GOVERNMENT OFFICE
FOR THE SOUTH WEST

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Our reference: SW/THM/5835/09
Your reference: MW/WSDLP/Saved Policies

April 2009

Dear Mr Wilsher,

DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN THE WEST SOMERSET DISTRICT PLAN ADOPTED 17 APRIL 2006.

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

Thoss Shearer

Thoss Shearer
Deputy Regional Director
Regional Strategies, Housing and Planning
Government Office South West

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April 2009

Dear Mr Wilsher,

I am writing with reference to your application of 18 November 2008 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 West Somerset District Plan adopted 17 April 2006.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 16 April 2009.

For clarity, where the Secretary of State's decisions differ from the views of your authority those reasons are set out in the table at the end of this letter.

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 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. 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 advanced position of many regional spatial strategies and the development plan status of the Regional Spatial Strategy/Spatial Development Strategy.

Following 16 April 2009 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 Housing Land Availability Assessments in relevant decisions.

Policy Ref	Reason	Extended	Not Extended
H/8	Inconsistent with Government Circular 01/2006 'Planning for Gypsy and Traveller Caravan Sites'		Not extended

Please note that if you any queries concerning the contents of this letter they should be directed to Tracey Williams.

Yours sincerely

Thoss Shearer

Thoss Shearer
Deputy Regional Director
Regional Strategies, Housing and Planning

GOVERNMENT OFFICE
FOR THE SOUTH WEST

SCHEDULE

POLICIES CONTAINED IN WEST SOMERSET DISTRICT LOCAL PLAN

ADOPTED 17 APRIL 2006

Policy No.	Name of policy to be retained
SP/1	Settlement Hierarchy
SP/2	Development in Minehead and Rural Centres
SP/3	Development in Villages
SP/4	Development in Small Villages
SP/5	Development Outside Defined Settlements
LC/1	Exmoor National Park Periphery
LC/3	Landscape Character
TW/1	Trees and Woodland Protection
TW/2	Hedgerows
NC/1	Sites of Special Scientific Interest
NC/3	Sites of Local Nature Conservation or Geological Interest
NC/4	Species Protection
NC/5	Wildlife Habitats
W/1	Waste Water and Sewage Management and Infrastructure
W/2	Surface Water Protection
W/3	Groundwater Source Protection
W/4	Water Resources
W/5	Surface Water Run-off
W/6	Flood Plains
W/7	River Corridor Protection
CO/1	The Coastal Zone
CO/2	Coastal Defences
CO/3	Impact of Development on Coastal Defences
AH/2	Locally Important Archaeological Remains
AH/3	Areas of High Archaeological Potential
LB/1	Listed Buildings Alterations and Extensions
LB/2	Listed Building Demolition
LB/3	Historic Park and Gardens
CA/1	New Development in Conservation Areas
CA/2	Demolition within Conservation Areas
CA/3	Redevelopment within Conservation Areas

CA/4	Advertisement in Conservation Areas
CA/5	Shop Fronts in Conservation Areas
BD/1	Local Distinctiveness
BD/2	Design of New Development
BD/3	Conversions, Alterations and Extensions
BD/5	New Industrial and Commercial Buildings
BD/6	Agricultural Buildings
BD/7	Advertisements
BD/8	Re-use of Existing Building Materials
BD/9	Energy and Waste Conservation
E/1	Employment Land Allocations
E/2	Employment Development within Settlements
E/3	Employment Conversions within Settlements
E/4	Small Scale Employment Conversions outside Settlements
E/5	New Business Development outside Settlements
E/6	Expansion of Existing Businesses
E/7	Retention of Employment Use
E/8	Employment Use within Residential Property
A/1	Farm Diversification
A/2	Best and Most Versatile Agricultural Land
TO/1	Sustainable Tourism Development within Settlements
TO/2	Tourism Development in Minehead
TO/3	Tourism Development in Watchet
TO/4	New Tourist Accommodation in Watchet
TO/5	Caravan and Camping Site in the Countryside
TO/6	Café, Tea Rooms and Restaurants
TO/7	Extension to existing Holiday Parks
SH/1	Retail Development in Minehead Town Centre
SH/2	Type of Retail Use in Minehead Prime Shopping Area
SH/3	Retail Development outside of Minehead Town Centre
SH/4	Retail Development in Watchet and Williton
SH/5	Retail Development in Villages
SH/6	Retail Development outside of settlements
T/3	Transport Requirements of New Developments
T/5	Loss of Public Car Parking Provision
T/6	Public and Communal Car Parking in Villages
T/7	Non-Residential Development Car Parking
T/8	Residential Car Parking
T/9	Existing Footpaths
T/13	Bus Facilities and Infrastructure
T/14	Harbour Facilities at Minehead and Watchet
T/15	Transport Infrastructure and Developer Contributions
H/1	Housing Land Allocations
H/2	Agricultural and Forestry Workers Accommodation

H/3	Removal of Agricultural and Forestry Occupancy Conditions
H/4	Affordable Housing
H/5	Affordable Housing on Rural Exception Sites
H/6	Conversion to Residential or Holiday Accommodation Outside Settlements
R/1	Formal Sports Facilities
R/3	Outdoor Playspace
R/4	Playing Pitch Improvements
R/5	Public Open Space and Large Developments
R/6	Public Open Space and Small Developments
R/7	Amenity Open Space
R/8	Allotments
R/9	Water Sports
R/10	Equestrian Establishments
R/11	Golf Courses and Driving Ranges
R/12	Informal Recreation Facilities
AD/1	Access to Disabled People
PC/1	Air Pollution
PC/2	Noise Pollution
PC/3	Noise Sensitive Development
PC/4	Contaminated Land
TC/1	Telecommunications Development
TC/2	Impact of Telecommunications Apparatus on Amenity
UN/2	Undergrounding of Service Lines and New Development
PO/1	Planning Obligations
BRU/1	Brushford: Important Amenity
CAR/1	Carhampton: Important Amenity Areas
CRO/1	Crowcombe: Extension to Cemetery
DM/1	Dunster Marsh: Mixed Use Development
MINE/1	Minehead Enterprise Park Enhancement
MINE/2	Minehead: Leisure Activities on the Esplanade and Warren Road
SY/2:	Stogursey: Community Facilities
SY/3	Stogursey Primary School Playing Field
WAT/1	Watchet: East Wharf Mixed-Use Development
WIT/1	Withycombe: Playground