

APPENDIX ONE

THE SEVENTEEN PRINCIPLES OF AGENDA 21 AND THEIR RELATIONSHIP TO POLICIES AND PROPOSALS OF THIS PLAN

(These are taken from Sustainable local communities for the 21st century published in 1997 by LGMB, LGA and DETR; grouped under four headings following the objectives set out in A Better Quality of Life – The Strategy for Sustainable Development for the UK published by DETR in 1999)

Prudent use of natural resources

- Use energy, water and other natural resources efficiently and with care
- Minimise waste, then re-use or recover it through recycling, composting or energy recovery, and finally sustainably dispose of what is left.

These are mainstream sustainability issues. See Keynote Section - protection of non-renewable resources and Transport Section. (Issues of waste and recycling are not covered in this plan - Local Plans dealing with waste matters must be prepared by waste disposal authorities)

Effective protection of the environment

- Limit pollution to levels that do not damage natural systems.

Pollution is one of the aspects included as criteria in a number of development control policies throughout the plan. *See also water and land protection policies in Keynote Section and Transport Section*

- Value and protect the diversity of nature.

See nature conservation policy in Keynote Section plus policies in Natural Heritage Section

- Create and enhance places, spaces and buildings which work well, wear well, and look well.
- Make settlements 'human' in scale and form.
- Value and protect diversity and local distinctiveness and strengthen local community and cultural identity.

The impact of land-use planning is through design policies in the Keynote Section, landscape protection policies in the Natural Heritage Section and conservation policies in the Built Heritage Section. The theme of local distinctiveness is taken up strongly through the initiative of local Village Design Statements which are promoted through the Plan and are encouraged by the Council. Where appropriate these can be adopted as supplementary planning guidance. Partnerships with the voluntary sector, described below, help people to appreciate their local environment.

- Protect human health and amenity through safe, clean and pleasant environments.

The impact of land-use planning is through anti-pollution measures built into a number of the policies.

Social progress which recognises the needs of everyone

- Ensure good access to good food, water, housing and fuel at reasonable cost.

These are largely a matter for national economic and fiscal policy. However, they can be assisted through policies on allotments and water resources (Community Facilities and Sustainable Development Sections), and policies to facilitate the development of affordable housing are included in the Housing Section

- Emphasise health service preventative action as well as care.

There is very little linkage except through anti-pollution measures (Sustainable Development Section)

and encouragement of healthy recreational activities, providing exercise, well-being and reduction of stress, in which the natural environment has a role to play (Community Facilities and Natural Heritage Sections)

- Meet local needs locally wherever possible.

Most aspects of this issue are outside the scope of a Local Plan but there are links to policies in Retail, Employment and Transport Sections.

- Encourage necessary access to facilities, services, goods and other people in ways that make less use of the car and minimise impacts on the environment.

This is the key driving force behind the retail location policies in the Retail and Town Centres Section and policies on sustainable transport in the Transport Section. There are also linkages to policies in Community Facilities Section.

- Make opportunities for culture, leisure and recreation readily available to all.

Though land-use planning has a limited effect only, many such opportunities are offered in matters covered in the Community Facilities, Natural Heritage and Built Heritage Sections. There is also linkage with sustainable transport policies in the Transport Section.

- Maximise everyone's access to the skills, knowledge and information needed to enable them to play a full part in society

Land-use planning has a minimal impact on this aspect.

- Empower all sections of the community to participate in decision-making and consider the social and community impacts of decisions.

The relationship with this theme is the process of preparing the plan itself, which must help to inform the content. The planning system has embraced the concept of public participation for many years. Partnerships with voluntary groups referred to below also help to encourage community participation.

Maintenance of high and stable levels of economic growth and employment

- Create a vibrant local economy that gives access to satisfying and rewarding work without damage to the local, national or global environment.

This is clearly a central issue in land-use planning and is covered in the Employment Section and the Sustainability Keynote section as well as in general policies throughout the plan

- Value unpaid work

Land-use planning has a minimal impact on this aspect, though many aspects of greenspace work have involved partnerships with the voluntary sector in which valuable work has been carried out by community groups.

