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7 September 2007

Dear Dave

PLANNING & COMPULSORY PURCHASE ACT 2004

I am writing with reference to your application of 28th 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 Bromsgrove District 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**
C11 Statutorily Protected Species and Habitats	The policy is contrary to paragraph 15 of PPS9.	Not Extended
ES15 Renewable Energy	The application of this policy could be applied more restrictively than PPS22.	Not Extended
E2 Employment land for Redditch-related needs	To ensure a continuous supply of land for development.	Extend
E3 Employment land for remainder of District	To ensure a continuous supply of land for development.	Extend

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 BROMSGROVE DISTRICT LOCAL PLAN ADOPTED JANUARY 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.

Signed by authority of the
Secretary of State

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

7 September 2007

SCHEDULE

POLICIES CONTAINED IN BROMSGROVE DISTRICT LOCAL PLAN

ADOPTED JANUARY 2004

Policy Number	Policy Name
DS1	Green Belt Designation
DS2	Green Belt Development Criteria
DS3	Main Locations for Growth
DS4	Other Locations for Growth
DS5	Village Envelope Settlements
DS8	Areas of Development Restraint
DS9	Protection of Designated Environmental Areas
DS11	Planning Obligations
DS13	Sustainable Development
S3	Windfall Policy
S4	Monitoring of Housing Sites
S6	Special Needs in Housing
S7	New Dwellings Outside the Green Belt
S8	Plot Sub-Division
S9	New Dwellings in the Green Belt
S10	Extensions to Dwellings Outside the Green Belt
S11	Extensions to Dwellings in the Green Belt
S12	Replacement of Dwellings in the Green Belt
S13	Sub-division of Dwellings in the Green Belt
S13A	Changes of Use of Dwellings in the Green Belt
S14	Range of Housing Types and Tenures
S15	Affordable Housing in Urban Areas

Policy Number	Policy Name
S16	Affordable Housing in Green Belt Areas
S17	Caravan/Mobile Home sites
S18	Gypsies
S19	Incompatible Land Uses
S20	Main Shopping Location
S21	Out of Town Shopping
S22	Provision of Local Shopping Facilities in New Residential Areas
S23	Shopfront Enhancement
S24	Retention of Traditional Shopfronts
S24A	Original Features on Shopfronts
S25	New Shopfronts
S26	Shopfront Fascias
S27	Standards of Fascia Design
S27A	Projecting Signs
S27B	Design and Materials in Conservation Areas
S28	New and Enhanced Community Facilities
S29	Access for the Disabled
S31	Development at Educational Establishments
S32	Loss of Private Playing Fields
S33	Mobile Classrooms
S35	Proposed New and Extended Conservation Areas
S35A	Development in Conservation Areas
S36	Design of Development in Conservation Areas
S37	Demolition in Conservation Areas
S38	Protection of Buildings of Merit
S39	Alterations to Listed Buildings

Policy Number	Policy Name
S39A	Demolition of Listed Buildings
S41	Listed Buildings in Shopping Areas
S42	Shopfronts in Conservation Areas
S43	Traffic Calming Schemes
S44	Reinstatement of Features in Conservation Areas
S45	Improvements to Conservation Areas
S46	Areas of Special Advertisement Control
S47	Advertisement Control
S48	Historic Parks and Gardens
C1	Designation of Landscape Protection Areas
C4	Criteria for Assessing Development Proposals
C5	Submission of Landscape Schemes
C6	Sites for Environmental Improvements
C9	Development Affecting SSSI’s and NNR’s
C10	Development Affecting SWS’s and LNR’s
C10A	Development Affecting Other Wildlife Sites
C12	Wildlife Corridors
C16	Effect of Infrastructure Development on the Landscape
C17	Retention of Existing Trees
C18	Retention of Existing Woodland
C19	Tree Preservation Orders
C21	New Agricultural Dwellings
C22	New Agricultural Dwellings
C23	Additional Dwelling Units on Farms
C24	Removal of Occupancy Conditions
C27	Re-Use of Existing Rural Buildings

