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Our Ref: EMP1030/475/22
Date: 26th March 2008

Dear Mr Fisher

I am writing with reference to your application of 25th September 2007 and further correspondence, applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the High Peak Local Plan (adopted March 2005).

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 30th March 2008.

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 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 intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities (LPAs) should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents (DPDs). LPAs should adopt a positive spatial strategy led 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.



Following 30th March 2008 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.

Signed by authority of the Secretary of State

Karin Staples
Head of Housing and Planning Team
Sustainable Communities Directorate



**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND
COMPULSORY PURCHASE ACT 2004**

**POLICIES CONTAINED IN THE HIGH PEAK LOCAL PLAN
ADOPTED MARCH 2005**

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

Karin Staples
Head of Housing and Planning Team
Sustainable Communities Directorate
Government Office for the East Midlands
26th March 2008



SCHEDULE
POLICIES CONTAINED IN THE HIGH PEAK LOCAL PLAN
ADOPTED MARCH 2005

POLICY NUMBER	POLICY NAME/DESCRIPTION
GD.2	BUILT-UP AREA BOUNDARIES
GD.3	IMPROVEMENT CORRIDORS
GD.4	CHARACTER, FORM AND DESIGN
GD.5	AMENITY
GD.6	LANDSCAPING
GD.7	CRIME PREVENTION
GD.12	UNSTABLE LAND, LANDFILL AND CONTAMINATED SITES
GD.13	BUXTON MINERAL WATER
OC.1	COUNTRYSIDE DEVELOPMENT
OC.2	GREEN BELT DEVELOPMENT
OC.3	SPECIAL LANDSCAPE AREA DEVELOPMENT
OC.4	LANDSCAPE CHARACTER AND DESIGN
OC.5	DEVELOPMENT CONSPICUOUS FROM THE PEAK DISTRICT NATIONAL PARK
OC.6	AGRICULTURAL DEVELOPMENT
OC.8	SITES OF NATURE CONSERVATION IMPORTANCE
OC.10	TREES AND WOODLAND
BC.1	EXTERNAL MATERIALS
BC.2	SHOP FRONTS
BC.3	SECURITY MEASURES
BC.5	CONSERVATION AREAS AND THEIR SETTINGS
BC.6	DEMOLITION IN CONSERVATION AREAS
BC.7	ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS
BC.8	SETTINGS OF LISTED BUILDINGS
BC.9	DEMOLITION OF LISTED BUILDINGS
BC.10	ARCHAEOLOGICAL AND OTHER HERITAGE FEATURES
BC.11	HISTORIC PARKS AND GARDENS
TC.1	TOWN CENTRES
TC.2	TOWN CENTRE ENVIRONMENT
TC.3	LARGE STORES
TC.4	LARGE STORES WHICH CANNOT BE LOCATED IN EXISTING TOWN CENTRES
TC.5	SMALL SHOPS
TC.6	RETENTION OF LOCAL CENTRES AND VILLAGE SHOPS

POLICY NUMBER	POLICY NAME/DESCRIPTION
TC.9	THE EVENING ECONOMY – PUBS, CLUBS AND TAKEAWAYS
TC.10	CAR PARKING AND TOWN CENTRE ACCESS IMPROVEMENTS
TC.11	REGENERATION AREAS IN GLOSSOP
TC.12	PRIME RETAIL FRONTAGE
TC.13	TORR VALE MILL REGENERATION AREA
TC.14	REGENERATION AREA AT HOGS YARD
TC.15	REGENERATION AREAS AT BUXTON
H.1	NEW HOUSING PROVISION
H.2	HOUSING AND INFRASTRUCTURE IN GLOSSOPDALE
H.4	HOUSING IN BUXTON
H.5	HOUSING WITHIN THE BUILT-UP AREA BOUNDARIES
H.9	AFFORDABLE HOUSING FOR LOCAL NEEDS
H.10	RURAL 'EXCEPTIONS' AFFORDABLE HOUSING FOR LOCAL NEEDS
H.11	LAYOUT AND DESIGN OF RESIDENTIAL DEVELOPMENT
H.12	PUBLIC LOCAL OPEN SPACE
H.13	REPLACEMENT DWELLINGS IN THE COUNTRYSIDE
H.14	DOMESTIC EXTENSIONS AND ANCILLARY BUILDINGS
H.15	SUB-DIVISION OF EXISTING DWELLINGS
H.16	HOUSES IN MULTIPLE OCCUPATION
H.17	GYPSY SITES
EMP.1	INDUSTRY AND BUSINESS ALLOCATIONS IN THE GLOSSOP AREA
EMP.2	INDUSTRY AND BUSINESS ALLOCATIONS IN THE CENTRAL AREA
EMP.3	INDUSTRY AND BUSINESS ALLOCATIONS IN THE BUXTON AREA
EMP.4	PRIMARY EMPLOYMENT ZONES
EMP.5	OPEN STORAGE AND PROCESSING
EMP.6	INDUSTRY AND BUSINESS WITHIN THE BUILT-UP AREA BOUNDARIES AND HOMEWORKING
EMP.7	INDUSTRY AND BUSINESS IN THE COUNTRYSIDE
EMP.8	INFILLING/REDEVELOPMENT AT MAJOR DEVELOPED SITES IN THE GREEN BELT
EMP.9	CHANGE OF USE FROM INDUSTRY OR BUSINESS
LT.3	PROTECTION OF RECREATIONAL LAND AND FACILITIES
LT.4	NEW RECREATION FACILITIES
LT.5	HORSE RIDING FACILITIES, STABLES AND RIDING SCHOOLS
LT.6	GOLF COURSES
LT.7	INTENSIVE OUTDOOR RECREATION
LT.8	AIR, MOTORISED AND SHOOTING SPORTS
LT.10	BUXTON'S SPA HERITAGE
LT.11	CANALS AND CANAL BASINS
LT.13	TOURING CARAVAN AND CAMP SITES

POLICY NUMBER	POLICY NAME/DESCRIPTION
CF.2	LOCAL COMMUNITY FACILITIES
CF.3	SCHOOL AND COLLEGE FACILITIES
CF.4	CHILDCARE FACILITIES
CF.5	RESIDENTIAL CARE FACILITIES
CF.7	TELECOMMUNICATIONS
CF.10	RENEWABLE ENERGY
CF.11	WASTE MANAGEMENT AND RECYCLING
TR.1	TRANSPORT IMPLICATIONS OF NEW DEVELOPMENT
TR.2	A57/A628(T) MOTTRAM –TINTWISTLE BY-PASS & A57 GLOSSOP SPUR
TR.3	LOCAL ROAD SCHEMES
TR.4	TRAFFIC MANAGEMENT
TR.5	ACCESS, PARKING AND DESIGN
TR.7	NEW RAILWAY INFRASTRUCTURE
TR.9	DISUSED RAILWAY LINES
TR.11	FOOTPATHS, BRIDLEWAYS AND BYWAYS
TR.13	LONG DISTANCE AND LOCAL TRAILS
TR.14	THE PROTECTION AND CONSTRUCTION OF TRAILS