APPENDIX TWO

DERIVATION OF THE HOUSING FIGURES

TABLE 2.1: Structure Plan housing requirement (as at 1st April 2002)

Note: all dates refer to 1st day of the month except where stated. Structure Plan figures are taken to refer to periods from April 1st to April 1st.

County Structure Plan Allocation 1996-2011		3,000	
New dwellings completed April 1996- April 2002		1,510	See note (1)
Allocation remaining at 1st April 2002	3000 – 1510 =	1,490	
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New dwellings under construction at 1st April 02		185	See note (1)
New dwellings with outstanding planning permission at 1st April 02 expected to be implemented within the plan period		1,306	See notes (1) & (2)
Total commitments		1,491	
Therefore potential overprovision	1491 – 1490 =	1	
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Estimated contribution of additional 'windfall' completions From April 2002 to 2011		242	See note (3)
Resulting overprovision	242 + 1 =	243	

Notes:

(1) *New dwellings refers mostly to new dwellings constructed but housing units can also be created by converting non-residential buildings to dwellings or by converting existing dwellings to accommodate a different number of housing units (or alternatively lost by conversions from residential to other uses). These conversions may result in either net increases or net decreases. The figures above take this into account.*

(2) *The figure of 1,306 is derived as follows: 1,250 new dwellings for which planning permissions have been issued plus an additional 120 where decisions to grant planning permission subject to Section 106 agreements were made before 1st April 2002 even though the decisions had not been issued by that date. From this total of 1,370, 64 have been deducted where it is considered that they may not be completed within the plan period.*

(3) *See tables 2.2, 2.3 and 2.4 for derivation of the windfall allowance*

TABLE 2.2: Windfall completions (new building) 1996 to 2002

Year	All sites	Greenfield	Brownfield
96-97	96	33	63
97-98	137	74	63
98-99	98	22	76
99-00	120	4	116
00-01	84	18	66
01-02	85	22	63
Average 1996-2002	103	29	74

TABLE 2.3: Conversions 1996 to 2002

Year	Total net gain	Net gain from Farm buildings (greenfield)	Net gain – Others (brownfield)
96-97	15	11	4
97-98	25	14	11
98-99	15	6	9
99-00	16	9	7
00-01	2	1	1
01-02	0	5	- 5
Average 1996-2002	12	8	4

TABLE 2.4: Calculation of windfall allowance

Estimates - average per annum, during the period 2002-2011:

Contribution of new housing development (brownfield sites only)	70
Contribution of conversions (net gain)	5
Total estimated windfalls per annum	75

Therefore, total estimate of windfalls during period April 2002 - April 2011: $9 \times 75 = 675$

Windfall developments **on brownfield sites** already permitted (and included in Table 2.1) which would therefore be completed during the period April 2002 - April 2011 and must be subtracted to avoid double counting *:

433

Remaining allowance for the period April 2002 - April 2011: $675 - 433 = 242$

**Note: There are outstanding planning permissions and under constructions for 465 dwellings on brownfield sites not proposed through a statutory plan – i.e. windfall sites. However, 32 of these are not included in the calculation in Table 2.1 (because they are within the 64 deducted from the figures as explained in note 2 above). These 32 play no part in the figures and are therefore omitted from this calculation.*

Most of the sites are small, and an inventory would not be appropriate as part of this appendix. However, full details can be inspected on request.

TABLE 2.5: Calculation of duration of land supply

Structure Plan allocation 1996 – 2011 (15 years) 3,000

(Note: this represents 200 completions per year)

Completions April 1996 to April 2002 (6 years) 1,510

Remainder of allocation yet to be completed 1,490

Note: this remains to be completed in 9 years, which would represent a rate of about 166 completions per year.

No. of dwellings committed at 1st April 2002 1,491 (See table 2.1)

At a required rate of 166 completions per year, 1,491 completions represents a supply lasting 9.0 years. *(1491 divided by 166)*

This shows that current commitments represent a 9-year land supply. (This is clear from the fact that current commitments equate to the remainder needed to accommodate the Structure Plan allocation.)

