



GOVERNMENT OFFICE  
FOR THE WEST MIDLANDS

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18 June 2009

Dear Jane

**PLANNING & COMPULSORY PURCHASE ACT 2004**

With reference to your application of 27 November 2008 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 Tamworth Local Plan.

The Secretary of State's Direction and accompanying Schedule is attached. Those policies not listed in the Direction will expire on 5 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 5 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  
18 June 2009



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**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE  
PLANNING AND COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN THE TAMWORTH LOCAL PLAN ADOPTED 6  
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

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

18 June 2009

## SCHEDULE

### POLICIES CONTAINED IN TAMWORTH LOCAL PLAN

ADOPTED 6 JULY 2006

<b>Policy Number</b>	<b>Policy Name</b>
ENV7	Habitats and Biodiversity outside Designated Nature Conservation Sites
ENV8	Habitats of Legally Protected Key Species
ENV9	Protection of Trees, Woodlands and Hedgerows
ENV13	Protection of Open Space
ENV14	Open Space for New Developments
ENV18	Anker Valley Public Access Area
ENV19	High Quality Design
TRA3	Traffic
TRA8	Transport Proposals
EMP3	Uses within Established Employment Areas
EMP7	Working from Home
HSG2	Housing Proposal Sites
HSG4	Anker Valley – Strategic Housing Proposal
HSG5	Residential Development within the Urban Area
HSG11	Planning Obligations
HSG14	Extensions to Existing Properties
HSG16	Provision of Accommodation for Gypsies / Travellers
TCR1	Shopping Area
TCR2	Shopping Proposal
TCR4	Shopping Frontages
TCR5	Housing in the Town Centre
TCR6	Residential Areas
TCR7	Mixed Use Area (i)
TCR8	Mixed Use Area (ii)
TCR9	Mixed Use Area (iii)
TCR12	Parking
TCR13	Development in Local Centres