Policy Number	Policy Name
C27A	Removal of Permitted Development Rights
C27B	Residential and Commercial Re-Use of a Rural Building
C27C	Extensions to Converted Rural Buildings
C29	Conversion of Listed Buildings
C30	Twelve Month Limit for Re-Use of Building
C30A	New Agricultural Buildings
C31	Farm Diversification Schemes
C32	Farm Diversification Schemes
C33	Farm Shops
C34	Horticultural Nurseries
C36	Preservation of Archaeological resources
C37	Excavation Around Archaeological Remains
C38	Development Criteria for Archaeological Sites
C39	Site access for Archaeologists
E2	Employment Land for Redditch-Related Needs
E3	Employment Land for Remainder of District
E4	Extension to Existing Commercial Uses
E6	Inappropriate Land Uses in Employment Areas
E7	Development Briefs for Large Sites
E9	Criteria for New Employment Development
E10	Retail or Recreational Uses on Employment Land
E11	Signing on Industrial Estates
TR1	The Road Hierarchy
TR2	Safeguarding of Land for Future Road Proposals
TR3	Development Adjacent to Major Highway Junctions
TR4	Motorway Service Areas

Policy Number	Policy Name
TR5	Railfreight
TR5A	Railfrieght
TR6	Traffic Management Schemes
TR8	Off-Street Parking Requirements
TR9	Making Up of Roads to Adoptable Standards
TR10	Car Parking Provision for Disabled Motorists
TR11	Access and Off-Street Parking
TR12	Reduced Car Parking Standards
TR13	Alternative Modes of Transport
TR15	Car Parking at Railway Stations
TR16	Cycle Routes
RAT 1	Outdoor Sport and Recreation in the Green Belt
RAT 2	Outdoor Sport and Recreation in the Green Belt
RAT3	Indoor Sport Development Criteria
RAT4	Retention of Open Space
RAT5	Provision of Open Space
RAT6	Open Space Provision in New Residential Developments
RAT7	Sports Hall Standards
RAT8	Dual Use facilities
RAT9	Development on Allotments
RAT12	Support for Public Rights of Way
RAT13	Stopping-up a Right of Way
RAT16	Equestrian Activities
RAT17	Stabling
RAT19	Safeguarding Commons and Greens
RAT20	Re-use of Mineral Workings for Recreational Activities

Policy Number	Policy Name
RAT21	Golf Courses
RAT22	Tourism Schemes
RAT23	Tourism Schemes
RAT24	New Hotels
RAT25	Extensions to Hotels
RAT26	Conversion of Buildings to Hotels
RAT27	Self Catering Accommodation
RAT28	Farm-based Accommodation
RAT29	Static Holiday Caravans or Chalet Sites
RAT30	Caravan Storage
RAT33	Visitor Facilities
RAT34	Tourist Potential of Canals
RAT35	Coach/Bus Parking Facilities
ES1	Protection of Natural Watercourse Systems
ES2	Restrictions on Development Where Risk of Flooding
ES3	Sewerage Systems
ES4	Groundwater Protection
ES5	Sewerage Treatment Facility Provision
ES6	Use of Soakaways
ES7	Sites Suspected of Contamination
ES8	Development Near Hazardous Installations
ES9	Undergrounding of Supply Cables
ES11	Energy Efficiency in Buildings
ES12	Provision of Recycling Facilities
ES13	Development of Telecommunication Facilities
ES14	Development Near Pollution Sources

