GOVERNMENT OFFICE
FOR THE SOUTH WEST

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Our reference: SW/THM/5833/09
Your reference:

24 April 2009

Dear Mr Foyne,

This letter is a replacement for our letter of 22 April 2009 in which we referred to Government Circular 01/2006 'Planning for Gypsy and Traveller Caravan Sites' rather than Circular 04/2007 'Planning for Travelling Showpeople'. The table at the end of this letter has been amended to reflect this.

I am writing with reference to your application of 16 January 2009 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 South Somerset Local Plan adopted 27 April 2006.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 26 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 26 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
EU2	Inconsistent with National Planning Policy PPS22 'Renewable Energy' 2004		Not extended
HG13	Inconsistent with Government Circular 04/2007 'Planning for Travelling Showpeople''		Not extended
HG14	Inconsistent with Government Circular 04/2007 'Planning for Travelling Showpeople'		Not extended

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

Yours sincerely

Tracey Williams
Planning Manager – Somerset
Government Office for the South West

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22 April 2009

Dear Mr Foyne,

DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN THE SOUTH SOMERSET LOCAL PLAN ADOPTED 27 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
FOR THE SOUTH WEST

SCHEDULE

POLICIES CONTAINED IN THE

South Somerset Local Plan adopted on 27th April 2006

Policy/ Proposal	Description
POLICY ST1	Rural Centres
POLICY ST2	Villages
POLICY ST3	Development Areas
POLICY ST4	Extensions and Alterations to Buildings in the Countryside
POLICY ST5	General Principles of Development
POLICY ST6	The Quality of Development
POLICY ST7	Public Space
POLICY ST8	Sustainable Construction

POLICY ST9	Crime Prevention
POLICY ST10	Planning Obligations
POLICY EC1	Protecting the Best and Most Versatile Agricultural Land
POLICY EC2	Areas of Outstanding Natural Beauty
POLICY EC3	Landscape Character
POLICY EC4	Internationally Important Sites
POLICY EC5	Nationally Important Sites – Sites of Special Scientific Interest
POLICY EC6	Locally Important Sites
POLICY EC7	Landscape Features of Major Importance to Wildlife
POLICY EC8	Protected Species
POLICY EH1	Conservation Areas
POLICY EH2	Demolition of Buildings in Conservation Areas
POLICY EH3	Change of Use of Listed Buildings and Alterations to Listed Buildings
POLICY EH4	Demolition of Listed Buildings
POLICY EH5	Development Proposals Affecting the Setting of Listed Buildings
POLICY EH6	The Conversion of Buildings in the Countryside
POLICY EH7	The Conversion of Buildings in the Countryside
POLICY EH8	Historic Parks and Gardens
POLICY EH9	Historic Battlefields
POLICY EH10	No Development Areas
POLICY EH11	Archaeological Sites of National Importance (Scheduled Ancient Monuments)
POLICY EH12	Areas of High Archaeological Potential and Other Areas of Archaeological Interest
POLICY EP1	Pollution and Noise
POLICY EP2	Pollution and Noise
POLICY EP3	Light Pollution
POLICY EP4	Building Waste
POLICY EP5	Contaminated Land
POLICY EP6	Demolition and Construction Sites
POLICY EP7	Potential Odour Generating Developments

POLICY EP8	Sewage Treatment Works
POLICY EP9	Control of other Potentially Polluting Uses
POLICY EU3	Non-mains Sewerage
POLICY EU4	Water Services
POLICY EU6	Culverting
POLICY EU7	Groundwater Catchment Areas
POLICY EU8	Telecommunications
POLICY TP1	New Development and Pedestrian Provision
POLICY TP2	Travel Plans
POLICY TP3	Cycle Parking
POLICY TP4	Safer Environments for New Developments and Existing Residential Areas
POLICY TP5	Public Transport
POLICY TP6	Non-Residential Parking Provision
POLICY TP7	Residential Parking Provision
POLICY TP8	Local Transport Plan Schemes
POLICY TP9	Trunk Roads
POLICY MC1	Primary Shopping Frontages
POLICY MC2	Location of Shopping Development
POLICY MC3	Location of Shopping Development
POLICY MC4	Other Uses in Town Centres
POLICY MC5	Location of Non-Shopping Key Town Centre Uses
POLICY MC6	Location of Non-Shopping Key Town Centre Uses
POLICY MC7	Design in Town Centres
POLICY MS1	Local Shopping and Services
POLICY MS2	Local Shopping and Services
POLICY MS3	Local Shops and Services Outside Development Areas
POLICY MS4	Farm Shops
POLICY MS5	Petrol Filling Stations
POLICY MS6	Garden Centres and Nurseries

POLICY MS7	Control of Advertisements
POLICY ME1	Provision for New Employment Land
POLICY ME2	Provision for New Employment Land
POLICY ME3	Employment within Development Areas
POLICY ME4	Expansion of Existing Businesses in the Countryside
POLICY ME5	Farm Diversification
POLICY ME6	Retention of Land and Premises
POLICY ME7	Retention of Land and Premises in Rural Areas
POLICY ME8	Hazardous Installations
POLICY ME9	Consultation Zones around Notifiable And Hazardous Installations
POLICY ME10	Tourist Accommodation
POLICY HG1	Provision for New Housing Development
POLICY HG2	Provision for New Housing Development
POLICY HG3	Phasing
POLICY HG4	Housing Densities
POLICY HG6	Affordable Housing
POLICY HG7	Affordable Housing - Site Targets and Thresholds
POLICY HG8	Affordable Housing -Commutation of Requirement
POLICY HG9	Rural Housing Needs
POLICY HG10	Transit/short stay sites
POLICY HG11	Long Term/Residential Sites
POLICY HG12	Low Impact Dwelling Sites
POLICY HG15	Agricultural and Forestry Dwellings
POLICY HG16	Agricultural and Forestry Dwellings
POLICY CR1	Existing Playing Fields/Recreation Areas
POLICY CR2	Provision of Outdoor Playing Space and Amenity Space in New Development
POLICY CR3	Off site provision
POLICY CR4	Provision of Amenity Open Space
POLICY CR5	Golf Development

