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7 September 2007

Dear Niall

**PLANNING & COMPULSORY PURCHASE ACT 2004**

I am writing with reference to your application of 27<sup>th</sup> March 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 the City of Coventry Unitary Development Plan.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27<sup>th</sup> September 2007.

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 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 or where her views differ from those of your authority. Where these circumstances apply the Secretary of State's reasons for the decision 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 only 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. Local Planning Authorities 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 timetables in 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 development plan status of the Regional Spatial Strategy.

Following 27 September 2007 the saved 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. 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.

<b>Policy Ref</b>	<b>Reason</b>	<b>Decision</b>
H7 Housing Land Provision	Contrary to PPS3 due to its significant reliance on windfalls	<b>Not Extended</b>
H14 Gypsies and travellers	The policy is more restrictive than Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites	<b>Not Extended</b>
GE13 Species Protection	The policy is contrary to paragraph 15 of PPS9.	<b>Not Extended</b>
EM1 Alternative Energy Resources	The policy is more restrictive than PPS22.	<b>Not Extended</b>

Signed by authority of the  
Secretary of State



DAVID MARR  
HEAD OF PLANNING AND HOUSING  
GOVERNMENT OFFICE FOR THE WEST MIDLANDS

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE  
PLANNING AND COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN THE  
CITY OF COVENTRY UNITARY DEVELOPMENT PLAN  
ADOPTED DECEMBER 2001**

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 (1) 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

A handwritten signature in black ink, appearing to read 'D Marr', is written over a faint circular stamp.

DAVID MARR  
HEAD OF PLANNING AND HOUSING  
GOVERNMENT OFFICE FOR THE WEST MIDLANDS

7 September 2007

**SCHEDULE**  
**POLICIES CONTAINED IN**  
**CITY OF COVENTRY UNITARY DEVELOPMENT PLAN**  
**ADOPTED 9 DECEMBER 2001**

<b>Policy Number</b>	<b>Policy Name</b>
OS 1	The Objectives and Outcomes of the Plan
OS 2	Strategic Regeneration Sites
OS 3	Local Area Regeneration
OS 4	Creating a More Sustainable City
OS 5	Achieving a High Quality City
OS 6	Change of Land Use
OS 7	Mixed Land Use
OS 8	Equal Opportunity
OS 9	Access by Disabled People
OS 10	Planning Obligations
SCL1	Social, Community, Leisure and Indoor Sports Facilities
SCL2	Large Social, Community, Leisure and Indoor Sports Facilities
SCL3	Small Social, Community, Leisure and Indoor Sports Facilities
SCL6	Education Facilities
SCL7	Schools and Colleges of Further Education
SCL8	Coventry University
SCL9	University of Warwick
SCL10	Health and Social Care
SCL12	Local Health and Social Care Facilities
SCL14	Re-use or Redevelopment of Facilities

Policy Number	Policy Name
H 1	People and their Housing Needs
H 2	Balancing New and existing housing
H 3	The Improvement of the Housing Stock
H 4	Residential Extensions
H 5	Conversion from non-residential to residential use
H 6	Conversion to Multiple Occupation
H 8	Principal Housing Sites
H 9	Windfall Additions to Housing Land Supply
H 10	Affordable Housing
H 11	Housing for people with special needs
H 12	Design and density of housing development
H 13	Care homes and nursing homes
GE1	Green Environment Strategy
GE2	Green Space Enhancement Sites
GE3	Green Space Corridors
GE4	Protection of Outdoor Sports Facilities
GE5	Protection of Allotment Gardens
GE6	Control over Development in the Green Belt
GE7	Industrial or Commercial Buildings in the Green Belt
GE8	Control Over Development in Urban Green Space
GE9	Green Space Provision in New Housing Developments Outside the City Centre
GE10	Proposals for New or Expanded Outdoor Sport or Recreation Facilities in Urban Green Space
GE11	Protection of Sites of Special Scientific Interest, Local Nature Reserves and Coventry Nature Conservation Sites
GE12	Protection of Other Sites of Nature Conservation Value

