GOVERNMENT OFFICE
FOR THE SOUTH EAST

Representing Central Government in the South East

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14 May 2009

Our Ref:
Your Ref: JDN/S3/FA/31

Dear Ms Norman

PLANNING AND COMPULSORY PURCHASE ACT 2004
EASTLEIGH BOROUGH LOCAL PLAN REVIEW 2006
SAVED POLICIES APPLICATION

I am writing with reference to your application of 22 December 2008 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Eastleigh Borough Local Plan Review 2006.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 25 May 2009.

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 Spatial Planning* 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.

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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 25 May 2009, 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
81.H, 82.H, 83.H, 84.H	It is considered important to save these policies for unimplemented reserve housing sites as they support the delivery of housing.	x	

Yours sincerely

JR Cheston.

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 EASTLEIGH BOROUGH LOCAL PLAN REVIEW ADOPTED MAY 2006

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

JR Cheston.

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

14 May 2009

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SCHEDULE 1

POLICIES CONTAINED IN THE EASTLEIGH BOROUGH LOCAL PLAN REVIEW 2006

Policy Number	Policy Title/Purpose
1.CO	Criteria for development in the Countryside
2.CO	Presumption against development in strategic gaps
3.CO	Criteria for development in local gaps
5.CO	Farm diversification
6.CO	Criteria for agricultural workers dwellings
7.CO	Agricultural occupancy condition
8.CO	Replacement dwellings in the countryside
9.CO	Residential extensions in the countryside
10.CO	Replacement of non-residential buildings in the countryside
11.CO	Extensions to non-residential buildings in the countryside
12.CO	Hamble Community Sports College SPA
13.CO	Hampshire Police Headquarters SPA
14.CO	Mobile Home Parks
15.CO	Conversion of rural buildings for employment purposes
16.CO	Conversion of rural buildings to residential
17.CO	Extension of authorised commercial uses in the countryside
18.CO	Protection of the landscape
19.CO	Protection of landscape features
20.CO	Landscape Improvements
22.NC	Protection of SSSIs
23.NC	Protection of Sites of Importance for Nature Conservation
25.NC	Promotion of biodiversity
26.NC	Protection of wildlife network
27.NC	Designation of Local Nature Reserves
28.ES	Waste collection and storage
29.ES	Development next to noise sensitive premises
30.ES	Noise sensitive development
31.ES	Residential development and noise
32.ES	Pollution control
33.ES	Air Quality
34.ES	Reduction of greenhouse gases
35.ES	Contaminated land
36.ES	Lighting
37.ES	Energy efficiency
38.ES	Renewable energy
39.ES	River corridors
40.ES	Southampton Water and Hamble estuary

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41.ES	Development affecting water courses
42.ES	Development in a catchment of a water course
43.ES	Areas at risk of flooding
44.ES	Development in areas at risk of flooding
45.ES	Sustainable drainage
52.BE	Improving Eastleigh approach roads
53.BE	Eastleigh Renaissance Quarter
54.BE	Financial contributions in Renaissance Quarter
55.BE	Recreation Ground
56.BE	Barton Park
57.BE	Barton Park
58.BE	Protection of greenspaces
59.BE	Design Criteria
60.BE	Road and Rail corridors
61.BE	Homezones
62.BE	People with disabilities
63.BE	Car park design
64.BE	Overhead electricity lines
65.BE	Criteria for telecommunications proposals
66.BE	Information and communications technology
67.BE	Criteria for advertisement proposals
68.BE	Notifiable installations
69.BE	Airport Public Safety Zone
71.H	Mixed use development
72.H	Density
73.H	Housing mix
74.H	Affordable housing
75.H	Affordable housing on smaller sites
76.H	Dowd's Farm, Hedge End
77.H	South Street, Eastleigh
79.H	Development off Woodside Avenue, Eastleigh
80.H	Pirelli Phase 2
81.H	Reserve Housing Sites
82.H	Hardings Lane, Fair Oak
83.H	Fair Oak Lodge
84.H	Romill Close, West End
85.H	Conversion to flats
86.H	HMOs
87.H	Gypsy sites
88.H	Scotland Close, Fair Oak
89.T	Investment criteria
91.T	Transport Schemes
92.T	Local transport proposals
93.T	Park and Ride at Stoneham
94.T	Park and Ride at Windhover, Bursledon
95.T	Parking at Southampton Parkway