POLICY CR6	Horses and Development
POLICY CR7	Commercial Development Involving Horses
POLICY CR8	New Recreational Uses in the Countryside
POLICY CR9	Public Rights of Way and Recreation Routes
POLICY CR10	Public Rights of Way and Recreation Routes
POLICY CR11	Inland Waterways
POLICY CR12	Allotments
KS/WINC/1	Land at New Barns Farm, Wincanton
HG/WINC/2	Council Depot, Southgate Road, Wincanton
HG/ANSF/1	Land at Hillcrest School, Ansford Hill
HG/CACA/1	Land West of the Surgery, Mill Brook Gardens, Castle Cary
HG/CACA/2	Land West of Remalard Court, Castle Cary
HG/BRUT/1	Land at Frome Road, Bruton
HG/MIPO/1	Land at Wheathill Lane, Milborne Port
ME/WINC/3	Land Between Lawrence Hill and A303, Wincanton
ME/CACA/3(I)	Torbay Road, Castle Cary
ME/HENS/1	Land South of Henstridge Airfield
CR/WINC/4	Land Adjacent Memorial Hall, Wincanton
CR/BRUT/2	Land at Frome Road, Bruton
CR/ILCH/1	Land at The Mead, Ilchester
CR/KING/1	Land Adjacent to Kingston Primary School
CR/ILCH/2	Land Adjoining Ilchester County Primary School
CR/QUCA/1	Land at Camel Bridge, Queen Camel
CR/ABTE/2	Land north of Templecombe Primary School
HG/HUEP/1	Land north of Newton Park, Huish Episcopi
HG/MART/1	Old Gasworks Site, Martock
HG/SOME/1	Land north of Bancombe Road, Somerton
HG/SOME/2	May Pole Knapp, Somerton
HG/SOME/3	Home Farm, West End, Somerton

HG/SOPE/1	Land east of Hayes End, South Petherton
ME/MART/2	West of Ringwell Hill, Bower Hinton
ME/LOPE/1	Lopen Head Nursery, Lopen
TP/ILTO/1	Footway from Cad Green to Wyndham Arms, Ilton
TP/MUCH/1	Land for Car Parking, Muchelney Church & Abbey
TP/STHA/1	Land adjoining the Memorial Hall, Stoke sub Hamdon for Car Parking
CR/SOPE/3	Land at Lightgate Lane, South Petherton
CR/LOLO/1	Land at Pumping Station, Long Load
CR/HIHA/1	Land at Smith's Lane, High Ham
CR/DRAY/1	Land north of East Street, Drayton
CR/KIEP/1	Land opposite village hall, East Lambrook
KS/BRYM/1	Land at Lufton, Yeovil
KS/YEWI/1	Land east of Lyde Road, Yeovil
KS/YEWI/2	Land north of Thorne Lane, Yeovil
HG/YEOV/1	Land at Bucklers Mead School, Yeovil
ME/YEOV/4	Land south of Yeovil Airfield, Yeovil
ME/YEOV/5	Land at Higher Farm Trading Estate, Bunford Lane, Yeovil
ME/YEOV/7	Land off Buckland Road, Penn Mill Trading Estate, Yeovil
ME/WECO/1	Land off Bunford Lane, Yeovil
MC/YEOV/8	Eastern End of Yeovil Town Centre
CR/BRYM/2	Land at Alvington, Yeovil
CR/EACO/1	Land at Furlong Lane, North Coker
KS/CHAR/1	Land east of Chard, Furnham Road & Tatworth Road
KS/CREW/1	Land between Yeovil Road & Station Road, Crewkerne (CLR)
HG/CHAR/3	Land north of Bews Lane, Chard
HG/CREW/2	Land east of Charlton Close, Crewkerne
HG/CREW/3	Land at Maiden Beech, Crewkerne
MU/CHAR/4	Land between Boden Street & Silver Street, Chard
MU/CHAR/5	Chard Sewage Treatment Works

ME/CHAR/6	Land north of Millfield, Chard
ME/CREW/4	Land north of the Fire Station, Blacknell Lane, Crewkerne
ME/CREW/5	Land north of Cropmead Trading Estate, Crewkerne
ME/ILMI/3	Land west of Horlicks Ltd, Hort Bridge, Ilminster
ME/ILMI/4	Land off Station Road, Ilminster
ME/ILMI/5	Land adjacent to Powrmatic Ltd, Hort Bridge, Ilminster
TP/CHAR/7	Improvements to A358 at Hornsbury Hill, Chard
TP/CREW/6	Traffic Calming, Kithill, Crewkerne
TP/MIST/1	Land for Car Parking, Crewkerne Station, Misterton
CR/CREW/7	North-east of Henhayes Recreation Ground, Crewkerne
CR/CREW/8	Land south of Easthams Lane, Crewkerne
CR/BUMA/1	Land north of Buckland St Mary Primary School
CR/MIST/2	Land off Orchard Way, Misterton