<b>Policy Number</b>	<b>Policy Name</b>
GE14	Protection of Landscape Features
GE15	Designing New Development to Accommodate Wildlife
EM2	Air Quality
EM3	Water Resources and Quality
EM4	Flood Risk & Development
EM5	Pollution Protection Strategy
EM6	Contaminated Land
EM7	Hazardous Installations and Nearby Development
EM8	Light Pollution
EM9	Waste Strategy
EM10	Re-Use and Recycling
EM11	Materials Recycling Facility
EM12	Composting
EM13	Landfill
E1	Overall Economy & Employment Strategy
E2	Consolidating & Strengthening City's Economic Base
E3	Diversification of the Local Economy
E4	Hotels, Conference & Training Accommodation
E5	Office Development
E6	Principal Employment Sites
E7	Site Reserved for the Expansion of Jaguar/Ford Cars
E8	Redevelopment of Existing Employment Sites
E9	Windfall Additions to Employment Land Supply
E10	Accessibility to job opportunities
E11	Employment & training Initiatives to assist the Priority Areas
E12	Warehousing Development

<b>Policy Number</b>	<b>Policy Name</b>
E13	General Industrial Development (B2) in Residential Areas
CC 1	City Centre Strategy
CC 2	A Vibrant and Entertaining Market Place
CC 3	A Living Heart
CC 4	New Housing Sites
CC 5	Sites and Areas with a Substantial Housing Element
CC 6	Warm and Welcoming Public Spaces
CC 7	Major Environmental Improvement Schemes
CC 8	Accessible to All
CC 10	Public Car Parking
CC 11	Sparkling through Good Design and Management
CC 12	Distinctive Areas
CC 13	The Central Shopping Area
CC 15	Smithford Way Redevelopment
CC 16	Barracks Redevelopment
CC 18	West End Area
CC 21	The Southside Area
CC 23	The Queens Road/Butts Area
CC 24	Queens Road/ Butts Area – Social, Community and Leisure Uses
CC 25	The Station Area
CC 26	Station Area Sites
CC 27	The Parkside Area
CC 30	The Coventry University Area
CC 33	The Cathedral Area

<b>Policy Number</b>	<b>Policy Name</b>
CC 34	The Phoenix Area
CC 37	Phoenix 2
CC 38	Phoenix 3
CC 39	Pool Meadow
CC 40	The Ring Road Area
CC 41	Subways
CC 42	Bridges
CC 43	"At-grade" Crossings
CC 44	The Swanswell Area
CC 45	The Coventry and Warwickshire Hospital Site
BE 1	Overall Built Environment Strategy
BE 2	The Principles of Urban Design
BE 4	Road Corridors
BE 5	The Canal Corridor
BE 6	The West Coast Main Line Railway Corridor
BE 7	Gateways
BE 8	Conservation Areas
BE 9	Development in Conservation Areas
BE 10	The Retention of Buildings in Conservation Areas
BE 11	Alteration or Extension of Listed buildings
BE 12	Change of Use of Listed Buildings
BE 13	Demolition of Listed Buildings
BE 14	" Locally Listed" Buildings
BE 15	Archaeological Sites
BE 16	Telecommunications
BE 17	Outdoor Advertisements

<b>Policy Number</b>	<b>Policy Name</b>
BE 18	Public Art
BE 19	Lighting
BE 20	Landscape Design and Development
BE 21	Safety and Security
AM 1	An integrated, accessible and sustainable transport strategy.
AM 2	Public Transport
AM 3	Bus Provision in major new developments.
AM 4	Bus Priority Measures
AM 5	Bus Park and Ride
AM 6	Hackney Carriage Ranks
AM 7	Rail Services
AM 8	Improving Pedestrian Routes
AM 9	Pedestrians in new developments
AM 10	Traffic Calming
AM 11	Improving Cycling Facilities
AM 12	Cycling in New Developments
AM 13	Cycle Routes
AM 14	Roads
AM 15	Highway Authority Road Schemes
AM 16	Other Road Schemes
AM 19	Off-street car parking areas
AM 20	Road Freight
AM 22	Road safety in New Developments
S 1	Shopping Strategy
S 2	Major District Centres

<b>Policy Number</b>	<b>Policy Name</b>
S 3	Foleshill Gasworks Major District Centre
S 4	District Centres
S 5	Local Centres
S 6	Ground Floor Units in Defined centres
S 9	Local Shops
S 10	Catering Outlets
S 11	Edge-of-Centre and Out-of-Centre Retailing