

Mr Mike Ebbs
Forward Planning Manager
Dover District Council
White Cliffs Business Park
Dover
Kent CT16 3PJ

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
www.gose.gov.uk

24 September 2007

Our Ref: FP/LDF1/GEN
Your Ref:

Dear Mr Ebbs

**PLANNING AND COMPULSORY PURCHASE ACT 2004
DOVER DISTRICT LOCAL PLAN SAVED POLICIES APPLICATION**

I am writing with reference to your application on behalf of Dover District Council of ??? 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 Dover District 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.

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 DOVER DISTRICT LOCAL PLAN
ADOPTED 2002**

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 DOVER DISTRICT LOCAL PLAN

Policy Number	Policy Title/Purpose
LE1	Protection of Employment Land
LE2	Industrial and Business Land allocations
LE3	Development of White Cliffs Business Park, Dover
LE4	Minters Yard Development, Deal
LE5	Albert Road Development, Deal
LE6	Marlborough Road Development, Deal
LE9	Expansion at Pfizer, Sandwich
LE10	Development of Tilmanstone Spoil Tip (north)
LE12	Safeguarding primary and secondary retail frontages in towns
LE15	Safeguarding land at Town Yard
LE18	New B1/B2/B8 developments in rural areas
LE19	Expansion of existing rural businesses
LE20	Re-use of rural buildings for employment or tourism
LE23	Tourist attractions in urban and rural areas
LE24	Relocation of Dover Castle car park
LE25	Dover Castle Officer's Mess
LE29	Hotels
LS30	Caravan Sites
LE31	Holiday Chalet Sites
TR1	Influencing the need for and means of travel
TR2	Road Hierarchy
TR4	Land safeguarded for A2 dualling and A256
TR6	Roadside Services

Policy Number	Policy Title/Purpose
TR9	Cycle Routes
TR10	Safeguarding of major urban footpaths
TR12	Land safeguarded at Richborough Power Station for CTRL development
TR13	Telecommunications
CO1	Development which adversely affects the countryside
CO4	Ash Levels ALLS
CO5	Undeveloped or Heritage Coasts
CO8	Development which would adversely affect a hedgerow
CO10	Green Corridors
WE1	Groundwater Source Protection Zones
WE6	Moorings and Pontoons
WE7	Ponds and Lakes
ER2	Roman Road, Danes Court safeguarded for sub-station
ER6	Light pollution
DD1	General design criteria for developments
DD4	Private Garden Space
DD7	Replacement dwellings in the countryside
DD9	Accommodation for dependent relatives
DD10	Self-contained temporary accommodation for dependent relatives
DD17	Shopfronts
DD18	Shutters and Grilles
DD21	Horse-related development
DD23	Chalk Scars
HE1	Development within Conservation Areas
HE8	Landscape setting of Sandwich
HE9	Historic Parks and Gardens

Policy Number	Policy Title/Purpose
HS1	Development outside of urban boundaries and village confines
HS2	Land allocated for housing
HS3	Classification of settlements
HS6	Land south of Northwall Road, Deal
HS8	Development within village confines
HS9	Affordable Housing
HS10	Affordable housing in the rural area beyond village confines
HS11	Small households
HS12	Institutional Uses
SP1	Dover Primary Shopping Frontage
SP2	Dover Secondary Shopping Frontages
SP3	New convenience provision at Dover
SP5	Deal Primary Shopping Frontage
SP6	Deal Secondary Shopping Frontage
SP8	New comparison provision at West Street, Deal
SP9	Sandwich Town Centre Frontages
SP10	Local Shops
SP11	Retention of rural shops and pubs
SP12	Amusement Centres
OS1	Development which would result in the loss of open space
OS2	Children's play space provision in developments of 15 or more dwellings
OS3	Provision of open space needs from new development
OS4	Green Wedges
OS6	Proposals for Indoor sports and recreational facilities
OS7	Proposals for outdoor sports and recreational facilities
OS8	New development involving the Stonar Lake area, Sandwich

Policy Number	Policy Title/Purpose
CF2	Mobile Classrooms
CF3	Developer Contributions for new, improved or extended community facilities
AY1	Land for the strategic expansion of Aylesham
AY2	Ensuring community benefits
AY3	Residential development in the development area
AY4	Employment development in the development area
AY5	Land allocated at Market Place for a foodstore
AY6	Petrol Filling Station
AY7	Open Space and Landscaping
AY8	Primary School provision in the Development Area
AY9	Land allocated at Snowdown Colliery Welfare Ground for an equipped sports hall
AY10	Provision of a spinal footpath and cycle network
AY11	Land safeguarded for utility services
AS1	Betteshanger Colliery Pithead
AS2	Betteshanger Spoil Tip
AS3	Royal Marines School of Music North Barracks
AS5	Army Careers Information Office, Townwall Street, Dover
AS7	Dover Western Docks
AS8	Old Park Barracks, Dover
AS9	St James's Area, Dover
AS10	Church Farm, East Langdon
AS11	Eastry Hospital
AS12	Boyes Lane, Goodnestone
AS13	Lydden Circuit
AS14	Ambrosetti & Autocar Car Storage Depots, Ramsgate Road, Sandwich
AS15	Sandwich Industrial Estate

Policy Number	Policy Title/Purpose
AS16	Snowdown Colliery Pithead and Sidings
AS17	Snowdown Colliery Spoil Tip