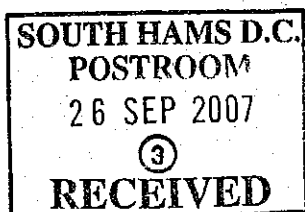




GOVERNMENT OFFICE  
FOR THE SOUTH WEST

Mr Graham Swiss  
Forward Planning Manager  
South Hams District Council  
Follaton House  
Plymouth Road  
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TQ9 5NE



**THOSS SHEARER**  
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Our reference: SW/THM/  
Your reference:

20 September 2007

Dear Mr Swiss

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 South Hams Adopted Local Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27<sup>th</sup> 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 merely to maintain an extension of existing adopted policy intended in the sole interests of maintaining continuity in the development plans 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 non regulatory 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	The Secretary of State's assessment did not differ from the Local Authority's.		

Please note that if you any queries concerning the contents of this letter they should be directed to Tara Dickenson 01752 63 5186  
tara.dickenson@gosw.gsi.gov.uk

Yours sincerely



Thoss Shearer  
Deputy Regional Director  
Regional Strategies, Housing and Planning