



GOVERNMENT OFFICE
FOR THE NORTH EAST

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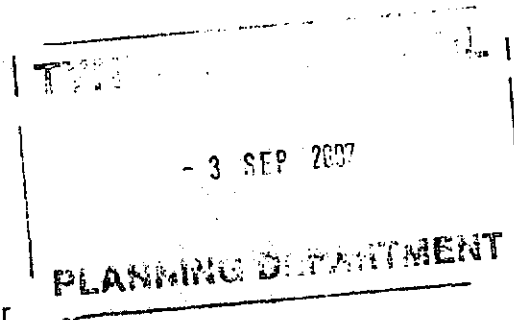
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Your Ref:
Our Ref:

Date: 31 August 2007



Dear Mrs Winter

I am writing with reference to your application of 30 March 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Tynedale District Local Plan (2000).

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.





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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

DIRECLR8





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**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN TYNE DALE DISTRICT LOCAL PLAN (2000)**

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 TYNEDALE DISTRICT LOCAL PLAN (2000)

GD2	Design Criteria for development, including extensions and alterations
GD3	Provision of suitable access to buildings for people with impaired mobility
GD4	Range of transport provision for all development
GD5	Improved access to public transport for people with impaired mobility
GD6	Car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
GD7	Car parking standards within the built up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
GD9	Car parking standards for people with impaired mobility
GD10	Development and regard for the natural environment
GD11	Energy efficiency and development
GD12	Percent for Art scheme
GD13	Planning Obligations and development
NE1	Restricting new development in the open countryside
NE2	Definition of Tynedale Green Belt
NE5	Settlements in the Green Belt
NE7	New buildings in the Green Belt
NE8	New dwellings in the Green Belt
NE9	Existing chalets, caravans and shacks in the Green Belt
NE10	Prudhoe Hospital
NE11	Hexham Racecourse
NE12	Slaley Hall
NE13	Other employment sites in the Green Belt
NE14	Use of existing buildings in the Green Belt
NE15	Development in the North Pennines AONB
NE16	Development in the Areas of High Landscape Value
NE17	Development in the setting of Hadrian's Wall World Heritage Site
NE18	Protection of Agricultural land
NE19	Protection of Internationally Important Nature Conservation Sites
NE20	Protection of Sites of Special Scientific Interest
NE21	Protection of Sites of Nature Conservation Importance
NE22	Protection of Nature Reserves
NE24	Protection of Regionally Important Geological/Geomorphical sites
NE25	Protection of Wildlife Corridors
NE26	Protection of habitats of special importance to wildlife
NE27	Protection of Protected Species
NE28	Rivers, smaller watercourses and their corridors
NE29	Works to watercourses and water bodies
NE33	Protection of Trees, Woodlands and Hedgerows
NE34	Tree felling
NE35	Tree Preservation Orders
NE37	Landscaping in developments

- BE1 Floorscaping schemes and pedestrian priority
- BE2 Pedestrian environments for people with impaired mobility
- BE4 Shop front design
- BE5 Shop signs
- BE6 Wall mounted poster hoardings
- BE7 Free standing poster hoardings
- BE8 Advertising hoardings and non-directional signs
- BE9 Advance advertising and directional signs
- BE10 Design criteria for advance advertising and directional signs
- BE11 Conversion of existing buildings in the open countryside to employment
- BE12 Conversion of existing buildings in the open countryside to residential use
- BE13 Re-occupation of abandoned former dwellings within the open countryside
- BE14 New agricultural and forestry buildings and roads in the open countryside
- BE14a Prior approval for new agricultural and forestry development
- BE15 Reconstruction of buildings in the open countryside
- BE16 Development in Conservation Areas
- BE17 Demolition of buildings in Conservation Areas
- BE18 Development affecting the character and setting of a Conservation Area
- BE19 Demolition of Listed Buildings
- BE20 Demolition of structures in the curtilage of a Listed Building
- BE21 Alteration and extension to Listed Buildings
- BE22 The setting of Listed Buildings
- BE23 Change of use of Listed Buildings
- BE24 Development affecting historic parks and gardens use
- BE25 Preservation of scheduled ancient monuments, nationally important sites and settings
- BE26 Hadrian's Wall World Heritage Site
- BE27 Regional and Locally Important archaeological sites and settings
- BE28 Archaeological Assessment
- BE29 Development and preservation
- H4 Commuter Pressure Area housing site allocations
- H6 Land safeguarded to meet possible future housing needs of Hexham
- H6a Land safeguarded to meet possible future housing needs of Acomb
- H7 Land safeguarded to meet possible future housing needs of Corbridge
- H9 Restriction of other Housing development in the Commuter Pressure Area
- H11 Residential conversions
- H13 Rural Area housing site allocations
- H14 Additional housing development in Haltwhistle and Bellingham
- H15 Additional small housing developments within the Rural Area
- H16 Community facilities and infrastructure requirements associated with housing development
- H17 Restricting new housing in the countryside

