

Rec 26/9



GOVERNMENT OFFICE
FOR THE SOUTH WEST

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Our reference: SW/THM/5811/10
Your reference:

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20 September 2007

Dear Mr Torkildsen

I am writing with reference to your application of 29 March 2007 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 Bristol Local Plan 1997.

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
		None	None

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

Yours sincerely



Thoss Shearer
Deputy Regional Director
Regional Strategies, Housing and Planning



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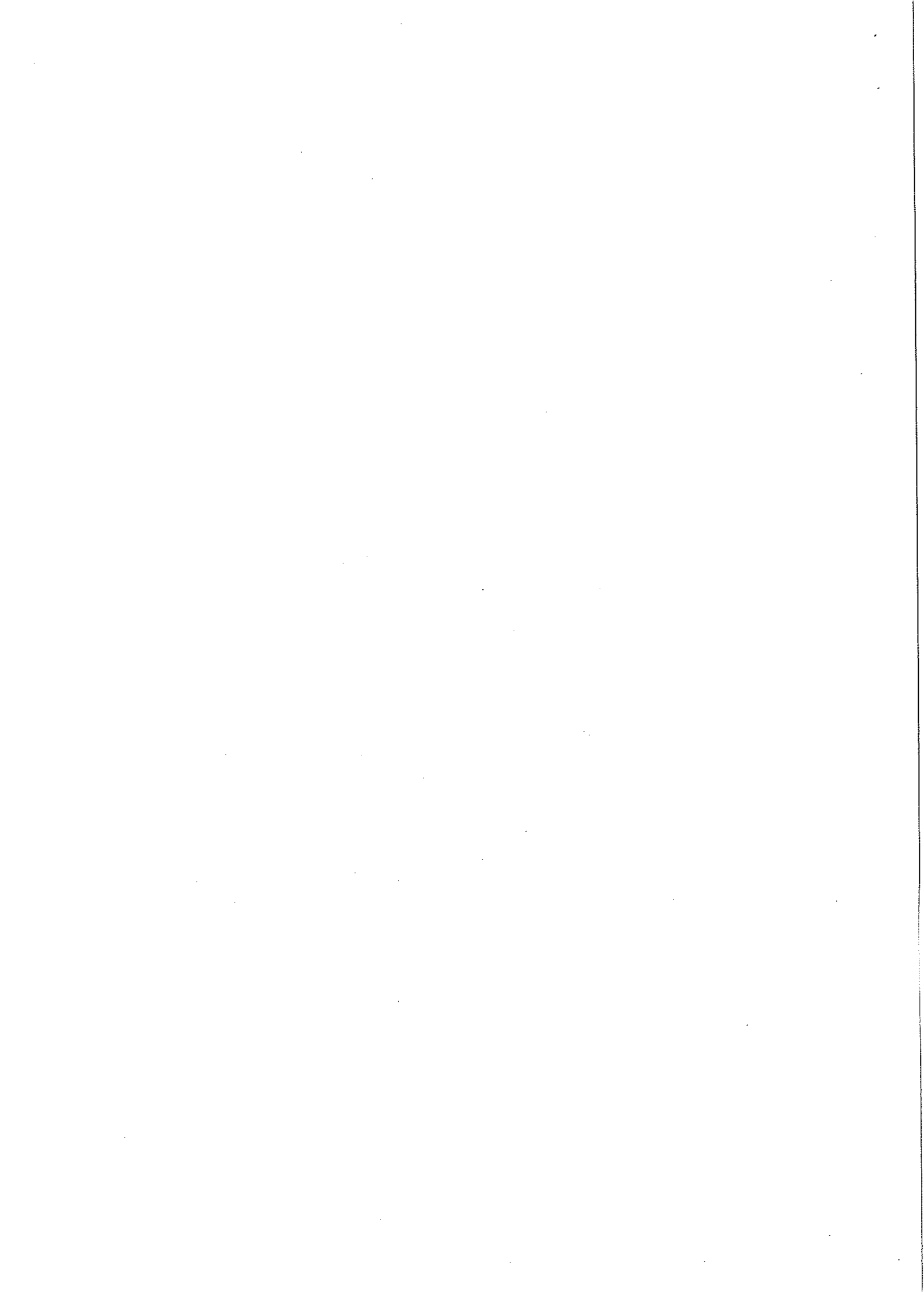
Dear Mr Torkildsen

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE BRISTOL LOCAL PLAN 1997**

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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SCHEDULE

POLICIES CONTAINED IN THE BRISTOL LOCAL PLAN ADOPTED 1997

Policy No.	Name
ME01	Energy Conservation: Renewable Energy Installations
ME02	Location and Design of Developments
ME03	Hazardous Substances
ME04	Controlling the Impact of Noise
ME05	Protection of Groundwater Supplies
ME06	Contaminated Land
ME07	Water Industry Investment
ME08	Coastal Area
ME09	Development and Flood Risk
ME10	Development Adjacent to Rivers and Watercourses
ME11	Recycling
ME12	Avoidance of Dereliction
ME13	Development on Unstable Land
ME14	Public Utilities
NE01	Open Space
NE02	Landscape Features
NE03	Trees and Woodlands (including tree planting and the Community Forest)
NE04	Watercourses and Wetlands
NE05	Sites of Nature Conservation Interest
NE06	The Wildlife Network
NE07	Local Nature Reserves
NE08	Protected Species
NE09	Historic Landscapes
NE10	Landscape Restoration
NE11	New Development Landscape: Natural Environment Considerations
NE12	Open Space: Creation and Enhancement
NE13	Green Belt: Boundary
NE14	Green Belt: Development Control
B01	Design Criteria and Development
B02	Local Context
B03	Accessibility
B04	Safety and Security
B05	Layout and Form
B06	Building Exteriors and Elevations
B07	Landscape Treatments & Environmental Works
B08	Development Criteria for New Housing
B09	House Extensions and Alterations
B10	Development: Shopfronts Guidelines
B11	Advertisements: Illuminated Signs
B12	Advertisements: Hoardings

