



GOVERNMENT OFFICE
FOR THE NORTH EAST

3 SEP 2007

Ms S Alexander
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Dear Ms Alexander

I am writing with reference to your application of 2 April 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Berwick-upon-Tweed Local Plan (1999).

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would necessarily endorse these policies if presented to her as new policy. The intention is merely to maintain an extension of existing adopted policy 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. Authorities should adopt a positive non regulatory approach to DPD preparation and should not seek to reintroduce the numerous policies of many local plans.

Local planning authorities should make good progress with local development frameworks according to timetables in local development schemes. The exercise of extending saved policies is not an opportunity to delay DPD preparation. 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 post 2004 status of the Regional Spatial Strategy.

DIRECLR8



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Following 27 September 2007, the extended 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 on planning applications. The attention of authorities is drawn to Planning Policy Statement 3 *Housing* (paragraphs 6 and 68) and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* (chapter 2, paragraph 15).

Yours sincerely

IAN D J MARTIN
Planning Team
Environment Group



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Peter Rutherford

04 SEP 2007

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN BERWICK-UPON-TWEED LOCAL PLAN (1999)**

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

Caroline Burden

Caroline Burden
Head of the Planning Team
Government Office for the North East
31 August 2007

SCHEDULE

POLICIES CONTAINED IN BERWICK UPON TWEED LOCAL PLAN (1999)

| | |
|-----|--|
| F1 | Environmental Wealth |
| F2 | Coastal Zone |
| F3 | Tweed Valley, Kylee Hills, Glendale |
| F4 | Intermediate Areas of Landscape Value |
| F5 | Berwick upon Tweed |
| F6 | Special Protection Areas, Special Areas of Conservation and Ramsar Sites |
| F7 | National Nature Reserves and Sites of Scientific Interest |
| F8 | Nature Conservation |
| F9 | Wildlife |
| F10 | Protected Species |
| F11 | Tree Preservation Orders |
| F12 | Trees and Woodlands |
| F13 | Trees, Hedgerows and Woodlands |
| F14 | Land Reclamation |
| F30 | Planning Obligation |
| F31 | Social and Economic Welfare |
| S2 | Five Year Housing Land Supply |
| S5 | Conversion of buildings in the Countryside |
| S6 | Affordable Housing |
| S7 | Gypsy Site |
| S30 | Castle Terrace |
| W2 | New Agricultural and Forestry Buildings |
| W3 | Change of Use (Employment) |
| W4 | Use Class Permissions |
| W5 | New Build Work Space |
| W6 | Bad Neighbour Uses |
| W9 | Hotels |
| W10 | Fishing Industry |
| W11 | Harbour Facilities |
| W12 | Seahouses Industrial Estate |
| W13 | Hotels and Guest Houses in the Coastal Zone |
| W14 | Berwick |
| W16 | Development of land within the Tweed Valley |
| W18 | Development of Land within the Kylee Hills and Glendale |
| W20 | Development at Wooler Industrial Estate |
| W22 | Mixed Use Development, Land at South Road Wooler |
| W25 | Belford Industrial Estate |
| W27 | Haggerston Castle Holiday Park |
| W30 | Development of Land North West of Ord Road |
| W31 | Environmental Improvements at Tweedside and East Ord Industrial Estate |
| W33 | Spittal Point |
| W34 | Development at Berwick Quayside and Dewars Lane |
| W35 | Hotels and Guest Houses in Berwick-upon-Tweed |

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| R1 | National Playing Field Association's 6 Acre Standard |
| R2 | Recreational Facilities |
| R3 | Outdoor Recreational facilities |
| R9 | Camping and Caravanning |
| R10 | Football Pitches at Seahouses |
| R12 | Holiday Accommodation Coastal Zone |
| R14 | River Tweed Recreational Facilities |
| R20 | Multi Purpose Games Area, Berwick Upon Tweed |
| R23 | Holiday Accommodation – Berwick upon Tweed |
| M2 | Proposed Dual Carriageway |
| M3 | A1 Truck Road improvements. |
| M7 | Rail Service Improvements |
| M9 | Pedal Cyclists Policy |
| M10 | Cycle Parking Facilities |
| M14 | Car Parking Standards |
| M16 | Traffic Calming |
| M18 | Road Improvements Seahouses |
| M19 | Road Improvements Seahouses |
| M20 | Road and Footpath Improvements Seahouses |
| M21 | Bypass Cornhill on Tweed |
| M22 | Bypass Wooler |
| M23 | Road Improvements Belford |
| M24 | Environmental Enhancements – Wooler |
| M25 | Footpath Improvements Wooler |
| M26 | Road Improvements Wooler |
| M28 | Petrol Filling Stations, Kyloe Hills and Glendale |
| M44 | Rest Stop Facilities, Tweedside Industrial Estate, Tweedmouth |
| M45 | Improved harbour facilities, Tweed Dock and Spittal Quay |
| C1 | Berwick Infirmary |
| C2 | Health Care Facilities |
| C3 | School Improvements |
| C4 | Shopping Floorspace |
| C5 | Farm shops |
| C6 | Shopping floorspace in the countryside |
| C7 | Change of use of village shops |
| C8 | Shopfronts |
| C9 | Advertisement Displays |
| C10 | Overhead Electricity Lines |
| C11 | Development affecting Wind Farms |
| C12 | Renewable Energy Schemes |
| C13 | Water |
| C14 | Telecommunications Development |
| C17 | Community Facilities |
| C18 | Shopping Floorspace within the Coastal Zone |
| C19 | Amusement Centres within the Coastal Zone |
| C20 | Renewable Energy Projects within the Coastal Zone |

- C21 Telecommunications within the Coastal Zone
- C22 Coastal Defence Schemes
- C23 Wind Farms within the Tweed Valley
- C24 Renewable Energy Projects within the Tweed
- C25 Shopping Floorspace within the Kylee Hills and Glendale Area
- C26 Wind Farms within the Kylee Hills and Glendale Area
- C27 Renewable Energy Projects within the Kylee Hills and Glendale Area
- C28 Wind Farms within the Intermediate Areas
- C29 Renewable Energy Projects within the Intermediate Areas
- C31 Marygate Shopping Area
- C32 Development of Upper Floor Spaces, Berwick-upon-Tweed
- C33 Development of Land at Eastern Lane, Berwick-upon-Tweed
- C35 Shopping Floorspace within Berwick-upon-Tweed Town Centre
- C36 Renewable Energy Projects within Berwick-upon-Tweed