



GOVERNMENT OFFICE
FOR THE NORTH EAST

Mr S Robson
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Your Ref:

Our Ref:

Date: 26 September 2007

Dear Mr Robson

I am writing with reference to your application of 30 March 2007 as amended 22 June 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Blyth Valley District Local Plan (1999).

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27th September 2007. All policies that have been expressly replaced by the adopted Core Strategy and Development Control Policies Development Plan Documents have not been included in the Direction.

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 providing 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.

From 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

A handwritten signature in cursive script that reads "Mary G Edwards".

MARY EDWARDS

Senior Planning Officer
Planning Team
Environment Group



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**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN BLYTH VALLEY DISTRICT 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
Head of Planning Team
Government Office for the North East
26 September 2007



INVESTOR IN PEOPLE

SCHEDULE

POLICIES CONTAINED IN BLYTH VALLEY DISTRICT LOCAL PLAN (1999)

E3	Landscape: General Approach
E5	The Protection of the Tree and Shrub Cover
E18	Visual Aspects of Open Spaces in the Built Environment
E20	Shop Fronts
E21	Percent for Art
G7	Greenbelt-Definition
G9	Development in the countryside beyond the greenbelt
G10	Development criteria in the countryside generally
H4	Infill Sites
H6	The Release of Housing land at Cramlington
H7	Allocation of land for housing, Cramlington
H9	Release of housing land at Blyth
H10	Allocation of Land for Housing, Blyth
H12	The Release of Housing Land - Rest of District
H13	Allocation of Land for Housing, Rest of District
H15	Affordable Housing: Controlling Occupancy
H16	Residential Care Homes
H17	Adaptations and other specialised needs
H19	Accommodation for Gypsies
H20	Housing in combination with other uses etc.
H21	Design and Layout Principles for New Housing Areas
H25	Housing in the countryside beyond the greenbelt
H26	Demolition & replacement of dwellings in the countryside
C10	Educational Facilities
C11	Changes from Educational Use
C14	Shopping: Main Centres
C15	Shopping: Edge of Town Centre Proposals
C16	Shopping: Out of Town Centre Proposals
C22	Food and Drink Establishments
W1	General and Local Employment and Business Park Use
W2	Individual Users
W3	Port of Blyth: Continued Activity
W4	Port of Blyth: Port Development Area
W6	Offices: Class A2 Uses
WP1	The Blyth Industrial Estates
WP3	Bebside: Land South of Mansell Terrace
WP5	South Cramlington
WP6	East Cramlington Work Activity Area
WP7	Complex at Avenue Road, Seaton Delaval
WP8	Double Row
WP9	Seghill Work Activity Area

M7	Heavy Goods Vehicles
M8	Car Parking
M9	Road Construction within Built Up Areas
M10	Road Construction Outside Settlement Limits
CC1	Central Shopping Area
CC2	Northern Expansion Site
CC3	Access on foot, bicycle etc
CC4	Access to Railway Station Site
CC5	Bus related facilities
CC6	Environment of Station Road
B1	Retail Frontage Control Policy
B2	The Market Square
B3	Secondary Commercial Area
B4	Living over the shop
BP1	Development site adjacent to inner relief road
BP2	Expansion of Town Centre Uses
BP3	Traffic circulation and management
BP4	Car Parking Provision
BP5	Public Transport
NE1	General Housing Sites
NE2	Special Design Housing Sites
NE3	Affordable Housing Sites
NE4	Brockwell Centre - Remaining Plots
NE5	Footpath/Cycleways
NE6	Public Open Space/Playing Space
NE7	Landscape Structure
SW1	Energy Efficient Housing
SW2	Housing Development
SW3	Work Activity Area-Fisher Lane
SW4	Central Community Facilities
SW5	Landscape Structure
SW6	Playing Space
SW7	The Road Network
SW8	Footpath and Cycleway system
WB1	West Blyth- Chase Farm: Housing
WB3	Chase Farm: Access
WB4	Chase Farm: Landscape Structure
WB5	Chase Farm: Distributor Road Environment
WB6	Chase Farm: Central Playing Space for Sport
WB7	Chase Farm: Children's Equipped Playing Space
WB8	Chase Farm: Additional Housing Area
WB9	Chase Farm: Additional Playing Space
WB10	Chase Farm: All weather, floodlit pitch
WB11	Chase Farm: Indoor Sports provision

SB1	Development of General Housing Land
SB4	District Centre, School etc
SB5	Central Parkland
SB6	Childrens' Equipped Playing Space
SN1	South West Newsham Development Principles
SN2	Opportunity Development Site
SD1	Wheatridge Park
SD2	Avenue Head Local Service Area
SD3	Avenue Head Environment/Parking Improvements
BQ1	Ballast Hill/Quayside Areas
BQ2	Sussex Street/Ridley Street/Bridge Street Area
BQ3	Intermediate Area
BQ4	Environmental Upgrading of Quayside
BQ5	The Dun Cow Quay
CM1	Former Builders Yard
CM2	Crofton Mill Mixed Use Housing Proposal
CM3	Rosemary Terrace Area
CM4	First School
CM5	Crofton Moor
BL1	Proposals for Blyth Links
BL2	Environmental Upgrading of Links Area
BL3	Area to the Rear of the Links
BL4	Area of Caravan Site
BL5	Former South Timber Yard (Part)
BL7	Footpath/cycleway: Rotary Way to Links Road

Appendix 25 Retail Frontage Policy Applied to Principal Shopping Area of Blyth Town Centre