APPENDIX THREE

TRANSPORT ASSESSMENTS AND PARKING

Table 3.1: Cycle parking standards (Minimum)

Location Category	Land Use Category	Use	Cycle Parking Standard
Places Of Work	A2/B1	Business Offices, Services	1 per 125 m ² with minimum of 2 spaces
	B1	Light Industrial	1 per 250 m ² with minimum of 2 spaces
	B2-B7	General Industrial	1 per 500 m ² with minimum of 2 spaces
	B8	Warehouses	1 per 500 m ² with minimum of 2 spaces
Shopping	A1	Food Retail	Out of town 1 per 350 m ² with min. of 4 spaces Town centre/ local shopping centre 1 per 125 m ²
	A1	Non-Food Retail	Out of town 1 per 1500 m ² with min. of 4 spaces Town centre / local shopping centre 1 per 300 m ²
	A1	Garden Centre	1 per 300 m ² with minimum of 2 spaces
Educational	D1	Primary Schools	1 space per 10 staff
	D1	Secondary Schools	1 space per 10 staff/students
	D1	Universities, Colleges	1 space per 8 staff/students
Entertainment	A3	Pubs, Wine Bars	1/100 m ² with minimum of 2 spaces
	A3	Fast Food Takeaways	1/50 m ² with minimum of 2 spaces
	A3	Restaurants, Cafes	1 space per 20 seats with minimum of 2 spaces
	D2	Theatres Cinemas	1 space per 50 seats with min. of 2 spaces
	D2	Leisure, Sports Centres, Swimming Pools	1 space per 10 staff plus 1 space per 20 peak period visitors
Housing	C2	Student Accommodation	1 space per 2 students
	C3	Flats	1 space per unit
Community	D1	Doctor And Dentist Surgeries, Health Centres And Clinics	1 space per 5 staff plus 1 space per 5 staff for visitors
	D1	Libraries	1 space per 10 staff plus 1 space per 10 staff for visitors
	C2	Hospitals	1 space per 5 staff plus 1 space per 10 staff for visitors
Transport		Rail Stations	Meet local demand
		Bus Stations	Meet local demand

Table 3.2: Maximum car parking standards

Use Class (uses)	Car parking spaces (See note 1)
Class A1 (Shops) Food Stores (all sizes) Non-food Stores (all sizes) Car Showrooms	1 per 14m ² 1 per 20 m ² 1 per 40 m ² showroom + 1 per 100 m ² outdoor display
Class A2 (Financial & Professional) 0 – 200 m ² 200 – 1,000 m ² 1,000 + m ²	(see note 2) 1 per 15 m ² 1 per 20 m ² 1 per 30 m ²
Class A3 (Food and Drink) Restaurants & Cafes Public Houses & Licensed Bars	1 per 10 m ² 1 per 6 m ²
Class B1 (Business) 0 – 235 m ² 235+ m ²	(see note 2) 1 per 20 m ² 1 per 30 m ²
Classes B2 (Industry) 0 - 235 m ² 235 - 1,000 m ² 1,000 + m ²	(see note 2) 1 per 20 m ² 1 per 50 m ² 1 per 80 m ²
Class B8 (Storage and Distribution) 0-235m ² 235 - 1,000 m ² 1,000 + m ²	1 per 20 m ² 1 per 50 m ² 1 per 80 m ²
Class C1 Hotels	(see note 3) 1 per bedroom
Class C2 (Residential Institutions) i) Residential Care Establishments ii) Hospitals iii) Nursing homes iv) Residential Schools (pupils to 18 years) v) Keele University, residential colleges and residential training centres (students over 16 years)	(see note 3) 1 per 3 beds 1 per 2 beds + 5 per consulting room/cubicle 1 per 3 beds 1 per 10 pupils 1 per 4 students (see note 4)
Class C3 (Dwellings) i) 1 bedroom ii) 2 or 3 bedrooms iii) 4 bedrooms or more iv) sheltered housing	1 space + 1 space per 3 dwellings for visitors 2 spaces 3 spaces 1 per 3 dwellings
Class D1 (Non-residential institutions) i) Health Centres, surgeries and consulting rooms ii) Crèches, nurseries and day centres iii) State schools (pupils to 18 years) iv) Independent schools (pupils to 18 years) v) Colleges vi) Art Galleries, museums, libraries, public reading rooms and exhibition halls vii) Places of worship	5 per consulting room/cubicle 1 per 4 children 1 per 10 pupils 1 per 10 pupils 1 per 5 students (see note 4) 1 per 30 m ² 1 per 4 seats

