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For the attention of Clare Loops

18 September 2007

Dear Sir

I am writing with reference to your application of 30 March 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Bexley's Unitary Development Plan.

The Secretary of State's Direction 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 concern some policies where there have been representations from a third party expressing views that differ from those of your authority. Also, her decisions in respect of some policies have the effect of saving policies that your 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 especially given the advanced position

of many regional spatial strategies and the development plan status of the Spatial Development 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 Strategic Housing Land Availability Assessments in relevant decisions.

Yours faithfully



Simon Brown
Head of East London Plans and Casework

Policy Reference	Reason	Extended	Not Extended
G11 Town Centre Definitions and Out-of-Centre Shopping Policy	This policy complies with PPS12 paragraph 5.15 and the protocol and therefore should be saved.	Extended	
G22 Strategic Transport Proposals	This policy complies with PPS12 paragraph 5.15 and the protocol and therefore should be saved.	Extended	
ENV59 Energy Efficiency	This policy does not comply with PPS12 paragraph 5.15 and the protocol and therefore should not be saved.		Not extended
H14 Large Residential Developments: Affordable Housing Provision	This policy complies with PPS12 paragraph 5.15 and the protocol and therefore should be saved.	Extended	
E13 Special Industrial Zones	This policy does not comply with PPS12 paragraph 5.15 and the protocol and therefore should not be saved.		Not extended
T9 Public Transport: Improvements	This policy complies with PPS12 paragraph 5.15 and the protocol and therefore should be saved.	Extended	
WAS2 Waste Minimisation and Recycling	This policy does not comply with PPS12 paragraph 5.15 and the protocol and therefore should not be saved.		Not extended

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE LONDON BOROUGH OF BEXLEY UDP 2004**

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 to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Policy reference
Part One of the UDP
G2 Infrastructure
G3 Planning Gain
G4 Social Inclusion
G5 Considerate Design (for the less agile)
G7 Development Standards
G8 Flood Risk
G11 Town Centre Definitions and Out-of-Centre Shopping Policy
G14 Industry and Commerce
G15 Areas for Primarily Residential Use
G16 Road Traffic Reduction
G17 Sustainable Transport
G18 Road Network
G19 Major Road Improvements
G20 Minor Traffic Improvements
G21 Traffic Management
G22 Strategic Transport Proposals

G23	Off-street Parking
G24	Industrial and Business Growth
G26	Conservation of the Natural and Built Environment
G27	Open Land including Water, Trees and Woodland
G34	Pollution, Hazardous Substances and Energy Efficiency
Part Two of the UDP	
ENV2	Green Belt: Acceptable Uses
ENV3	Green Belt: Inappropriate Development
ENV4	Green Belt: Criteria for Proposed Development
ENV5	Green Belt: Replacement of Existing Dwellings
ENV7	Green Belt: Sub-division of Existing Dwellings
ENV8	Green Belt: Criteria for Reuse of Buildings
ENV9	Land of High Agricultural Value
ENV10	Green Belt: Recreational Uses
ENV11	Green Belt: Criteria for Agricultural Dwellings
ENV12	Green Belt: Garden Centres and Farm Shops
ENV15	MOL: Acceptable Uses
ENV16	MOL: Recreation, Conservation and Landscaping
ENV17	South East London Green Chain: Boundaries
ENV18	South East London Green Chain: Conservation and Landscaping
ENV19	Urban Open Spaces
ENV20	Educational Buildings and Playing Fields
ENV21	Allotments
ENV22	Heritage Land
ENV23	Areas of Metropolitan Importance for Nature Conservation
ENV24	Sites of Borough Importance for Nature Conservation

ENV25 Sites of Local Importance for Nature Conservation
ENV26 Linear Routes – Conservation, Amenity and Landscaping
ENV27 Creation of other Sites for Nature Conservation
ENV28 Local Nature Reserves (LNR) Sites
ENV29 Wildlife Strategy
ENV32 Sites of Special Scientific Interest
ENV33 Sites of Special Scientific Interest: Development of Land Adjoining
ENV35 Trees and Hedges: Planting, Protection and Retention
ENV38 Horses
ENV39 Built Environment: Criteria for Development, Including Strategic Views
ENV40 Contamination and Remedial Treatment of Land
ENV41 Air Quality Strategies and Preparation of an Air Quality Assessment
ENV42 Provision for the Needs of People with Disabilities
ENV43 Advertisements
ENV45 Tele-communications Apparatus: Criteria for Proposals
ENV46 Conservation Areas: New Development
ENV47 Conservation Areas: Demolition
ENV51 Listed Buildings: Protection
ENV52 Listed Buildings: Change of Use
ENV53 Historic Buildings: Preservation
ENV56 Areas of Archaeological Search
ENV57 Sites of Archaeological Significance
ENV58 Ancient Monuments
ENV60 Crime Prevention
H1 Housing Land Supply

