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Dear Mr Coller

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING  
AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN  
BEDFORDSHIRE & LUTON STRUCTURE PLAN 2011 (ADOPTED 1997)**

I am writing with reference to the East of England Regional Assembly's application for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Bedfordshire & Luton Structure Plan.

The Secretary of State's Direction (Schedule 1) 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 11 paragraph 2.57 and the Department for Communities and Local Government Protocol on saving policies.

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 (DPD's). Authorities 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. Local planning authorities 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.

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 the results of Housing Land Availability Assessments in relevant decisions.

Signed by the authority of the  
Secretary of State



**Andrew Limb**  
**Deputy Regional Director of Places, Partnerships and Performance**  
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