Use Class (uses)	Car parking spaces (See note 1)
Class D2 (Assembly and leisure) i) Cinemas, and conference facilities ii) Halls, community centre, clubs and dance halls iii) Sports and leisure centres iv) Stadia	1 per 4 seats 1 per 10 m ² 1 per 10 m ² indoor + 1 per 100 m ² outdoor + 1 per 4 seats 1 per 10 seats

Note 1

Where standards are per m² then they apply to the gross floor area of a building. Where a main use contains a significant sub-use (e.g. a laboratory block within a hospital or a conference complex or large function suite attached to a hotel) then the parking requirements of the sub-use will be assessed separately from those of the main use.

Note 2

For some uses car parking standards vary with the size of the development. For example for Class B1 development there are different standards for units less than 235 m², for units between 235 to 1,000 m² and for units above 1,000 m². In these cases the number of car spaces allowed for larger developments includes the allowance for smaller sized units. For example for a 4,000 m² Class B1, the maximum parking allowed = 65 spaces, i.e. 12 (for the first 235 m²) + 15 (for the next 765 m²) + 38 (for the next 3,000 m²).

Note 3

Where uses have accommodation for resident staff then additional parking spaces may be allowed in accordance with the standards in Class C3

Note 4

Students = Full time equivalent students

APPENDIX FOUR

CONSERVATION OF THE NATURAL AND BUILT ENVIRONMENT

1. Natural areas from English Nature Natural Area Profiles

The Meres and Mosses Natural Area

The Meres and Mosses Natural Area represents one of the most important areas for wetland habitats in England. The area extends to Shrewsbury in the south, Knutsford in the north, to Wrexham in the west and to Stafford in the east. The distinctive ecological character of this Natural Area is based on its variety of wetland habitats, including open water, swamp, fen, alder carr, marshy grassland and peat bog, and the associated wetland wildlife.

The Potteries and Churnet Valley Natural Area

This Natural Area encompasses a diversity of habitats due to the inclusion of a number of contrasting landscapes such as the uplands surrounding Biddulph, the wooded valleys of the Churnet Valley, the rural landscape of the Staffordshire/Cheshire plain and the Potteries conurbation. A particularly characteristic feature of the Natural Area is the occurrence of habitats transitional between those of lowland and upland areas. An additional key aspect of the area is its ancient countryside typified by small fields and well developed hedgerows.

2. Key habitats identified under the Staffordshire Biodiversity Action Plan

Ancient and Semi-Natural Broadleaved Woodland

Ancient/diverse hedgerows

Arable Field Margins

Canals, Lakes and Ponds

Inland Saltmarsh

Lowland Acid Grassland

Lowland Calcareous Grassland

Lowland Heathland

Lowland Wet Grassland

Lowland Wood-pasture and Parkland

Peat Bogs

Reedbed

Rivers and Streams

Unimproved Neutral Grassland

Wet Woodland

(Key habitats of relevance to the Borough are shown in bold)

3. Key Species identified under the Staffordshire Biodiversity Action Plan

Mammals

Brown hare

Noctule bat

Otter

Pipistrelle bat

Water vole

Fish

Salmon

Insects

ground nesting solitary bees and wasps

red-eyed damselfly

small pearl-bordered fritillary butterfly

white-faced darter dragonfly

Amphibians

great crested newt
natterjack toad

Birds

grey partridge
lapwing
nightjar
skylark
snipe
woodlark

Other invertebrates

white clawed crayfish

Plants

black poplar
dyers greenweed
floating water plantain
cowslip

Fungi

pink waxcap

(Key species of relevance to the Borough are shown in bold)