B13	Conservation Areas & Listed Buildings: General Principles
B14	Designation of Conservation Areas
B15	Conservation Areas: Streets and Open Spaces
B16	Conservation Areas: New Buildings
B17	Conservation Areas: Extensions to Buildings
B18	Conservation Areas: Alterations to Unlisted Buildings
B19	Listed Buildings: Alterations
B20	Listed Buildings: Urgent Repairs and Demolition
B21	Demolition: Listed Buildings & Buildings in Conservation Areas
B22	Sites of Archaeological Significance
M01	Transport Development Control Criteria
M02	Development in Traffic Free Areas
M03	Public Transport Provision for Large Scale Developments
M04	Public Transport: Buses and Park and Ride
M05	Park and Ride: Avonmouth Site
M06	Public Transport: Bus and Coach Station
M07	Public Transport: Alternative Coach Station
M08	Public Transport: Coach Facilities
M09	Public Transport : Temple Meads
M10	Public Transport: Rail Improvements and Rail Stations
M11	Public Transport: Additional Rail Stations
M12	Public Transport: Protection of Ex-Rail Corridors
M13	Public Transport: Rapid Transit Safeguarded Routes
M14	Parking
M15	Parking: Commuted Payments
M16	Cycling and Pedestrians
M18	Freight: Rail Freight Facilities
M19	Highway Network: New Road - Environmental and Economic Effects
M20	Highway Network: Improvements to Primary Road Network
M21	Highway Network: Redcliffe Way
M23	Highway Network: Minor Road Improvements
M24	Highway Network: Improvements
EC01	Promoting Growth: Environmental Considerations
EC02	Promoting Growth: Industry and Warehousing
EC03	Promoting Growth: B1 Development
EC04	Protection: Existing Employment Opportunities
EC05	Protection: Industrial Sites and Premises
EC06	Protection and Promotion: Small Businesses
EC07	Industrial and Commercial Regeneration
EC08	Industrial Nuisance
EC09	Specific Uses: Car Breakers and Open Site Users
EC10	Community Benefit from Economic Developments
S01	Protection of Shopping Facilities
S02	Existing Shopping Centre Hierarchy
S03	Opportunities for Expansion
S04	Upgrading and Regeneration
S05	Frontages: Primary
S06	Frontages: Secondary
S07	Local Shops
S08	Control of Food and Drink Uses
S09	Out of Centre Shopping
S10	Out of Centre Shopping: Non-Food Retail Locations
S11	Markets and Car Boot Sales
S12	Safeguarding Existing Market Sites

H01	Retention of Residential Accommodation
H03	Sites Identified for Development
H04	Backland Sites
H05	Accessible Housing
H06	Community Benefit from Development
H07	Conversion/Sub-Division of Existing Houses
H08	Upper Floors Over Shops and Offices
H09	Affordable Housing
H10	Non self-contained bedsitting rooms, shared accommodation and hostels
H11	Residential Care Homes and Nursing Homes
H12	Gypsies and Other Travelling People
H13	Travelling Showground People
H14	Houseboats
CS01	Protection of Community Service Land and Buildings
CS02	Development of New Neighbourhood Community Facilities
CS03	Community Centres, Youth Centres and Libraries
CS04	City Farms
CS05	Sites for New School Buildings
CS06	Expansion of Other Schools and Colleges
CS07	Higher Education Facilities
CS08	Primary Health Care Facilities
CS09	New Hospital Facilities
CS10	Community Resource Centres
CS11	Day Care Facilities
CS12	New Places of Worship
CS13	New Crematoria and Cemetery Facilities
CS14	Ambulance, Fire and Police Services
L01	Open Space: Protection of Playing Fields and Recreation Grounds
L02	Open Space: Children's Play/Amenity Space
L03	Greenways: Walking and Cycling
L04	Greenways: Additional Facilities
L05	Water Based Leisure: Recreational Facilities
L06	Informal Recreation and Leisure
L08	Sports Stadia
L09	Sport: Assessment Criteria for New Facilities
L10	Arts and Entertainment: Public Art
L11	Tourism: Leisure Development
CC01	Development and Regeneration
CC02	Mixed Commercial Areas
CC03	Development Opportunities
CC04	The University of Bristol
CC05	Hospital Services
CC06	Coach Parking Facilities
CC07	Pedestrian Links
CC08	Streets for People
CC09	Water Frontages
CC10	Water Frontages
A05	Existing Industrial Areas
A06	Built Environment - Road and Rail Approaches
SB01	A New Focus for Regeneration in South Bristol
SB02	Major Regeneration Sites