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7 September 2007

Dear Chris

PLANNING & COMPULSORY PURCHASE ACT 2004

I am writing with reference to your application of 28 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 Stafford Borough 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
E&D56 Renewable Energy	The policy is more restrictive than PPS22.	Not Extended
E&D57 Telecommunications	The policy is inconsistent with PPG8.	Not Extended
HOU21 Provision of Accommodation for Gypsies	The policy is more restrictive than Circular 01/2006: Planning for Gypsy and Caravan Sites.	Not Extended
SHO12 Queensville and Greyfriars Retail Warehouse Parks.	The policy is inconsistent with PPS6 on 'out of centre' development.	Not Extended
SHO13 Retail Warehouse Parks Control of Goods Sold	The policy is directly linked to policy SHO 12 which is not being saved	Not Extended
SHO14 Durable Goods Retailing General	The policy is inconsistent with PPS6.	Not 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
STAFFORD BOROUGH LOCAL PLAN
ADOPTED OCTOBER 1998**

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', written in a cursive style.

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

7 September 2007

SCHEDULE
POLICIES CONTAINED IN
STAFFORD BOROUGH LOCAL PLAN
ADOPTED OCTOBER 1998

Policy Number	Policy Name
INT1	Planning Obligations.
E&D1	General Requirements.
E&D2	Consideration of Landscape or Townscape Setting.
E&D3	Disabled Access Requirements of New Development
E&D4	Sewage, Effluent and Surface Water
E&D5	Noise Attenuation Requirements.
E&D7	Development in Open Countryside.
E&D8	Loss of High Quality Agricultural Land.
E&D9	New Buildings in the Open Countryside.
E&D10	Inappropriate Development in the Green Belt
E&D11	Re-use of Buildings in the Green Belt.
E&D12	Infill Development of Major Developed Sites.
E&D13	Redevelopment of Major Developed Sites in the Green Belt.
E&D14	Minor Infill Development within Settlements.
E&D15	Agricultural and Forestry Buildings.
E&D16	Agricultural Diversification.

Policy Number	Policy Name
E&D17	Adaptation or Re-use of Existing Rural Buildings.
E&D18	Development Likely to Affect Conservation Areas.
E&D19	Accommodating New Development within Conservation Areas.
E&D20	Demolition of Buildings in Conservation Areas.
E&D21	Advertisements in Conservation Areas.
E&D22	Proposals for Blinds, Canopies and Shutters.
E&D23	Development Proposals Affecting Listed Buildings
E&D24	Demolition / Partial Demolition of Listed Buildings.
E&D25	Proposals to Convert or Extend a Listed Building.
E&D26	Protected Open Space.
E&D27	Green Network.
E&D28	Landscape Conservation.
E&D29	Areas of Designated Landscape Value.
E&D30	Mitigation of Impact on the Landscape.
E&D31	Cannock Chase AONB.
E&D33	Preservation of Archaeological Remains.
E&D34	Archaeological Evaluations
E&D35	Historic Parks and Gardens
E&D36	Nature Conservation:
E&D37	Nature Conservation:

Policy Number	Policy Name
E&D38	Nature Conservation:
E&D39	Nature Conservation:
E&D40	Mitigation and Amelioration of Impact on Sites of Nature
E&D42	Tree Preservation Orders.
E&D43	Trees in Conservation Areas.
E&D44	Development Affecting Trees and Hedgerows.
E&D45	Protection of Ancient Woodlands.
E&D47	The Submission of Landscaping Schemes.
E&D48	Landscape Proposals Submitted with Planning Applications.
E&D50	Land Drainage and Flooding Considerations.
E&D51	Ground Water Resources
E&D52	Development and Water-Based Environments.
E&D53	Protected Water Resources.
E&D54	Re-use of Vacant Land and Buildings.
E&D55	Development on Contaminated Land.
HOU1	Development in Existing Residential Areas.
HOU2	Development within Residential Development Boundaries (RDBs).
HOU3	Residential Development Outside RDBs.
HOU4	Agricultural and Forestry Workers Dwellings.
HOU5	Residential Development: Layout and Design.