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96.T	Interchange facilities
97.T	Parking at Airport
98.T	Small Park and Ride schemes
99.T	Freight
100.T	Transport and New Development
101.T	RTRA targets
102.T	New accesses
103.T	Green travel plans
104.T	Off-highway parking
105.T	Parking in town centres
108.E	Start-up businesses
109.E	Leigh Road Offices
111.E	Railway Works
112.E	Prysmian Land
113.E	Wide Lane/Mitchell Way
114.E	Northern Business Park
115.E	Airport SPA
117.E	Existing employment sites
118.E	Redevelopment of existing employment sites
119.E	Employment sites close to town centre
120.E	Employment development on non-identified sites
121.E	Dutton Lane
122.E	Toynbee Road
123.E	Chalcroft Distribution Park, West End
124.E	Boatyards
125.TC	Eastleigh Town Centre – design & uses
126.TC	Eastleigh Town Centre - access
127.TC	Eastleigh Town Centre – shopping area
128.TC	Core retail area – Swan Centre
129.TC	North of Wells Place
130.TC	Leigh Road
131.TC	Romsey Road
132.TC	Market Street
133.TC	District and local centres
134.TC	Out of centre retail, leisure, office etc
135.TC	Warehouse clubs
136.TC	Core Zone
137.TC	Primary shopping zones
138.TC	Secondary shopping zones
139.TC	Change of use in local centres
140.TC	Changes of use which don't attract customers
141.TC	Upper floors
142.TC	Change of use to A3, A4 & A5 in shopping areas
143.TC	Amusement centres
144.TC	Car Boot Sales
145.OS	Loss of open space

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146.OS	Green Network
147.OS	Open space requirements
148.OS	Shortfall of open space
149.OS	Improvement of playing fields
150.OS	Berrywood open space
151.OS	Allotments
152.OS	New footpaths
153.OS	Bridleways
154.OS	Stables and Riding Schools
155.OS	River Hamble Moorings
156.OS	Jetties, pontoons, landing stages, etc
157.OS	Noisy sports
158.OS	Rose Bowl SPA, West End
159.TA	Sustainable tourism
160.TA	Leisure and tourism facilities in the countryside
161.TA	Leisure and tourism facilities in urban areas
162.TA	The Strawberry Trail
163.TA	Hotel on Hamble peninsula
164.TA	Conference Centre at Barton Park
165.TA	Percent for Art
166.LB	Protection of scheduled archaeological sites
167.LB	Protection of non-scheduled sites
168.LB	Archaeological evaluation
169.LB	Criteria for development in a Conservation Area
170.LB	Demolition in a Conservation Area
171.LB	The setting of buildings in a Conservation Area
172.LB	Advertisements in Conservation Areas
173.LB	Listed building demolition
174.LB	Listed building alterations
175.LB	Buildings of Local Importance
176.LB	Enabling development
177.LB	Protection of historic parks and gardens
178.LB	Botley Mill restoration
179.LB	Old Bursledon – protection
180.LB	Old Bursledon – roads
181.LB	Hiltingbury –protection
182.LB	Bournemouth Road
183.LB	The Aviary Estate
184.LB	Campbell Road, Eastleigh and Crowsport
185.IN	Protection of existing community facilities
186.IN	Criteria for new facilities
187.IN	Moorgreen and Nuffield SPAs
188.IN	Tankerville SPA
190.IN	Infrastructure Provision
191.IN	Developers' Contributions

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