



GOVERNMENT OFFICE  
FOR THE SOUTH WEST

Mr J. Thompson  
Exeter City Council  
Planning Services  
Civic Centre  
Paris Street  
Exeter  
EX1 1NN

Our reference: SW/THM/8104/17  
Your reference:

14 March 2008

THOSS SHEARER  
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Regional Strategies, Housing and Planning  
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Dear Mr Thompson

I am writing with reference to your application of 4 September 2007 applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Torridge District Local Plan 2004.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 31 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 Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of your authority. Also, her decisions in respect of some policies have the effect of saving policies that your authority requested should not be extended. For clarity, where either or both of these two circumstances apply the Secretary of State's reasons are set out in the table at the end of this letter.

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 should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. 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/Spatial Development Strategy.

Following 31 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.

Policy Ref	Reason	Extended	Not Extended
None	The Secretary of State's assessment did not differ from the Local Authority's		

Please note that if you have any queries concerning the contents of this letter they should be directed to Michael Walton 01752 635025 [mike.walton@gosw.gsi.gov.uk](mailto:mike.walton@gosw.gsi.gov.uk).

Yours sincerely

**Thoss Shearer**  
Deputy Regional Director  
Regional Strategies, Housing and Planning



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Your Ref:

Our Ref: DC/THM/8104/17

Date: 26 March 2008

Dear Mr Thompson

**EXETER SAVED POLICIES – AMENDMENT TO ACCOMPANYING LETTER**

Further to Thoss Shearer's letter of 14 March.

Paragraph one of the letter referred to the saving of the 'Torridge District Local Plan 2004'. This was our error and should of course have read '**Exeter City Council Local Plan First Review 2005**'.

I would be grateful if you could attach this letter to that of 14 March 2008 as confirmation of the correct reference. The Saving Direction and appended Schedule is not affected.

Yours sincerely

Michael Walton  
Planning Manager