation
G10	Art in the Built environment
G11	Advertisements in commercial areas
G12	Illuminated Advertisements
G13	Advertisements on hoardings
G14	Areas liable to flood
G16	Development impact on watercourses
G17	Surface water run off
G18	Notifiable installations
G21	Light pollution
G23	Green Corridors
G24	Retention of trees
G25	Renewable energy schemes
G26	Availability of water resources
UE1	Green spaces within settlement areas
UE2	Areas of urban landscape policy
UE3	Low density policy area

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
UE4	Areas of good urban character
UE5	West of Frimley Road enhancement area
HE1	Development in conservation areas
HE2	Changes of use in conservation areas
HE3	Demolition and replacement of buildings in conservation areas
HE5	Advertisements and shop fronts in conservation areas
HE10	Structures of local significance
HE11	Advertisements and shop fronts on Listed Buildings
HE12	Shop blinds and security grilles
HE14	Areas of high archaeological potential
HE15	Sites outside areas of high archaeological potential
HE16	Historic parks and gardens
RE1	The Green Belt
RE2	Development within the Green Belt
RE3	Countryside beyond the Green Belt
RE4	Blackwater Valley Strategic Gap
RE5	Extension, Alteration and Replacement of dwellings in the countryside
RE6	Re-use and adaptation of rural buildings
RE7	Agriculture
RE8	New horse related development
RE9	Nurseries and Garden Centres
RE12	Sites of Nature Conservation Importance
RE13	Nature conservation interest
RE14	Landscape character
RE15	Areas of landscape importance
RE16	Basingstoke Canal

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
RE17	Major Developed Sites in the Green Belt
R1	Retention of recreation facilities
R2	Development for recreation
R3	Enhancement of outdoor playing space
R4	Use of informal public open space
R5	Lightwater Country Park
R6	Recreation facilities in the Blackwater Valley
R8	Allotments
R9	Golf
R10	Noisy Sports
R11	Hotels and Guest Houses
H1	New housing provision
H3	Housing Allocation sites 2001 – 2006
H6	Land at Notcutts Nursery and Woodside Cottage, Bagshot
H7	Flexible phasing of sites
H8	Housing Reserve Sites
H9	New Housing in Green Belt settlements
H10	Affordable housing within settlement areas
H11	Provision of small dwellings in new developments
H12	Retention of a stock of small dwellings in rural areas
H13	Housing for special needs
H14	Retention of the stock of residential accommodation
H15	Conversion of housing to institutional uses
H16	Conversion to houses in multiple occupancy
H17	House extensions
H18	Residential development in settlement areas

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
H19	Car parking residential developments
H20	Children's playing space within large housing developments
H21	Provision of outdoor playing space on new housing developments
H22	Commutation of direct children's playing space provision
H23	Provision of amenity space
H25	Gypsy sites
E1	Existing industrial and commercial sites outside Core Employment Areas, Camberley Town Centre and Chobham
E2	Core Employment Areas
E3	Site for small firms at Linsford Farm, Mychett
E4	Loss of Industrial and commercial sites
E5	Existing industrial and commercial sites within the settlement of Chobham
E6	Employment Revitalisation Areas
E7	Unsuitably located activities
E8	Land at Half Moon Street, Bagshot
S1	Provision for Retail floorspace
S3	Local shopping provision
S4	District Centres
S5	Local Shopping centres and parades
S6	Proposals for A3 uses
S7	Residential accommodation over shops
M1	Major highway proposals
M4	Additional Car parking
M5	Impact on travel demand
M6	Development related transport improvements
M7	Off-Street car parking
M8	Highway design standards

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
M9	Rear Servicing
M10	Development alongside the M3 motorway and the primary route network
M11	Rights of way
M12	Improved pedestrian facilities
M18	Safeguarded land for future public transport provision
M21	Development at Fair Oaks Airport
CS1	Loss of community buildings and uses
CS3	Provision of community facilities within settlements
CS5	Health facilities
CS6	Use of residential premises for medical treatment
CS8	Dual use of facilities
CS9	Land at Burrow Hill School, Frimley
TC1	Maintaining and enhancing the role of the town centre
TC2	Environmental improvements
TC4	Design considerations for new development
TC5	Illuminated advertisements
TC6	Highway Improvements
TC7	Rear service roads
TC8	Public use of private car parks
TC9	Traffic management measures
TC10	Pedestrian-friendly areas
TC12	Public transport improvements
TC13	Contributions towards transport improvements
TC14	Loss of town centre residential accommodation
TC15	Loss of retail uses
TC16	Civic uses policy areas

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
TC17	Conversion of vacant business premises
TC18	Mixed Use developments
TC19	Land west of Park Street
TC20	London Road policy area
TC21	Business development at London Road/Knoll Road
TC22	Camberley Working Men's Club