(Listing from Staffordshire Wildlife Trust)

4. Sites of Special Scientific Interest

		<i>O.S. Grid Ref. of centre (S.J.)</i>
Balterley:	Black Firs and Cranberry Bog	747502
Betley:	Betley Mere	746481
Loggerheads:	Burnt Wood (3 parts - Grid refs given for 2 main parts)	734350 & 741337
Maer:	Maer Pool	789384
Newcastle:	Former Metallic Tileries (geological interest)	839497

4A. Sites of Biological Importance

Grade 1 sites are shown on the Proposals Map and listed below. Full details of the extent of each site and its particular characteristics, and also information on Grade 2 and other sites, can be inspected at the Civic Offices on request.

Site name	SBI ref	Grid Ref.			
Tyrley Spoil Banks	63/92/33	SJ693323	Chorlton Moss	73/99/98	SJ799398
Almington Hall Pool	63/94/95	SJ699345	Beechwood	74/54/42	SJ754442
Oakley Hall Pool	73/07/22	SJ702372	Wrinehill Wood	74/55/11	SJ751451
Johnsons Wood	73/11/89	SJ718319	Grafton's Wood	74/55/93	SJ759453
Burrows Rough Wood	73/23/70	SJ727330	Wrench's Wood	74/57/89	SJ758479
Buckleys Drumble	73/27/97	SJ729377	Lower Bitterns Wood	74/62/77	SJ767427
Winnington Drumble	73/28/90	SJ729380	Upper Bitterns Wood	74/63/60	SJ766430
Leighton's Drumble	73/36/31	SJ733361	Bowsey Wood Farm	74/67/50	SJ765470
Cowleasow Wood	73/37/45	SJ734375	Madeley Manor Fish Pond	74/75/99	SJ779459
Bedded Plantation	73/37/74	SJ737374	Waltons Wood West	74/76/92	SJ779462
River Tern and Adjacent Grassland	73/39/01	SJ730391	Knowle Bank Lane	74/78/25	SJ772485
Forty Acres	73/47/40	SJ744370	Craddocks Moss Woodland	74/78/63	SJ776483
Willoughbridge Park and Quarry	73/48/89	SJ748389	Walton Wood East	74/86/69	SJ786469
Jugbank	73/55/97	SJ759357	Bullthorns Wood	74/87/85	SJ788475
Dunn's Wood	73/76/14	SJ771364	Hayes Wood Dismantled Railway	74/88/62	SJ786482
The Bogs	73/78/46	SJ774386	Dunge Wood	74/95/40	SJ794450
			Wooded Valley east of Madeley Heath	74/95/56	SJ795456

Site name	SBI ref	Grid Ref			
Woodland North of			Bentilee Wood	84/13/13	SJ811433
Bullthorns Wood	74/97/09	SJ790479	Watermills Wood	84/18/48	SJ814488
Bateswood Open Space	74/98/39	SJ793489	Apedale Marsh	84/19/86	SJ818496
Mill Dale	75/70/48	SJ774508	Springpool Wood	84/24/34	SJ823444
			Clayton Fields	84/43/40	SJ844430
Domvilles Wood	75/72/80	SJ778520	Audley Castle Banks	85/01/02	SJ800512
Broughton Plantation and			Bignall End Coal Yards	85/11/44	SJ814514
Coombes Dale	83/08/55	SJ805385	Parrots Drumble	85/12/73	SJ817523
Podmore Pool	84/08/17	SJ801487	Bathpool Park	85/33/60	SJ836530
Holbrooks Wood and Pools	84/11/57	SJ815417	Bradwell Woods	85/40/36	SJ843506
Pleck Farm (North of)	84/12/44	SJ814424	Briery Hill	85/56/00	SJ850560

