



GOVERNMENT OFFICE  
FOR THE NORTH EAST

Mr H Edmundson  
Planning Services Manager  
Castle Morpeth Borough Council  
Longhirst  
MORPETH  
Northumberland NE61 2LQ

Environment Group  
  
Citygate  
Gallowgate  
Newcastle upon Tyne  
NE1 4WH

Your Ref:  
Our Ref:

Date: 31 August 2007

Tel: 0191 201 3300  
Direct: 0191 202 3643  
Fax: 0191 202 3744  
Minicom: 0191 202 3515  
[www.go-ne.gov.uk](http://www.go-ne.gov.uk)  
[planning@gone.gsi.gov.uk](mailto:planning@gone.gsi.gov.uk)

Dear Mr Edmundson

I am writing with reference to your application of 28 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 Castle Morpeth District Local Plan 1991-2006 (2003).

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.



GOVERNMENT OFFICE  
FOR THE NORTH EAST

2

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



GOVERNMENT OFFICE  
FOR THE NORTH EAST

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE  
PLANNING AND COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN CASTLE MORPETH DISTRICT LOCAL PLAN 1991-2006  
(2003)**

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 the Planning Team  
Government Office for the North East  
31 August 2007

## SCHEDULE

### POLICIES CONTAINED IN CASTLE MORPETH DISTRICT LOCAL PLAN 1991-2006 (2003)

RE2	Renewable Energy
RE3	Wind Power – Areas of Search
RE4	Water Quality
RE5	Surface Water Run-Off and Flood Defences
RE6	Service Infrastructure
RE7	Development Affecting Sites Authorised Under Part I of the Environment Protection Act
RE8	Contaminated Land
RE9	Ground Stability
C1	Settlement Boundaries
C2	Environmental Education
C3	Areas of High Landscape Value
C4	Landscape Corridors
C9	Sites of Nature Conservation Importance, Local Nature Reserves and Regionally Important Geological or Geomorphological Sites
C10	Sites of Local Conservation Interest
C11	Protected Species
C12	Wildlife Corridors
C13	Wildlife Corridors
C15	Trees in the Countryside and Urban Areas
C16	The Green Belt
C17	The Green Belt
C19	Infill at Major Developed sites
C20	Encroachment of Residential Gardens into Green Belt and Open Countryside
C21	Protected Open Space
C22	Extension of Gardens into Open Space within Settlements
C25	Farm Buildings
C26	Conservation Areas
C28	Demolition of Buildings in Conservation Areas
C29	Design Considerations within Conservation Areas
C30	Highway design and parking standards in conservation areas
C31	Advertisements within Conservation Areas
C32	Street Furniture
C33	Free-Standing Advertisements within Conservation Areas
C34	Building Security
C35	Advance Warning Signs
C36	Security and Design
C37	Canopies and Awnings
C43	Hadrian's Wall
C45	Network Communications

H1	Housing Land Supply
H2	Phasing
H6	Special Executive Housing
H7	Tranwell Woods
H8	Affordable Housing
H9	Affordable Housing in Rural Areas
H11	Tandem and Backland Development
H14	Improvements to Existing Housing
H15	New Housing Developments
H16	Housing in the Countryside
H17	Removal of Agricultural Occupancy Conditions
H19	Conversion of Buildings in Rural Areas for Residential Use
H20	Conversion of Buildings in Rural Areas for Residential Use
H21	Conversion of non domestic outbuilding to extend existing dwelling
H22	Guidance for Alteration and Extension of Dwellings in the Open Countryside
H23	New dwellings on sites of uninhabited, ruinous or impermanent dwellings
H24	Demolition and Rebuilding
E1	Land Supply
E2	Newcastle International Airport
E3	Office Development
E4	Exceptional Proposals for Employment Development
E6	Conversion of Buildings for Employment Use
E7	The Business Environment
E8	Industrial estates – design
E10	Self Catering Accommodation-principle
E11	Self Catering Accommodation—design
E12	Caravans and Camping Sites
S1	Land Supply
S2	Out-of-town Retail Developments
S3	Bulky Goods retailing
S4	Factory Shops – Retailing from Manufacturing Premises
S5	Village Shops
S6	Farm Shops
S12	Protection of Services
T1	Major Road Improvements
T2	Minor Road Improvements
T3	Traffic Management
T4	Haulage Routes
T5	Public Transport Services
T6	Provision for Cyclists-cycle routes
R2	Playing Fields and Dual Use of Educational Facilities and Youth Facilities
R3	Village Halls, Community and Indoor Facilities
R4	Children's Play

R6	Countryside Activities – High Impact
R8	Public Footpaths and Bridleways
R10	Local Nature Reserves, Woodlands, Wildlife Habitats and Public Access
R13	Culture and the Arts
BEC1	Settlement Boundary
BEC2	Areas of High Landscape Value
BEC3	Sites of Nature Conservation Importance
BEC4	Conservation Area
BET1	Transport
BRC1	Settlement Boundary
BRC2	Protected Open Space
CBC1	Settlement Boundary
CBC2	Conservation Area
CPC1	Settlement Boundary
CPC2	Areas of High Landscape Value
CPC3	Sites of Nature Conservation Importance
CPC4	Conservation Area
CLC1	Settlement Boundary
CLC2	Areas of High Landscape Value
CLC3	Sites of Nature Conservation Importance and Wildlife Corridors
CLC4	Sites of Nature Conservation Importance and Wildlife Corridors
CLC5	Sites of Nature Conservation Importance and Wildlife Corridors
CLC6	Sites of Nature Conservation Importance and Wildlife Corridors
CLC7	Sites of Nature Conservation Importance and Wildlife Corridors
CLC8	Protected Open Space
CLC9	Proposed Conservation Area
ELC1	Settlement Boundary
ELC2	Landscape Corridors
ELC3	Sites of Nature Conservation Importance and Wildlife Corridors
ELC4	Sites of Nature Conservation Importance and Wildlife Corridors
ELC5	Sites of Nature Conservation Importance and Wildlife Corridors
ELC6	Protected Open Space
ELE1	Employment
HDC1	Settlement Boundary
HDC2	Areas of High Landscape Value
HDC3	Sites of Local Conservation Interest
HDC4	Protected Open Space
HDE1	Employment

