

PG



GOVERNMENT OFFICE  
FOR THE SOUTH WEST

Peter Gilbert  
Planning Strategy Manager  
Stroud District Council  
Council Offices  
Ebley Mill  
Westward Road  
Stroud  
GL5 4UB  
Our reference: SW/THM/5827/07  
Your reference:

**THOSS SHEARER**  
Deputy Regional Director  
Regional Strategies, Housing and Planning  
2 Rivergate  
Temple Quay  
BRISTOL  
BS1 6EH  
[www.gosw.gov.uk](http://www.gosw.gov.uk)  
  
Tel: 0117 900 1709  
Fax: 0117 900 1914  
Email: [thoss.shearer@gosw.gsi.gov.uk](mailto:thoss.shearer@gosw.gsi.gov.uk)

Date: 13 October 2008

Dear Mr Gilbert

I am writing with reference to your application of 24 September 2008 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Stroud District Local Plan 2005.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 09 November 2008.

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. 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 09 November 2008 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
GE4	Contrary to PPS25		Not extended

Please note that if you have any queries concerning the contents of this letter they should be directed to Julia Bishop, Planning Manager for Gloucestershire, Tel: 0117 900 1895 e-mail: [julia.bishop@gosw.gsi.gov.uk](mailto:julia.bishop@gosw.gsi.gov.uk)

Yours sincerely



Thoss Shearer  
Deputy Regional Director  
Regional Strategies Housing and Planning





GOVERNMENT OFFICE  
FOR THE SOUTH WEST

Peter Gilbert  
Planning Strategy Manager  
Stroud District Council  
Council Offices  
Ebley Mill  
Westward Road  
Stroud  
GL5 4UB

Our reference: SW/THM/5827/07  
Your reference:

THOSS SHEARER  
Deputy Regional Director  
Regional Strategies, Housing and Planning  
2 Rivergate  
Temple Quay  
BRISTOL  
BS1 6EH

[www.gosw.gov.uk](http://www.gosw.gov.uk)

Tel: 0117 900 1709  
Fax: 0117 900 1914  
Email: [thoss.shearer@gosw.gsi.gov.uk](mailto:thoss.shearer@gosw.gsi.gov.uk)

Date: 13 October 2008

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND  
COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN THE STROUD DISTRICT LOCAL PLAN 2005**

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.

Thoss Shearer  
Signed by authority of the  
Secretary of State

0117 900 1709



GOVERNMENT OFFICE  
FOR THE SOUTH WEST

**POLICIES CONTAINED IN THE STROUD DISTRICT LOCAL PLAN 2005**

<b>Policy No.</b>	<b>Name of Policy to be retained</b>
	<b>General Policies</b>
GE1	Minimising noise, general disturbance, smell, fumes, loss of daylight, sunlight or privacy
GE2	Minimising atmospheric and environmental pollution
GE5	Minimising development detrimental to highway safety
GE7	Providing infrastructure, service and amenities
	<b>Employment and Tourism</b>
EM1	Sites of employment development – Criteria for permission
EM2	Sites of storage and distribution – Criteria for permission
EM3	Key employment land by parish
EM4	Protection of existing employment land
EM5	Sites allocated for employment use
EM6	Extension of employment uses within established sites
EM7	Extension of employment sites in the open countryside
EM8	Farm Diversification
EM9	Tourism and Visitor related development
EM10	Control of touring caravan and tent sites in the countryside
	<b>Housing</b>
HN1	Allocation of large-scale sites for development, including residential development
HN2	Allocation of other sites for residential development
HN3	Phasing restrictions
HN4	Affordable housing policy within settlement boundaries
HN5	Integration and mix of affordable housing, and retention
HN7	Loss of existing dwellings
HN8	New residential development within settlement boundaries – criteria for permission
HN9	Residential development on upper floors in town and local centres
HN10	Residential development outside defined settlement boundaries
HN13	Removal of agricultural or forestry occupancy condition
HN14	Replacement dwellings outside defined settlement boundaries
HN15	Sub-division of existing residential properties
HN16	Criteria for extensions of residential properties
HN17	Creation of annexes for dependants
	<b>Town Centres and Retailing</b>

SH1	Development within the Primary Shopping Frontages of Stroud town centre
SH2	Development within the Secondary Shopping Frontages of Stroud town centre
SH6	Allocation of land at Cheapside Wharf, Stroud for mixed use Development
SH9	Class of Use within defined Town Centres and Primary Shopping frontages other than Stroud
SH10	Changes of use within defined town centres
SH14	Changes of use within defined District and local shopping centres
SH15	Retention of community facilities
SH16	Control of garden centres
	<b>Built Environment</b>
BE5	Development affecting Conservation Areas
BE6	Alterations and extensions to unlisted buildings in Conservation Areas
BE7	Changes of use of buildings in Conservation Areas
BE8	Demolition of Listed Buildings
BE9	Partial demolition of Listed Buildings
BE10	Alterations and extensions to Listed Buildings
BE11	Changes of use of Listed Buildings
BE12	Development affecting the setting of a Listed Buildings
BE14	Protection of archaeological remains of other than National Significance
BE16	Re-use and adaptation of buildings in rural areas for commercial, industrial or recreational use
BE17	Re-use and adaptation of buildings in rural areas for residential use
BE18	Design control of new and replacement shop fronts
BE20	Control of security grilles and shutters
	<b>Natural Environment</b>
NE3	Protection of Key Wildlife Sites, RIGSS and LNRs
NE4	Control of development affecting legally protected and BAP species
NE5	Protection of wildlife corridors
NE6	Retention of important natural features
NE7	Protection of water based habitats
NE8	Protection of Cotswolds AONB
NE10	Protection of defined Landscape Character Areas
NE11	Protection of trees and woodlands
NE12	Protection of hedgerows
NE16	Allocation of land to extend Berkeley Cemetery
	<b>Transport</b>
TR1	Transport requirements for all developments
TR2	Pedestrian access and new development
TR4	Protection of existing and proposed cycle routes
TR6	Home Zones
TR7	Bus and taxi access and new development
TR8	Stroud Transport Interchange
TR9	New passenger stations, halts and rail freight facilities
TR10	Protection of existing railway stations and land at Stonehouse and Ebley
TR11	Protection of Sharpness Docks for handling freight and shipping

TR12	Vehicle parking standards
	<b>Recreation and Leisure</b>
RL1	Protection of outdoor playing space
RL3	Protection of playing fields in educational ownership
RL4	Protection of amenity space
RL5	Open space provision associated with new residential development
RL7	Control of horse related development
RL8	Development affecting the Stroudwater, Thames and Severn and Gloucester and Sharpness Canals
RL9	Protection of allotment land