5. Ancient Monuments

Parish	Name	OS Grid ref. (SJ)	County Ref.*
Audley:	Motte & Bailey, Castle Hill	799510	216
Loggerheads:	Audley's Cross, Tyrley	714352	27
	'Auctioneers Mound' near Ashley Church	765365	85
	Hales Roman Villa & pre-Roman structures	721337	165
	'Devil's Ring and Finger' whirl stones, near Oakley Hall	707379	21
	Moated Site, Willoughbridge Park	741394	483
Madeley:	Heighley Castle	772467	7
	Old Madeley Manor	772423	84
Maer:	Berth Hill Camp	788390	23
	Bowl Barrow, Maer Hills	780397	477
	Moated site, Lea Head Manor	750421	185
Newcastle:	Castle Motte, Silverdale Road	845459	46
	Springwood Blast Furnace	820499	191

* This refers to the County Council's Sites and Monuments Record.
The referencing system is constantly under review and numbers may change.

6. Conservation Areas

Name	Year of designation
Audley	1976
Betley	1970
The Brampton	1984
Clayton	1992
Keele	1989
Keele Hall	1993
Kidsgrove	1997
Madeley	1972
Maer	1970
Mucklestone	1977
Newcastle-under-Lyme	1973 extended 2000
Shropshire Union Canal	1984
Silverdale	1993
Stubbs Walks	1993
Talke	2000
Trent and Mersey Canal	1988
Whitmore	1971
Wolstanton	1993 extended 1997

APPENDIX FIVE

GLOSSARY

Contents:

Abbreviations
Agenda 21
Ancient Woodland
Brownfield
Countryside
Greenfield
Infilling
Local Transport Plan
Permitted Development Rights
Planning Obligations
Planning Policy Guidance notes
Registered Social Landlord
Rural and Urban
Sustainable development
Use Classes
Windfall Sites

ABBREVIATIONS

DEFRA	Department of the Environment, Food and Rural Affairs*
LTP	Local Transport Plan
ODPM	Office of the Deputy Prime Minister*
PPG	Planning Policy Guidance note
PPS	Planning Policy Statement (replaces PPGs from 2004)
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

*DEFRA and ODPM deal with issues previously covered by DTLR (Department of Transport, Local Government and the Regions) and MAFF (Ministry for Agriculture, Fisheries and Food)

AGENDA 21

Agenda 21 was one of the four main agreements reached at the United Nations Conference on Environment and Development at Rio de Janeiro in 1992. The other agreements covered Climate Change, Biodiversity and Forestry. Agenda 21 effectively pulls together all the main environmental concerns and puts them in their social and economic context. It has been defined as: "*A comprehensive programme of action needed throughout the world to achieve a more sustainable pattern of development for the next century*". (For sustainable development, see separate entry.) Seventeen themes of Agenda 21 have been identified by the DETR (now DEFRA) and the IDeA (the Institute for Development and Improvement, set up to advise local government). They are set out in Appendix 1.

ANCIENT WOODLAND

Under English Nature's terminology, ancient woodland is a generic term applied to sites which have apparently been continuously wooded since 1600, without ever having been cleared for non-woodland uses. Two types of ancient woodland can be identified: 'ancient semi-natural woodland', which still retains the native species characteristic of the area in which it is situated, and 'ancient replanted woodland', in which the original structure and composition has been modified by the introduction of planted non-native or exotic species

BROWNFIELD

The term 'brownfield' land is used to denote 'previously developed land', which PPG3 defines as follows and which definition is followed in this Local Plan:

"Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated with fixed surface infrastructure. The definition covers the curtilage of the development. Previously-used land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings), Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site – such as its contribution to natural conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment."

COUNTRYSIDE

See Rural (listed as Rural and Urban).

GREENFIELD

'Greenfield' land, in general terms, is land that has not been developed before. In this local plan, the term is used precisely to denote land that is not 'brownfield' land as defined above.

INFILLING

This term refers generally to building on a small site within an otherwise developed area such that the extent of development is not increased beyond its boundaries. In the Local Plan, the term is used (in the Green Belt policies) explicitly to refer to the development of no more than two houses in a small gap within an otherwise continuously built-up frontage. The term is also used in the context of employment development to refer to development of vacant plots within established industrial estates.