HTC1	Settlement Boundary
HTC2	Areas of Landscape Value
HTC3	Sites of Nature Conservation Importance and Wildlife Corridors
HTC4	Sites of Nature Conservation Importance and Wildlife Corridors
HBC1	Settlement Boundary
HWC1	Settlement Boundary
HWC2	Areas of High Landscape Value
HWC3	Other Sites of Conservation Value
HWC4	Protected Open Space
HWC5	Proposed Conservation Area
HPC1	Settlement Boundary
HPC2	Wildlife Corridors
HPC3	Protected Open Space
INC1	Settlement Boundary
INC2	Protected Open Space
KHC1	Settlement Boundary
KHC2	Other Sites of Nature Conservation Value
KHC3	Protected Open Space
KHC4	Proposed Conservation Area
LIE1	Settlement Boundary
LIE2	Employment
LTC1	Settlement Boundary
LTC2	Areas of High Landscape Value
LTC3	Conservation Area
LHC1	Settlement Boundary
LHC2	Landscape Corridors
LHC3	Protected Open Space
LHC4	Conservation Area
LHE1	Craft Workshops
LYC1	Settlement Boundary
LYC2	Landscape Corridors
LYC3	Sites of Nature Conservation Importance and Wildlife Corridors
LYC4	Sites of Nature Conservation Importance and Wildlife Corridors
LYC5	Protected Open Space
MTC1	Settlement Boundary
MTC2	Areas of High Landscape Value
MTC3	Protected Open Space
MTC4	Conservation Area

MBC1	Settlement Boundary
MBH1	Infill Development
MBH2	Infill Development
MDC1	Settlement Boundary
MDC2	Areas of High Landscape Value
MDC3	Sites of Nature Conservation Importance and Wildlife Corridors
MDC4	Sites of Nature Conservation Importance and Wildlife Corridors
MDC5	Proposed Conservation Area
MC1	Settlement Boundary
MC2	Areas of High Landscape Value
MC3	Landscape Corridors
MC4	Sites of Nature Conservation Importance
MC5	Sites of Nature Conservation Importance
MC6	Wildlife Corridors
MC7	Protected Open Space
MC8	Conservation Area
MC9	Morpeth Town Scheme
ME1	Employment: Land Supply
ME2	Office Development
ME3	Exceptional Proposals for Employment Development
MH1	Housing: Land Supply
MS1	Future Shopping Provision
MS2	Extent and Character of the Town Centre Shopping Centre and Primary Shopping Areas
MS3	Extent and Character of the Town Centre Shopping Centre and Primary Shopping Areas
MS4	Manchester Street and Dacre Street
MMD1	Mixed Development Site, Low Stanners
MT1	A1/South East Northumberland Link Road
MT2	Minor Road Improvements
MT3	Traffic Management
MT4	Car Parking
MPS1	Sewage Disposal
MR1	Informal Country Park
MR2	Formal Recreation Space
MR3	Youth Groups
MR4	Allotments
MR5	Public Footpaths and Bridleways
MR6	Riverside Walks
MR7	Picnic Sites
NWC1	Settlement Boundary
NWC2	Areas of High Landscape Value
NWC3	Sites of Nature Conservation Importance and Wildlife Corridors
NWC4	Sites of Nature Conservation Importance and Wildlife Corridors
NWC5	Conservation Area



OGC1	Settlement Boundary
PGC1	Settlement Boundary
PGT2	Front Street car park
PC1	Settlement Boundary
PC2	Areas of High Landscape Value
PC3	Landscape Corridors
PC4	Wildlife Corridors
PC6	Protected Open Space - Darras Hall SSSI
PC7	Protected Open Space - Darras Hall First School
PC8	Protected Open Space - The Glebe
PC9	Conservation Areas
PH1	Housing: Land Supply
PH2	Housing Development in Darras Hall
PH3	Runneymede Road area
PE1	Employment
PS1	Shopping - Commercial and business centre - changes of use
PS2	Shopping - commercial and business centre - development for certain uses outside centre
PS3	Shopping - enhancement of village centre
PT1	A696 Ponteland Bypass
PT2	Extension to B6323 Callerton Link Road
PT3	Minor Road Improvements
PT4	Car Parking
PR1	Playing Fields
PR2	Public Footpaths and Bridleways
SGC1	Settlement Boundary
SGC2	Areas of High Landscape Value
SGE1	Employment
SMC1	Settlement Boundary
SMC2	Areas of High Landscape Value
SMC3	Wildlife Corridors
SMC4	Protected Open Space
SMC5	Conservation Area
SNC1	Settlement Boundary
SNC2	Landscape Corridors
SNC3	Protected Open Space
SNC4	Proposed Conservation Area
UGC1	Settlement Boundary
UGC2	Wildlife Corridors

WTC1	Settlement Boundary
WTC2	Areas of High Landscape Value
WTC3	Sites of Special Scientific Interest and Wildlife Corridors
WTC4	Sites of Special Scientific Interest and Wildlife Corridors
WTC5	Conservation Area
WHC1	Settlement Boundary
WHC2	Conservation Area
WDC1	Settlement Boundary
WSC1	Settlement Boundary
WSC2	Other Sites of Conservation Value
I2	Planning obligations