Policy Number	Policy Name
HOU6	Defining Private and Public Areas.
HOU7	Public Open Space Requirements for New Residential Development.
HOU8	Loss of Open Spaces within Residential Areas.
HOU9	Commuted Sums for Open Space Provision.
HOU10	Subdivision of Existing Residential Property.
HOU11	Replacement Dwellings.
HOU12	Abandonment of Residential Use.
HOU13	Extension to Dwellings.
HOU14	Extension to Dwellings Outside Residential Development Boundaries.
HOU15	Structures Treated as Extensions.
HOU16	Extensions to the Curtilage of a Dwelling.
HOU17	Provision of Affordable Housing
HOU18	Subsidised Affordable Housing.
HOU19	Affordable Housing on Exceptions Sites.
HOU20	The Needs of the Elderly and the Disabled.
HP3	Residential Development of Land at Rickerscote. Stafford
HP9	Residential Development of Land at South of Doxey Road, Stafford
HP11	Residential Development of Land North of Tixall Road, Stafford
HP12	Residential Development of Land North of Falmouth Avenue, Baswich, Stafford
HP13	Residential Development of Land East of Stone Road and North of Beaconside, Stafford
HP17	Residential Development of Land North West of Trent Road, Stone

Policy Number	Policy Name
EMP1	Protection of Employment Land.
EMP2	Development within Recognised Industrial Estates.
EMP 3	Expansion of Existing Industrial Uses.
EMP 4	Potential 'Nuisance' Industrial Activities
EMP 5	Office Development.
EMP 6	B1 Uses in Primarily Residential Areas.
EMP 7	Re-use of Existing Buildings.
EMP 8	Parking and Manoeuvring Facilities.
EMP 9	Design and Landscaping.
EMP 10	Implementation of Landscaping Schemes.
EMP 11	Future Employment Land Provision.
EP1	Employment Development of Land to East of Marston Brook, Stafford
EP2	Employment Development of Land at Creswell, Stafford
EP3	Employment Development of Land to the West of Stone Business Park
ERS1	Former Defence Research Agency Site, Cold Meece
ERS2	P and EE Cold Meece
SHO1	Retail Proposals General Requirements.
SHO 2	Core Primary and Primary Retail Frontages.
SHO 3	Secondary Retail Frontages.
SHO 4	Vacant and Upper Floors
SHO 5	Class A3 Uses.
SHO 11	Large Convenience Stores.
SHO 15	Small Scale Retail Development.

Policy Number	Policy Name
SHO 16	Design Consideration for New Retail Development.
RLT1	Protection of Land with Recreation Value.
RLT 2	Loss of Playing Fields and Sports Pitches.
RLT 3	Allotments Gardens.
RLT 4	Recreation and Tourist Facilities in the Countryside.
RLT 5	Ancillary Development Associated with Recreational Uses.
RLT 6	Golf Related Development.
RLT 7	Rights of Way and Equestrian Development.
RLT 8	Water Based Recreation.
RLT 9	Canal Related Development.
RLT 10	Recreational Activities Causing Noise or Other Nuisance
RLT 11	Areas of High Scenic Quality.
RLT 12	Development Affecting Public Rights of Way.
RLT 13	Development of Tourist and Visitor Attractions.
RLT 14	Hotels and Guest Houses.
RLT 15	Extensions to Existing Visitor Accommodation.
RLT 16	Touring Caravan and Camping Sites.
RLT 17	Holiday Chalets and Static Caravans.
RLT 18	Self Catering Holiday Accommodation.
RLT 19	Accommodating New Development at Trentham Gardens Estate

Policy Number	Policy Name
RLT 20	Appropriate Infill Uses at Trentham Gardens Estate.
T 1	Trent and Mersey Canal Policy Area, Stone.
T 2	Hotel Development: Land at Creswell, Stafford.
MV1	Taxis and Private Hire Vehicles.
MV 2	The Introduction of Traffic Calming Measures.
MV 3	Site Specific Proposals.
MV 4	Cycle Routes and Cycle Parking.
MV 5	Public Transport: Access for the Disabled.
MV 6	Traffic Management and the Disabled.
MV 7	Proposed New Roads.
MV 8	Protected Routes.
MV 9	New and improved Highway Schemes.
MV 10	Land Development Requirements.
MV 11	Parking Requirements for Town and Settlement Centres.
MV 12	Parking Requirements in Other Locations.