

Dave Thew
Head of Planning
West Midlands Regional
Assembly
Albert House
Quay Place
92-93 Edward Street
BIRMINGHAM B1 2RA

Sustainable Futures Directorate
5 St Philip's Place
Colmore Row
Birmingham
B3 2PW

Direct Line: 0121 352 5209

Fax: 0121 352 5253

Email: LDF.Team@gowm.gsi.gov.uk

7 September 2007

Dear Dave

**PLANNING & COMPULSORY PURCHASE ACT 2004
COUNTY OF WORCESTERSHIRE COUNTY STRUCTURE PLAN**

I am writing with reference to your application of 30 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 Worcestershire County Structure 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 11 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 the Regional Assembly or where her views differ from those of the Assembly. 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.

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 |
|--|--|-----------------|
| SD7 A sequential approach to Location of Development | This policy relates to Policy SD6 which is not being saved, therefore SD7 should not be saved. | Not Extended |
| CTC 13 Protection of | Contrary to paragraph 15 of | Not Extended |

| | | |
|---|--|--------------|
| Species | PPS9. | |
| D.1 Overall level of provision | Superseded by RSS | Not Extended |
| D.2 Phasing | Policy D2 is out of time | Not Extended |
| D.4 Proportions | It is considered that sufficient information is contained within the RSS and emerging RSS to guide the distribution of housing development in Worcestershire pending completion of the Phase 2 revision of the RSS. | Not Extended |
| D.7 Site Size Thresholds Affordable Housing Needs | Threshold does not comply with PPS3 | Not Extended |
| D.11 Unidentified Sites (Windfall Sites) | Not compliant with PPS3 – allowances for these should be part of the overall provision | Not Extended |
| D.15 Reappraisal of Planning Permissions and Local Plan Allocations | Need for this is unclear | Not Extended |
| D.41 Areas of Development Restraint | PPG2 refers to safeguarded land between the urban area and the green belt to meet longer term development needs beyond the plan period. ADRs seem to be an outmoded concept from a superseded PPG7. With the new advice in PPS1, PPS3 and PPS12 it seems no longer appropriate to continue with the concept of ADRs. | Not Extended |
| D.42 Reuse of Major Developed Sites in the Countryside Outside the Green Belt | PPG2 allows major developed sites to be identified for redevelopment (in the Green Belt), but there is no similar provision relating to similar type sites in the countryside (in PPS7). | Not Extended |
| EN.1 Renewable Energy Facilities | Cumulatively the application of this policy could be more restrictive than PPS22. | 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
WORCESTERSHIRE COUNTY STRUCTURE PLAN
ADOPTED JUNE 2001**

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 below the text '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 THE

WORCESTERSHIRE COUNTY STRUCTURE PLAN

ADOPTED JUNE 2001

| Policy Number | Policy Name |
|----------------------|---|
| SD.1 | Prudent Use of Natural Resources |
| SD.2 | Care for the Environment |
| SD.3 | Use of Previously Developed Land |
| SD.4 | Minimising the Need to Travel |
| SD.5 | Achieving Balanced Communities |
| SD.8 | Development in Sustainable Rural Settlements |
| SD.9 | Promotion of Town Centres |
| CTC1 | Landscape Character |
| CTC2 | Skylines and Hill Features |
| CTC3 | Area Of Outstanding Natural Beauty (AONB) |
| CTC 5 | Trees, Woodlands and Hedgerows |
| CTC 6 | Green Open Spaces and Corridors |
| CTC 7 | Agricultural Land |
| CTC 8 | Flood Risk & Surface Water Drainage |
| CTC 9 | Impact on Watercourses and Aquifers |
| CTC 10 | Sites of International Wildlife Importance |
| CTC 11 | Sites of National Wildlife Importance |
| CTC 12 | Sites of Regional or Local Wildlife Importance |
| CTC 14 | Features in the Landscape of Nature Conservation Importance |
| CTC 15 | Biodiversity Action Plan |