LOCAL TRANSPORT PLAN

Local Transport Plans are strategy documents prepared by the highway authority which contain a bid to government for capital resources for transport funding over a five-year period. The Staffordshire Local Transport Plan 2000 was prepared by the County Council in consultation with the district councils (including the Borough Council), transport operators and others and submitted to the DETR in July 2000. The Staffordshire Local Transport Plan 2000 has 4 main component documents (i.e. themes and objectives, area strategies, plan delivery and targets) and a large number of 'daughter' documents which provide the context for thematic strategies such as public transport, walking and parking.

PERMITTED DEVELOPMENT RIGHTS

Under the terms of the Town and Country Planning Act 1990, permission is generally required for all forms of development. Certain categories of development, however, covering, amongst other things, minor works, are deemed to be permitted without the need for applications to be submitted. The rights to carry out such development are referred to as Permitted Development Rights and are set out in detail in the Town and Country Planning General Permitted Development Order 1995 (as amended) (referred to as the GPDO).

In special circumstances, local planning authorities may remove specified 'permitted development rights' either by imposing restrictive conditions on planning permissions or through provisions set out in Article 4 of the GPDO.

The reference in Policy H9 to permitted development rights relates to parts 1 and 2 of Schedule 2 to the GPDO. These include such things as the erection of walls and fences, limited extensions to a dwelling and erection of buildings in gardens for purposes incidental to the use of the dwelling.

PLANNING OBLIGATIONS

Section 106 of the Town and Country Planning Act 1990, as amended, states that "Any person interested in land in the area of a local planning authority may, by agreement or otherwise, enter into an obligation (referred to in this section ... as 'a planning obligation') (a) restricting the development or use of the land in any specified way; (b) requiring specified operations or activities to be carried out in, on, under or over the land; (c) requiring a sum or sums to be paid to the authority on a specified date or dates or periodically."

This facility allows a local planning authority to regulate details of development whilst securing related improvements in ways which might not be matters for conditions attached to a planning permission.

PLANNING POLICY GUIDANCE NOTES/PLANNING POLICY STATEMENTS

From time to time, the government publishes detailed notes setting out planning policy on specific topics. These PPGs/PPSs must be taken into account, and put into effect at the local level, in preparing Local Plans. Under section 54A of the Town and Country Planning Act, planning applications must be determined in accordance with the approved development plan unless material considerations indicate otherwise. In development control, where a PPG/PPS post dates a development plan and is contrary to it, the PPG/PPS will be a material consideration.

The complete list is given below with dates of publication. They were all published by ODPM and its predecessors.

- PPG 1: General Policy And Principles 1997
- PPG2: Green Belts 1995
- PPG3: Housing 2000
- PPG4: Industrial, Commercial Development And Small Firms 1992
- PPG5: Simplified Planning Zones 1992
- PPG6: Town Centres And Retail Development 1996
- PPG7: Countryside 1997
- PPG8: Telecommunications 2001
- PPG9: Nature Conservation 1994
- PPG10: Planning And Waste Management 1997
- PPG11: Regional Planning 2000
- PPG12: Development Plans 1999
- PPG13: Transport 1994
- PPG14: Development On Unstable Land 1990
- PPG15: Planning And The Historic Environment 1994
- PPG16: Archaeology And Planning 1990
- PPG17: Planning For Open Space, Sport And Recreation 2002
- PPG18: Enforcing Planning Control 1991
- PPG19: Outdoor Advertisement Control 1992
- PPG20: Coastal Planning 1992
- PPG21: Tourism 1992
- PPG22: Renewable Energy 1993
- PPG23: Planning And Pollution Control 1994
- PPG24: Planning And Noise 1994
- PPG25: Development And Flood Risk 2001

REGISTERED SOCIAL LANDLORD (RSL)

A Social Housing provider registered with the Housing Corporation able to access their funding and subject to their regulations. The term was introduced by the Housing Act 1996 to reflect the expanded role of the Housing Corporation.