H2	Resistance to Loss of Residential Land or Dwellings
H3	Character of Local Residential Area: Criteria to Ensure Compatibility
H6	Residential Development: Amenity Space
H7	Residential Development: Privacy and Outlook
H8	Residential Development: Infill, Backland and Similar
H9	Residential Development: Extensions and Alterations
H10	Residential Conversions: Resistance
H11	Residential Conversions: Criteria
H12	Piecemeal Development
H13	Large Residential Developments: Definition and Requirements
H14	Large Residential Developments: Affordable Housing Provision
H15	Sheltered Dwellings
E1	Criteria for Proposed Industrial and Commercial Development
E2	Small Businesses
E3	Primary Employment Areas
E4	Secondary Employment Areas
E5	Foots Cray Business Area: Redevelopment Objectives
E6	Foots Cray Business Area: Permitted Land Uses
E7	Crayford Industrial Area: Traffic
E8	Crayford Industrial Area: Interlinking of Estates
E9	Crayford Industrial Area: Former Samas Roneo Estate
E10	Crayford Industrial Area: Acorn Industrial Park
E11	Crayford Industrial Area: Crayford Industrial Estate
E12	Development of Industrial Land Adjacent to the River Cray
E14	Preferred Office Locations

E15 Other Office Locations
T3 New Development and a Range of Transport Modes
T6 Optimising Use of the Existing Transport Network
T7 Road Proposals within the Borough
T8 Greenwich Waterfront Transit Scheme
T9 Public Transport: Improvements
T10 Rail Services
T11 Developer Contributions to Project Related Provisions for Travel
T12 Public Transport: Improvements in Relations to Development Proposals
T13 Mixed Land Uses in Town and Local Centres
T14 Cycle Networks, Routes and Cycle Parking Facilities
T16 Improvements to Pedestrian Safety
T17 Off-street Parking Spaces Annex 1: Parking Policy Standards
T18 Parking: Shared Use of Parking Facilities
T19 Parking: within Development Proposals
T20 Parking: Control of On-street Parking
T21 Parking: Provision at or near Railway Stations
T22 Parking: Safeguarding Existing Railway Station Car Parks
T23 Air Traffic and Hovercraft Facilities
T24 Freight Transport
SHO1 Bexleyheath as the Borough's Strategic Centre
SHO2 Quality of Shopping Provision and the Environment in all Town Centres
SHO4 Loss of A1 use (ground floor) in Defined Core Shopping Frontages
SHO5 Loss of A1 use (ground floor) in Defined Non - Core Shopping Frontages
SHO6 Changes to Non – Retail Uses in Defined Neighbourhood Centres

SHO7	Changes to Non-Retail Uses Outside the Defined Town Centres
SHO8	Late Night Uses in Defined Town and Neighbourhood Centres
SHO9	Policy for All Food and Drink Uses (Use Class A3)
SHO10	Motor Vehicle and Caravan Sales
SHO11	Markets
SHO12	Environmental Improvements in Shopping Centres
SHO13	Environmental Improvements in Shopping Centres: Partnership Schemes
SHO15	Access for Off-street Servicing and Refuse Collection
SHO17	Character and Design of Shops
SHO18	Upper Floor Accommodation: Criteria for Small Office Use
SHO19	Upper Floor Accommodation: Criteria for Residential Use
SHO(SID)2	Sidcup Town Centre: Core and Non-Core Shopping Frontage
SHO(CRAY)1	Crayford Town Centre: Core and Non-Core Shopping Frontage
SHO(CRAY)3	Crayford Town Centre: Strategy and Action Plan
SHO(ERI)2	Erith Town Centre: Enhancement of Riverside
SHO(ERI)3	Erith Town Centre: Development of Walnut Tree Rd/ Stonewood Rd
SHO(ERI)4	Erith Town Centre: Strategy and Action Plan
SHO(ERI)5	Erith Town Centre: Core Strategy and Non-Core Shopping Frontage
SHO(WEL)1	Welling Town Centre: Core and Non-Core Shopping Frontage
SHO(BLA)1	Blackfen Town Centre: Core and Non-Core Shopping Frontage
SHO(BEL)1	Belvedere Town Centre: Core and Non-Core Shopping Frontage
SHO(NOR)1	Northumberland Heath Town Centre: Core and Non-Core Shopping Frontage
SHO(BEX)2	Old Bexley Town Centre: Core and Non-Core Shopping Frontage
TAL1	Hotel Development
TAL2	Short-stay Holiday Caravan and Camping Sites