Policy Number	Policy Name
ES14A	Noise Sensitive Development
ES16	Reforming of Land
ALVE2	Development Within Alvechurch Shopping Area
ALVE3	Provision of Additional Off-street Parking Near Alvechurch Station
ALVE4	Site for Open Space and Water Recreation
ALVE5	Density Restrictions
ALVE6	Area of Development Restraint: Land to North of Crown Meadow
ALVE7	Area of Development Restraint: Land to North of Rectory Lane
ALVE8	Area of Development Restraint: Land to South of Rectory Lane
BG1	Development within Barnt Green Shopping Area
BG2	Station Approach Development site
BG3	Improvements to Car parking provision
BG4	Retention of character of Area
BEL1	Village Envelope: Belbroughton
BE1	Village Envelope: Beoley
BE2	Site for play area: Holt End
BE3	Area of Development Restraint: Land at Ravensbank Drive
BOUR1	Village Envelope: Bournheath
BROM5	Area of Development Restraint: Barnsley Hall South and Norton Farm
BROM5A	Area of Development Restraint: Land at Perryfields Road East
BROM5B	Area of Development Restraint: Land north oft Perryfields Road
BROM5C	Area of Development Restraint: Land adjacent former Wagon Works
BROM5D	Area of Development Restraint: Land at Perryfields Road West
BROM5E	Area of Development Restraint: Land at Church Road Catshill

Policy Number	Policy Name
BROM5F	Area of Development Restraint: Land at Whitford Road
BROM6	Employment Development Sites:Land Between Hanbury Road, Shaw Lane and Westonhall Road, Stoke Prior
BROM9	Re-zoning to Residential Use: Land in Industrial Use off Willow Road.
BROM11	Town Centre Zone
BROM12	Primary and Secondary Shopping Areas
BROM13	Development in Primary Shopping Area
BROM14	Development in Secondary Shopping Area
BROM16	Amalgamation of Shop Units
BROM18	Improvements to Shopping Environment
BROM19	Development of Alleyways and Town Courts
BROM22	Improved Facilities to the Shopping Environment
BROM23	Development in Catshill Shopping Area
BROM24	Development in Aston Fields Shopping Area
BROM28	Play Area and Open Space
BROM30	Avoncroft Museum
BROM32	Strategic Open Space
BUR1	Village envelope: Burcot
CL1	Village Envelope: Clent
CH1	Environmental Improvements at Rednal
FAR1	Village Envelope: Fairfield
FIN1	Village envelope: Finstall
FIN3	Site for Open Space: Pennamor
FIN4	Site for Play Area: Heydon Road
FR2	Site for Open Space: Holy Trinity Cricket Club
FR3	Site for Play Area: Holly Hill Road

Policy Number	Policy Name
FR4	Area of Development Restraint- Land off Egghill Lane
HAG2	Area of Development Restraint: Kidderminster Road South
HAG2A	Area of Development Restraint: Land at Algoa House
HAG2B	Area of Development Restraint: Land South of Kidderminster Road
HAG3	Development in Hagley shopping area
HAG5	Wildlife Site: Land at Sweetpool, Hagley
HOL1	Village Envelope: Holy Cross
HOP1	Village envelope: Hopwood
ROM1	Village Envelope: Romsley
ROM2	Site for Play Area: Land off Dark Lane
ROW1	Village Envelope: Rowley Green
RUB2	Development in Rubery Shopping Area
RUB4	Residential Development in Rubery Shopping Area
RUB5	Site for Play Area: Land off New Inns Lane
TARD1	Site for Recreation/Leisure Purposes
WYT1	Development in Wythall Shopping Area
WYT2	Wildlife Area: Beaudesert Road
WYT3	Nature Reserve: Sycamore Drive
WYT4	Access to Birmingham, Midland Museum of Transport.
WYT5	Recreation Development at Wythall Park
WYT6	New Sports Pitches: Alcester Road
WYT7	Playing Fields: Walker Heath
WYT8	Site for Recreation Use: Shirley Quarry
WYT9	Site for Open Space: Falstaff Avenue
WYT10	Park and Ride Facilities at Wythall Railway Station

Policy Number	Policy Name
WYT11	Site for New Church: Silvermead School
WYT13	Gypsy Caravan Site
WYT15	Area of Development Restraint: Land off Selsdon Close, Grimes Hill
WYT16	Area of Development Restraint: Land at Bleakhouse Farm