H18	Housing for rural businesses
H19	Removal of rural workers occupancy restrictions
H20	Extensions to dwellings in the countryside
H21	Extensions to domestic gardens in the countryside
H22	Affordable housing provision within large housing developments
H23	Affordable rural housing exception sites
H24	Creation of residential accommodation on upper floors in Commercial Areas
H25	Restricting conversions of existing residential accommodation above commercial premises in Commercial Areas
H26	Accessible housing
H27	Mobility housing
H29	Protection of character of low density housing
H31	Public open space within housing areas
H32	Residential design criteria
H33	Residential extensions
H34	Extensions to existing dwellings to provide accommodation for additional people
H35	Backland development
H36	Residential caravans and mobile homes
H37	Sites for gypsies and travelling people
TM1	Protection of existing tourist facilities and/or community services
TM2	Enhancement of existing facilities, attractions and infrastructure
TM3	New tourism development within or adjacent to existing settlements outside the Green Belt
TM4	New tourism development in the open countryside outside the Green Belt
TM5	Development in the Kielder Tourism Priority Area
TM6	Tourism development in the North Pennines AONB
TM7	Tourist accommodation in existing settlements
TM8	Tourist accommodation outside existing settlements
TM9	Hotel development in Kielder Tourism Priority Area and Byrness
TM11	Hotel development at Hexham Belt and the North Pennines AONB
TM12	Static caravans and chalet development
TM14	Chalets
TM15	Occupancy condition on self catering tourist accommodation
TM16	Removal of occupancy conditions which prevent permanent residential use
RT1	Concentration of commercial activity in the Commercial Areas of Hexham, Haltwhistle and Prudhoe
RT1a	Primary shopping area in Hexham
RT1b	Food and Drink Uses in Commercial Areas
RT2	Retail development which cannot be located in existing Commercial Areas of Hexham, Haltwhistle and Prudhoe
RT3	Convenience retailing in Hexham
RT4	Comparison retailing in Hexham
RT5	Pedestrian link

RT6	Opportunity site for redevelopment for retail/commercial uses in Prudhoe
RT7	Concentration of commercial activity in the Commercial Areas of Allendale, Bellingham, Corbridge and Haydon Bridge
RT8	Small scale retail uses outside Commercial Areas of District and Local Centres
RT9	Small scale commercial activity in small settlements
RT10	Farm shops and rural outlets outside settlements
RT11	Protection of the last remaining convenience shop
RT12	Petrol Stations located within or adjoining settlements
RT13	Retailing should be ancillary to the industrial use
RT14	Food and Drink uses outside Commercial Areas
LR1	Provision of a range of facilities
LR3	Protection of open space facilities
LR4	Amenity open space as private gardens
LR5	Parks and gardens
LR8	Sites for outdoor sport and recreation
LR11	Outdoor sports facilities for new residential development
LR14	Location and design of play areas
LR15	Play areas in new residential developments (standards and design criteria)
LR16	Protection of allotments
LR17	Provision of new allotments
LR18	Criteria for provision of Golf Courses
LR19	Safeguard existing and promotion of new public rights of way
LR21	Safeguard disused railway lines
LR22	Development of the C2C cycle route
LR24	Noisy Sports
TP1	A69 dualling
TP2	Protection of new bypass lines
TP3	Protection of A68 road improvement
TP4	Haltwhistle West-End Link Road
TP5	Traffic management and impaired mobility
TP9	Original Hexham Auction Mart redevelopment
TP14	Car parking provision in Corbridge
TP15	Traffic Calming in new residential development
TP16	Traffic Calming in existing residential development
TP17	Traffic Calming and innovative road layouts in new development
TP18	Hadrian's Wall Car Parking
TP19	A69 roadside facilities for the motorist
TP21	Redevelopment of existing rail freight terminals
TP22	Park and Ride facilities at Railway stations
TP23	Pattern of provision of public transport
TP24	Redevelopment of existing Public Transport facilities
TP25	South Tynedale Railway
TP26	Protection and enhancement of Rights of Way network
TP27	Development affecting Public Rights of Way
TP28	Cycling

CS2	New health centres
CS3	Residential Institutions (Class C2 uses)
CS4	Prudhoe West End First School Relocation
CS5	New education facilities
CS6	Hexham emergency helicopter landing site
CS7	Haltwhistle Fire Station relocation
CS8	Buildings for Community Use
CS10	LPG supply to new housing developments
CS12	Oil supply to new housing developments
CS13	Overhead electricity power lines of 132 kv or more
CS14	Overhead electricity power lines of less than 132 kv
CS15	Undergrounding of services in new developments
CS16	Renewable Energy projects
CS17	Domestic Renewable Energy projects
CS18	Telecommunications development
CS19	Location of development either causing or adjacent to pollution sources
CS20	Agricultural intensive livestock, sludge and slurry stores
CS21	Location of noise sensitive uses
CS22	Location of noise generating uses
CS23	Development on contaminated land
CS24	Development adjacent to or in vicinity of contaminated land
CS26	Water and Sewage Treatment Works
CS27	Sewerage
CS28	Protection of surface water quality
CS29	HSE notifiable hazardous installations
CS30	HSE notifiable pipelines
CS31	Carlisle and Newcastle Airports Aeronautical Safeguarding Areas
CS32	New development in flood risk areas
CS33	Impact on surface water run off from new development
ED1	Land allocated for Employment Development
ED1a	Development opportunity site: Hexham Goods Yard
ED3	Requirement of a railway bridge for site ED1.18, Haltwhistle (West End Link Road)
ED4	Expansion land
ED5	Development permitted in existing employment areas
ED6	Control of B2 Uses which could cause potential harm to the environment
ED7	Uses not permitted in existing employment areas or on sites allocated for employment use
ED9	15 ha safeguarded land at Beaufront Road, Hexham
ED11	Small scale opportunities from new sites, redevelopment or conversions
ED12	Criteria to assess change of use or redevelopment of an existing employment use to a non-employment use
ED13	Farm diversification
ED14	Change of use of part of a dwelling to office/light industrial use
ED15	Provision and enhancement of business support and training facilities