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7 September 2007

Dear Bob

**PLANNING & COMPULSORY PURCHASE ACT 2004**

I am writing with reference to your application of 25<sup>th</sup> July 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 Cannock Chase Local Plan.

The Secretary of State's Direction and accompanying schedule is attached. Those policies not listed in the Direction will expire on 27<sup>th</sup> 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.

<b>Policy Ref</b>	<b>Reason</b>	<b>Decision</b>
Policy C13 Safeguarding of Protected Species	The policy is contrary to paragraph 15 of PPS9.	Not Extended
Policy PEP6 Renewable Energy	The policy more restrictive than PPS22.	Not Extended
Policy S4 Local Shopping Provision	The policy is inconsistent with PPS6.	Not Extended
Policy C7 Land for Development beyond the Plan period	The policy is required to ensure a continual supply of land for development.	Extend
Proposal EP2 Lea Hall Colliery Site, Rugeley	The policy is required to ensure a continual supply of land for development.	Extend
Proposal HP1 Sites for New Housing HP1.1- HP1.13 & HP1.15	The policy is required to ensure a continual 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 THE CANNOCK CHASE LOCAL PLAN  
ADOPTED MARCH 1997**

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 CANNOCK CHASE LOCAL PLAN ADOPTED

MARCH 1997

<b>Policy Number</b>	<b>Policy Name</b>
Policy C1	Green Belt : New Buildings
Policy C2	Dwellings in the Green Belt
Policy C3	Replacement Dwellings in the Green Belt
Policy C4	Equestrian Facilities in the Green Belt
Policy C5	Conversion of Rural Buildings within the Green Belt
Policy C6	Green Belt and Area of Outstanding Natural Beauty: Design of Development
Proposal CP1	Green Belt Boundary
Policy C7	Land for Development beyond the Plan period
Policy C8	Protecting the Area of Outstanding Natural Beauty
Policy C9	Protection of International Sites of Nature Conservation and Ecological Importance
Policy C10	Protection of National Sites of Nature and Ecological Importance
Policy C11	Protection of Other Sites of Nature Conservation and Ecological Importance
Policy C12	Ecological Assessments and Mitigating Action
Policy C14	Hednesford Hills
Policy C15	Protecting Trees
Policy C16	Protection of Best Agricultural Land
Policy C17	Farm Diversification
Policy C18	Forest of Mercia
Policy B1	Listed Buildings

<b>Policy Number</b>	<b>Policy Name</b>
Policy B2	Safeguarding the Settings of Listed Buildings
Policy B3	New Development in Conservation Areas
Policy B4	New Development Affecting the Setting or Views into and out of Conservation Areas
Policy B5	Ancient Monuments and Archaeology
Policy B6	Green Space Network
Policy B7	Telecommunications
Policy B8	Design Principles for New Built Development
Proposal BP1	Cannock and Rugeley Town Centre Improvement Schemes
Proposal BP2	Other Shopping Centre Improvement Schemes
Proposal BP3	Castle Ring
Proposal BP4	Trent & Mersey Canal Conservation Area
Policy PEP1	Water Pollution Prevention
Policy PEP2	Development of Contaminated Land
Policy PEP3	Flood Defence
Policy PEP4	Reclamation of Derelict Land
Policy PEP5	Unstable Land
Policy PEP7	Safeguarding Amenity
Policy E1	Employment Land Supply (Class B)
Policy E2	Development of Vacant or Underused Land
Policy E3	Design and Landscaping
Policy E7	Improvements to Existing Industrial Areas
Policy E8	Development Outside Existing Industrial Areas
Policy E9	Non-Conforming Uses

<b>Policy Number</b>	<b>Policy Name</b>
Policy E11	Industrial Development – Storage of Oils and Chemicals
Proposal EP2	Lea Hall Colliery Site, Rugeley
Policy H2	Types of Demand
Policy H3	Design
Policy H4	New Housing: Open Space
Policy H5	Infill Development
Policy H6	Houses in Other Settlements
Policy H7	Housing in Town and District Centres – Living Over the Shop
Policy H10	Gypsy Site Provision
Policy H11	Mobile Homes
Policy H12	Travelling Show People
Policy H13	New Housing: Land for Education Purposes
Proposal HP1	Sites for New Housing HP1.1 - HP1.15
Policy S5	Non-Retail Uses – Cannock, Rugeley and Hednesford Town Centres
Policy S6	Town Centre Management
Policy S7	Impact Assessment
Policy T1	Improvement of the Strategic Transport Network
Policy T2	Environmental Impact of Road Schemes
Policy T3	Traffic Impact Assessment
Policy T4	New Road Construction and Improvement Schemes – Protection of Routes
Policy T5	Private Sector Developer Contributions
Policy T8	Bus Services
Policy T9	Rail – Passenger and Freight Services

<b>Policy Number</b>	<b>Policy Name</b>
Policy T10	Cycling and Pedestrian Facilities
Policy T11	Access to Development Sites
Policy TR1	Tourism and Recreation in Areas of Special Importance
Policy TR2	Tourist Accommodation
Policy TR3	Canals
Policy TR4	Hatherton Branch Canal
Policy TR5	Recreation and Access
Policy TR6	Public Rights of Way Strategy
Policy TR7	Playing Fields and Sports Pitches
Policy TR8	Sports Facilities
Policy TR9	Recreation, Leisure and Tourism in the Forest of Mercia
Proposal TRP1	Recreational Cycleways/ Footpaths
Proposal TRP2	Tourism, Leisure and Recreational Development – Former Grove Colliery
Policy IMP1	Developers' Contributions
DC Policy 1	Shopfronts and Advertisements
DC Policy 2	Poster Displays and Hoardings
DC Policy 3	Hot Food Takeaways
DC Policy 4	Hot Food Takeaways – Planning Conditions
DC Policy 6	Space About Dwellings
DC Policy 7	Access for the Disabled

<b>Policy Number</b>	<b>Policy Name</b>
DC Policy 8	Hazardous Installations