



GOVERNMENT OFFICE
FOR THE WEST MIDLANDS

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9 July 2009

Dear Ernest

PLANNING & COMPULSORY PURCHASE ACT 2004

With reference to your application of 12 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 Stratford-on-Avon Local Plan.

The Secretary of State's Direction and accompanying schedule is attached. Those policies not listed in the Direction will expire on 13 July 2009.

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 extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented 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 13 July 2009 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.

Signed by authority of the
Secretary of State



IAN SMITH
ACTING HEAD OF PLANNING
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 STRATFORD-ON-AVON LOCAL PLAN
ADOPTED 14 JULY 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

A handwritten signature in black ink, appearing to read 'Ian Smith', with a stylized flourish at the end.

IAN SMITH
ACTING HEAD OF PLANNING
GOVERNMENT OFFICE FOR THE WEST MIDLANDS

9 July 2009

SCHEDULE

POLICIES CONTAINED IN THE STRATFORD-ON-AVON LOCAL PLAN

ADOPTED 14 JULY 2006

Policy Number	Policy Name
STR.1	Settlement hierarchy
STR.2	Housing provision
STR.2A	Phasing of housing development
STR.2B	Density of housing development
STR.3	Employment provision
STR.4	Previously developed land
PR.1	Landscape and settlement character
PR.2	Green Belt
PR.3	Deleted
PR.5	Resource protection
PR.6	Renewable energy
PR.7	Flood defence
PR.8	Pollution control
PR.9	Hazardous substances
PR.10	Safeguarded land
PR.11	Bad neighbour uses
EF.1	Cotswolds Area of Outstanding Natural Beauty
EF.3	Areas of Restraint
EF.4	Historic landscapes
EF.5	Parks and gardens of historic interest
EF.6	Nature conservation and geology - protection

EF.7	Nature conservation and geology – enhancement
EF.9	Trees, woodland & hedgerows – protection of woodland
EF.10	Trees, woodland and hedgerow- preservation
EF.11	Archaeological sites - protection
EF.11A	Archaeological sites – in situ preservation
EF.11B	Archaeological sites - management
EF.12	Conservation Areas - designation
EF.13	Conservation Areas - preservation
EF.14	Listed buildings
DEV.1	Layout and design
DEV.2	Landscaping
DEV.3	Amenity open space
DEV.4	Access
DEV.5	Car parking
DEV.6	Services
DEV.7	Drainage
DEV.8	Energy conservation
DEV.9	Access for people with disabilities
DEV.10	Crime prevention
DEV.11	Public art
DEV.12	Telecommunications
DEV.14	Advertisements
COM.1	Local choice
COM.2	Local shops and services - retention
COM.3	Local shops and services - provision
COM.4	Open space - overall standards
COM.5	Open space - through development

COM.6	Open space – retention
COM.7	Bus service support
COM.8	Rail service support
COM.8A	Aviation
COM.9	Walking and cycling
COM.10	Public car parks
COM.11A	Traffic management (Vale of Evesham Control Zone)
COM.12	Existing housing stock
COM.13	Affordable housing
COM.14	Mix of dwelling types
COM.15	Accessible housing
COM.16	Existing business uses
COM.17	Rural employment
COM.18	Home-based working
COM.19	Retail development
COM.21	Visitor accommodation
COM.22	Visitor attractions
COM.23	Water-based recreation
SUA.1	Town setting
SUA.A	Clopton - wildlife area
SUA.2	Town character
SUA.3	Environmental enhancement
SUA.AA	Waterfront Action Area
SUA.4	Transport – park-and-ride facilities
SUA.D	Pedestrian and cycle links
SUA.5	Transport – pedestrian environment
SUA.6	Town centre – commercial development

SUA.7	Town centre – primary shopping area
SUA.8	Town centre – secondary shopping areas
SUA.9	Town centre – loss of commercial uses
SUA.10	Town centre – residential uses
SUA.11	Tourism, leisure and the Arts – Royal Shakespeare Company
SUA.12	Tourism, leisure and the Arts – conference facilities
SUA.G	Arden Street - medical uses
SUA.HA	Bishopton Lane – public open space
SUA.I	Cattle Market, Alcester Road
SUA.J	Arden Street
SUA.K	Arden Street/Birmingham Road/Western Road
SUA.M	Greenhill Street/Grove Road
SUA.N	Windsor Street
SUA.O	Guild Street (north-side)
SUA.P	Guild Street (south-side)
SUA.T	Bishopton Lane
SUA.V	Banbury Road
SUA.W	West of Shottery
SUA.X	Egg Packing Station, Bishopton Lane
SUA.Y	Kipling Road
SUA.Z	Banbury Road
MRC.1	Retail and commercial development
MRC.2	Public transport
MRC.5	Public open space
BID.AA	Adjacent Fire Station – medical centre
HEN.AA	Bear Lane - public open space
KIN.A	Dene Close - public open space

SOU.A	Wattons Lane - public open space
STUD.A	St. Jude's Avenue - public open space
WELL.AA	Alongside River Dene - public open space
BID.E	Friday Furlong, Waterloo Road
HEN.C	Cattle Market, Warwick Road
KIN.C	Banbury Road
SHIP.B	Darlingscote Road
SHIP.C	Shipston House, Tileman's Lane
SOU.B	High Street
SOU.C	Wattons Lane
STUD.B	Alcester Road
WELL.C	Loxley Road
CTY.1	Control over development
CTY.2	Re-use of rural buildings – non-residential
CTY.2A	Re-use of rural buildings – residential
CTY.3	Re-use of rural buildings – expansion
CTY.4A	Agriculture
CTY.4	Farm diversification
CTY.5	Housing 'exception' schemes
CTY.7	Gypsy sites
CTY.8	Mobile homes
CTY.9	Holiday accommodation
CTY.10	Rural recreation facilities
CTY.12	Golf courses
CTY.13	Equestrian activities
CTY.14	Farm shops
CTY.16	Gaydon Site

CTY.18	Engineer Resources Depot, Long Marston
CTY.19	Southam Cement Works
CTY.20	Harbury Cement Works, Bishops Itchington
CTY.F	Napton Brickworks
IMP.1	Supporting information
IMP.2	Supplementary planning guidance
IMP.3	Development/ Design Briefs
IMP.4	Infrastructure provision - general
IMP.5	Infrastructure provision – transport
IMP.6	Transport Assessments
IMP.7	Green Transport Plans