RURAL AND URBAN

A number of organisations and processes have specific definitions for their use of the words RURAL and URBAN. Where these words are used in this Local Plan, they have the following meanings:

Rural – comprises:

- 1) Areas covered by the Green Belt.
- 2) Villages surrounded by, though excluded from, the Green Belt: Madeley Heath, Audley, Bignall End, Wood Lane, Miles Green, Alsagers Bank, Halmerend, Betley and Mow Cop, but not the large area excluded from the Green Belt containing Talke, Butt Lane, Kidsgrove and Newchapel.
- 3) Areas beyond the Green Belt - i.e. west of the Crewe-London railway line but including Baldwins Gate and Madeley.

Urban - comprises all other areas.

SUSTAINABLE DEVELOPMENT

Sustainable development has been defined as: *“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”* It is concerned with limiting the use of non-renewable resources, such as land or fossil fuels, as well as preserving and improving the quality of life generally. A common theme in arguments over the 'sustainability' of a proposed development, is the extent to which it might encourage people to travel longer distances, particularly by car. A more sustainable pattern of development would be to locate houses closer to shops and other services, to locate shops and services together rather than disperse them throughout a wide area.

USE CLASSES

For the purpose of development control, uses of land and buildings are classified according to 'use classes'. This classification is set out in the Town and Country Planning (Use Classes) Order 1987 (as amended) and governs the way in which changes of use can be allowed. No planning permission is required for changes of use within any individual use class unless this is specifically prohibited by a condition imposed by a planning permission. For a change from one use class to another, however, permission is generally required. There are many exceptions and qualifications and anyone wishing to know whether planning permission is required in a particular case should enquire at the Council's Planning Service. In addition, changes of use are often accompanied by engineering or building works which need planning permission in their own right even if permission is not required for the use change itself.

The list below is given purely to help with understanding references to use classes in the written statement.

High Street and Similar Uses

- Class A1 Shops - Large and small, including personal services for visiting members of the public, such as hairdressing and cold takeaway food,
- Class A2 Financial and Professional Services provided principally to visiting members of the public - includes solicitors, estate agents, banks and building societies but not health facilities.
- Class A3 Food and Drink - Including restaurants, licensed premises and hot food takeaways.

Business and Industrial

Class B1 Business - Including offices (excluding A2) research and any industrial process which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2 General Industrial - Any industrial activities other than those within B1 or B8 or processes that are registrable under the Alkali etc Works Regulation Act 1906 (now superseded by the Pollution Prevention Control Act 1999).

Class B8 Storage and Distribution - Including non-retail warehouses and delivery depots.

Residential

Class C1 Hotels, boarding houses and guest houses - Where no significant element of care is provided, i.e. excluding hospitals etc.

Class C2 Residential Institutions - Including educational establishments with boarding facilities, hospitals and nursing homes.

Class C3 Dwellinghouses - Including all types of dwellings and also nursing homes etc. for up to six residents living as single household.

Other Institutions and Premises

Class D1 Non-Residential Institutions - Including health centres, day-care centres, art galleries, schools and colleges.

Class D2 Assembly and Leisure - Including cinemas, swimming baths and sports grounds.

Other Uses

The examples above do not cover all possible activities and processes included in the use classes. In the Use Classes Order, the list of uses and types of use is comprehensive and any use not falling within one of the defined use classes is treated as an individual use class in its own right. Notable examples include hostels, theatres, theme parks, car showrooms, launderettes, amusement centres, petrol stations and scrapyards.

URBAN

See Rural and Urban.

WINDFALL SITES

This term, applied to housing development, refers to sites not specifically identified in the Local Plan but on which housing development may be acceptable in accordance with other Local Plan policies and proposals. They are generally small sites (of less than a hectare) and may include 'infilling' sites (see separate entry) or redevelopment from other uses. They may be developed during the life of the Local Plan as and when opportunities arise. The Local Plan makes explicit assumptions about the number of dwellings that may be developed on such sites in order to be able to assess the amount of land that needs to be specifically allocated for housing development. Appendix 2 considers in detail the allowance to be made for development on windfall sites.