



13/16

GOVERNMENT OFFICE
FOR THE SOUTH WEST

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Our reference: SW/THM/
Your reference:

20 September 2007

Dear Mr Lillington

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE DARTMOOR NATIONAL PARK LOCAL
PLAN: FIRST REVISION 1995-2011**

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





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Dear Mr Lillington

I am writing with reference to your application for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Dartmoor National Park Local Plan: First Review 1995-2011.

The Secretary of State's Direction 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 the Department for 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. Also, her decisions in respect of some policies have the effect of saving policies that your authority requested should not be extended. 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 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 27 September 2007 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
MOR1	The allocation has not been fully implemented	X	

Please note that if you any queries concerning the contents of this letter they should be directed to Mike Walton, Planning Manager, Somerset, 01752 635025 Mike.WALTON@gosw.gsi.gov.uk

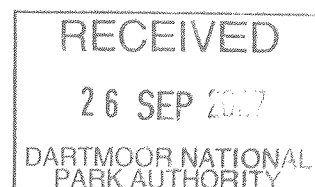
Yours Sincerely



Thoss Shearer
Deputy Regional Director
Regional Strategies Housing and Planning



GOVERNMENT OFFICE
FOR THE SOUTH WEST



SCHEDULE

POLICIES CONTAINED IN DARTMOOR NATIONAL PARK LOCAL

PLAN: FIRST REVIEW 1995-2011

Policy No.	Name
	Policies to be saved
GP1	Sustainable development principles
GP2	General development control criteria
GP3	Needs of disabled and less mobile people
GP4	Infrastructure for development
SET1	Strategic settlement hierarchy
HS1	Housing development within local centres & selected rural settlements
HS2	Affordable housing for local needs – exceptions policy
HS3	Density of residential development
HS4	Housing outside local centres & selected rural settlements
HS5	Removal of agricultural occupancy & rural business occupancy conditions
HS6	Self-contained ancillary accommodation
HS7	Replacement dwellings outside local centres & selected rural settlements
HS8	Siting of residential caravans
HS9	Extensions to dwellings
HS10	Change of use of holiday accommodation to full time use
HS11	Development of residential and nursing homes
LE1	Employment development in local centres & selected rural settlements
LE2	Employment development outside local centres & selected rural settlements
LE3	Change of use of employment sites
FD1	Farm diversification
FD2	Agricultural, forestry or other rural enterprise related development: general
FD3	Horse related development
CS1	Community services and facilities: general principles
CS2	Loss of community facilities and services
CS3	Provision of offices for professional or financial services
CS4	Provision of local recreation and sports facilities
UT1	Protecting the quality of surface and groundwater
UT2	Guarding against flood risk

Policy No.	Name
UT3	Sustainable management of surface waters
UT4	Waste water disposal in sewered areas
UT5	Overhead electricity/telephone cables
UT6	Telecommunications development
UT7	Small scale renewable energy schemes
UT8	Hazardous development
UT9	Development on contaminated land
TF1	Development and the functional route network, road safety and traffic generation
TF2	New access on to the public highway
TF3	Provision of car parks
TF4	Parking provision for new development: non-residential
TF5	Off-street parking provision for new development: residential
TF6	Development affecting a public right of way
TF7	Highway schemes – environmental & safety factors
TF8	Alternative modes of transport
AD1	Signs and advertisements – general considerations
AD2	Onsite signing
AD3	Advance signing
AD4	Comprehensive signing/advertising schemes
ML1	Development affecting moor and heath
WL1	Development affecting woodland of conservation importance
WL2	Development affecting other woodland, tree groups and individual trees
FL1	Protection of the character/conservation interest of farmland landscapes
FL2	Protection of orchards of landscape importance
NC1	Habitats and sites of international ecological & geological importance
NC2	Habitats and sites of national ecological & geological importance
NC3	Habitats and sites of local ecological & geological importance
NC4	Habitat enhancement & mitigation of ecological losses
NC5	Protection of key BAP habitats and species
NC6	Protection of important plant and animal species
AH1	Protection of scheduled and nationally important archaeological remains
AH2	Protection of locally important archaeological remains
AH3	Mitigation of damage to archaeological features and recording
AH4	Protection of artefacts of archaeological importance
AH5	Pre-development archaeological evaluation
BL1	Quality of the built environment – general considerations
BL2	Character and appearance of settlements
BL3	Protecting the quality of the street scene
BL4	Development in or affecting a conservation area
BL5	Demolition of listed buildings
BL6	Change of use, extension and alteration of listed buildings

Policy No.	Name
BL7	Development affecting non-listed buildings or architectural or historical merit
BL8	Non-residential change of use of traditional buildings in the countryside
BL9	Residential change of use of traditional buildings in the countryside
BL11	Protection of historic parks and gardens
RC1	Recreational development – general considerations
RC2	Protection of public rights of way
RC3	Development involving disused railway tracks
TM1	Visitor attractions – general
TM2	Hotel and guesthouse development
TM3	Holiday accommodation – new and replacement units
TM4	Static holiday caravan sites
TM5	New touring caravan sites & improvement of existing sites
TM6	Tents and motor caravan sites
TM7	Protecting environmental quality and community interests of the National Park
MD1	Major development proposals
MD2	Development involving military uses
ASH1	Development involving drainage into the Balland Stream, Ashburton
BCK1	Extension of Mardle Way car park, Buckfastleigh
MTV1	Site for new primary school for Mary Tavy
MTV2	Sites for mixed use development in the centre of Mary Tavy
MOR3	Road link between Betton Way and Chagford Cross, Moretonhampstead
SBR1	Site for new station, South Brent
SBR2	Site for new car park, South Brent
SZL1	Protection of historic features in the South Zeal conservation area
YEL1	Protection of the character and appearance of the original core of Yelverton
M1	New mineral working, or waste tipping – strategic policy
M2	Proposals to mitigate the adverse environmental effects of mineral working
M3	Small scale quarrying of traditional stone
M4	New mineral working, or extensions, or waste tipping – detailed criteria
M5	Recycling or reuse of mineral waste
M6	Development within mineral consultation areas
M7	Exploratory drilling proposals
W1	Waste disposal
W2	Recycling Facilities