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7 September 2007

Dear Andy

PLANNING & COMPULSORY PURCHASE ACT 2004

I am writing with reference to your application of 20th March 2007 applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the South Staffordshire Local Plan.

The Secretary of State's Direction and accompanying schedule 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 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 or where her views differ from those of your authority. Where these circumstances apply the Secretary of State's reasons for the decision 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 only 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. Local Planning 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. LPAs should make good progress with local development frameworks according to timetables in 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 saved policies should be read in context. Where policies were originally 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.

Policy Ref	Reason	Decision
H20 Gypsy Caravan Sites	The policy is more restrictive than Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites	Not Extended
E1 Premium Sites (North of Wolverhampton)	In the interests of maintaining the supply of the Regional Investment Site at Wobaston Road	Extended

Signed by authority of the
Secretary of State



DAVID MARR
HEAD OF PLANNING AND HOUSING
GOVERNMENT OFFICE FOR THE WEST MIDLANDS

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE SOUTH STAFFORDSHIRE LOCAL PLAN
ADOPTED DECEMBER 1996**

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.

Signed by authority of the
Secretary of State

A handwritten signature in black ink, appearing to read 'D Marr', is positioned above the typed name and title.

DAVID MARR
HEAD OF PLANNING AND HOUSING
GOVERNMENT OFFICE FOR THE WEST MIDLANDS

7 September 2007

SCHEDULE

POLICIES CONTAINED IN SOUTH STAFFORDSHIRE COUNCIL LOCAL PLAN ADOPTED DECEMBER 1996

Policy Number	Policy Name
GB1	Green Belt (General
GB4	Long Term Development Needs
GB5	Land Safeguarded under Policy GB4
GB6	Major Developed Sites in the Green Belt
OC1	Open Countryside (General)
C1	Re-Use of Rural Buildings
C2	Use of Agricultural Land
C3	Development on Agricultural Land
C4	Dwellings in the Countryside
C8	Extensions
C13	Expansion of Businesses.
HG1	Halfpenny Green Airport
HG2	Support Uses
HG3	Other Non-Aviation Uses
HG4	Cessation of Use
SB1	Smestow Bridge Policy Area
H6	Affordable Housing Provision
H11	Local Needs Housing in Rural Areas
H12	Local Needs Assessment Criteria

Policy Number	Policy Name
H15	Financial Contributions to Infrastructure
H16	Character of Surroundings
H17	Spaces about Buildings
H18	Density of New Development
H19	Infilling
H21	Travelling Showmen's Permanent Quarters
E1	Premium Sites (North of Wolverhampton)
E3	General Employment Proposals
E4	Royal Ordnance Factory Featherstone
E6	Outside Storage
E8	Relocation of Non-Conforming Uses
TR3	New Development Access and Highway Improvements
TR4	New Development Vehicle Parking and Manoeuvring
BE5	Listed Buildings -Applications for Listed Building Consent
BE7	Conservation Areas - Planning Applications
BE9	Conservation Areas - Demolition Prior to Redevelopment
BE12	Conservation Areas – Removal of Intrusive Features
BE14	Retention of Shop Fronts
BE15	Replacement of Shop Fronts
BE16	Security Screens
BE17	Internally Illuminated Signs
BE18	New Advertisements
BE19	Existing Signs
BE20	Re-Use and Adaptation of Rural Buildings – Physical Suitability

Policy Number	Policy Name
BE21	Re-Use and Adaptation of Rural Buildings – Planning Applications
BE22	Re-Use and Adaptation of Rural Buildings – Permitted Development
BE25	Location of New Buildings
BE26	New Development – Design Criteria
BE27	Protection of the Natural Watercourse System
BE28	Protection of Ground Water Resources
RE1	Renewable Energy
R1	Provision of Recreation and Leisure Facilities
R2	Sports Pitches – Protection of Pitches and Replacement Facilities
R4	Open Space – Protection of Open Spaces and Parks
R5	Open Space – Provision of Open Space and Children’s Play
R6	Recreation and Open Space Proposals
R8	Bratch Policy Area – Land East of Canal
R10	Countryside Recreation – Noise Nuisance
R16	Hatherton Branch Canal
LS1	Landscape Character – Protection and Enhancement
LS2	Trees, Woodlands and Hedgerow Protection
LS5	Retention and Protection of Trees
LS6	Reinstatement of Hedgerows and Woodlands on Development Sites
LS7	Special Landscape Area
LS9	Landscape Improvement Areas – Tree and Shrub Planting
LS10	Landscape Improvement Areas – Development Proposals
LS11	Historic Landscapes – Protection of Character and Setting
LS12	Cannock Chase AONB – Landscape Conservation and Development Proposals

Policy Number	Policy Name
NC2	Protection of National Sites of Nature Conservation and Ecological Importance
NC3	Protection of Sites Designated Locally of Nature Conservation and Ecological Importance
NC4	Site Protection – Retention of Features and Replacement Habitats
NC5	Green Lanes
NC7	Habitat Creation
NC8	Wildlife Corridors
NC9	Wetlands and Watercourses