| Policy Number | Policy Name |
|----------------------|--|
| CTC16 | Archaeological Sites of National Importance |
| CTC17 | Archaeological Sites of Regional or Local Importance |
| CTC18 | Enhancement & Management of Archaeological Sites |
| CTC19 | Areas and Features of Architectural Significance |
| CTC20 | Conservation Areas |
| CTC21 | Re-use and Conversion of Buildings. |
| D.5 | The Contribution of Previously Developed Land to Meeting the Housing Provision |
| D.6 | Affordable Housing Needs |
| D.8 | Affordable Housing for Local Needs in Rural Areas |
| D.10 | Housing in the Open Countryside Outside the Green Belt |
| D.12 | Housing in the Green Belt |
| D.14 | Housing Development in Rural Settlements Beyond, and Excluded from, the Green Belt |
| D.16 | Re-use and Conversion of Buildings |
| D.17 | Residential Mobile Homes |
| D.18 | Gypsy Sites |
| D.19 | Employment Land Requirements |
| D.24 | Location of Employment Uses in Class B8 |
| D.25 | Use of Employment Land for Specific Uses within Class B |
| D.26 | Office Development (Class A2 and Class B1) |
| D.27 | New Building for Business Uses Outside the Green Belt |
| D.28 | New Building for Business Purposes in the Green Belt |
| D.29 | Change of use of Buildings in Rural Areas for Employment Purposes |
| D.31 | Retail Hierarchy |
| D.32 | Preferred Locations for Large Scale Development |

| Policy Number | Policy Name |
|----------------------|---|
| D.33 | Retailing in Out-of-Centre Locations |
| D.34 | Retail Developments in District and Local Centres |
| D.35 | Retailing in Rural Settlements |
| D.36 | Farm Shops |
| D.37 | Shops in Community Buildings in Rural Settlements |
| D.38 | General Extent & Purposes of the Green Belt |
| D.39 | Control of Development in the Green Belt |
| D.40 | Green Belt Boundary Definition |
| D.43 | Crime Prevention and Community Safety |
| D.44 | Telecommunications |
| T.1 | Location of Development |
| T.2 | Resources |
| T.3 | Managing Car Use |
| T.4 | Car Parking |
| T.5 | Bus Facilities |
| T.6 | Rail Facilities |
| T.7 | Interchange Facilities |
| T.8 | Interchange Facilities in the Green Belt |
| T.9 | Rural Transport |
| T.10 | Cycling and Walking |
| T.11 | Assessment of New Roads |
| T.12 | Road Schemes |
| T.13 | Motorway Service Areas |
| T.15 | Freight/Goods Transfer |
| T.16 | Accident Reduction |

| Policy Number | Policy Name |
|----------------------|--|
| T.17 | Retention of Rail Policy |
| T.18 | River Severn |
| T.19 | Airfields |
| RST.1 | Criteria for the Development of Recreation and Sports Facilities |
| RST.2 | Location of Informal Countryside Recreation Developments |
| RST.3 | Public Rights of Way |
| RST.4 | Recreational Walking Routes |
| RST.5 | Recreational Cycling Routes |
| RST.6 | Horse Riding Routes |
| RST.7 | Recreation in Areas of Outstanding Natural Beauty |
| RST.9 | Waterways and Open Water Areas |
| RST.11 | Major Sports Facilities |
| RST.12 | Recreation Provision in Settlements |
| RST.13 | Golf Courses |
| RST.14 | Tourism Development |
| RST.15 | Development of Tourism Potential |
| RST.16 | Tourist Accommodation |
| RST.17 | Holiday Chalets |
| RST.18 | Holiday Caravan Sites |
| RST.19 | Touring Caravan Sites |
| M.1 | Regional Production |
| M.2 | Safeguarding of Deposits |
| M.3 | Mineral Extraction |
| M.4 | Restoration and Aftercare |
| M.5 | Abberley and Malvern Hills |
| M.6 | Recycled Materials |

| Policy Number | Policy Name |
|----------------------|---|
| EN2 | Wind Turbines |
| EN3 | Waste to Energy |
| WD.1 | Waste Hierarchy |
| WD.2 | Location of Waste Handling and Treatment Facilities |
| WD.3 | Waste Management Facilities |
| WD.4 | Landfill |
| IMP.1 | Implementation of Development |