TAL4	Enhancement of Tourist Attractions
TAL5	Publicly Accessible Parks and Open Spaces
TAL6	Additional Open Space Provision
TAL7	New Residential Developments: Requirements for Recreational Open Space
TAL8	Access to Recreation Opportunities
TAL9	Public Rights of Way: Enhancement
TAL10	Public Rights of Way: Diversions
TAL11	Golf: Requirements for Proposals
TAL12	Water-based Activities: Waterside and Riverside Areas
TAL15	Public Use of School, Collegiate and Private Facilities
TAL16	Commercial and Voluntary Sports and Leisure Facilities: Public Use
TAL17	Commercial and Voluntary Sports and Leisure Facilities: Location
TAL18	Provision for Performance of Theatre, Music, Cinema and the Visual Arts
TAL19	Proposals for Indoor Recreational Facilities: Location Criteria
TAL20	Indoor Tennis, Bowls and Children's Play Facilities
TAL22	Public Art
BTC1	Redevelopment Abutting the Pedestrianised Area
BTC2	Core and Non-Core Shopping Frontage and Use within Core Shopping Frontage
BTC3	Criteria for Change of Use in Defined Non-Core Shopping Frontages
BTC4	Change from Financial and Professional Services to Food and Drink Uses
BTC5	Accommodation above Shops: Small Offices
BTC6	Office Developments
BTC7	Promoted Use for Civic and Recreational and Leisure Facilities
BTC8	Improvement of Existing and Development of New Leisure Facilities
BTC10	Design Standards

BTC11	Environmental Improvements
BTC12	Resistance to Loss of Residential Accommodation
BTC13	Provision of New Residential Accommodation
BTC14	Accessibility to the Town Centre
BTC15	Off-street Servicing Facilities for Redevelopment or Extensions Proposals
TS1	Business Development Areas (Sites A on Proposals Map)
TS2	Former British Gypsum Site (Site D on Proposals Map)
TS3	Erith Quarry (Site E on Proposals Map): Appropriate Uses
TS4	Erith Quarry (Site E on Proposals Map): Planning Obligations
TS5	Manor Road (north-west) (Site F on Proposals Map)
TS6	Belvedere Industrial Area
TS7	Europa Estate/ Fraser Road, Erith
TS8	Manor Road, Erith
TS9	Crayford Ness (Site G on Proposals Map)
TS10	Crayford Ness (Site G on Proposals Map): Adjacency to Green Belt
TS11	Thames Road, Crayford
TS12	Slade Green (Site H on Proposals Map)
TS13	Protection and Enhancement of the Character of the Thames Policy Area
TS14	Access to the Riverside
TS15	Wildlife Habitats: Riverside and other Watercourses
TS16	Crossness Sewage Treatment Works (Site B on Proposals Map)
TS17	Thames Water Utilities Operational Land (Site B on Proposals Map)
TS18	The Saltings (Site J on Proposals Map)
TS19	Crayford Marshes (Site K on Proposals Map)
TS20	Water Bourne Transport

TS21	Erith Riverside Redevelopment Area: Land Uses
TS22	Erith Riverside Redevelopment Area: Criteria for Development
TS23	Erith Riverside Redevelopment Area: Planning Obligations
COM1	Primary and Secondary School Provision
COM2	Educational Buildings and Playing Fields
COM3	Nursery and Crèche Facilities
COM4	Health Care Facilities
COM5	Doctors' and Dentists' Surgeries in Residential Areas
COM6	Meeting Halls, Community Centres and Places of Worship
COM7	Library Provision
MIN1	Environment, Amenity and Safety Issues
MIN2	Loss of Agricultural Land
MIN3	Economic Viability of Farm Units
MIN4	Safeguards for Mineral Deposits
MIN5	Restoration of Disused Mineral Sites
MIN 6	Loss of Existing Deep Water Wharves for Transhipment
MIN7	Location of New Transhipment Wharves
MIN8	Efficient Use of Minerals Including Recycling
WAS3	Crayford Marshes Landfill Site: Restoration

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