



WOLVERHAMPTON
COUNCIL

*BUSINESS, INDUSTRIAL AND
WAREHOUSING DEVELOPMENT*



SUPPLEMENTARY
PLANNING
GUIDANCE
No. 1

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NOTE NO 1

BUSINESS, INDUSTRIAL & WAREHOUSING DEVELOPMENT

**This Supplementary Planning Guide was Approved
by the Planning and Environment Committee
on 10 October 1996.**

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I *Introduction*

A primary objective of the Council's Corporate Strategy document (1994-1997) is "Improving Peoples' Environment". In this context one of the key points of the Council's Environmental Strategy is "Increasing civic pride in and commitment to a good quality environment in Wolverhampton". The importance of a good quality environment and good urban design to the general quality of life and the attraction of investment as well as reinforcing a sense of community is further emphasised in the Government's consultative document "Quality in Town and Country".

The Council's Economic Development Strategy recognises that good design can contribute to enhancing the image of Wolverhampton and give an impression of confidence and optimism in the future and so support economic regeneration.

The guidelines in this document are in accordance with the principles of sustainable development. They are intended to facilitate better planned and designed industrial, warehousing and office development which take proper regard of their environmental impact in the interests of the present and future generations.

The Note covers uses falling within Use Classes B1, B2 and B8 of the Use Classes Order 1987. (See Appendix 2). It does not include consideration of offices providing financial and professional services to visiting members of the public such as banks, building societies, estate agencies and employment agencies which fall into Class A2 of the Use Classes Order. The guidelines are based on Government advice as set out in Planning Policy Guidance Notes (PPGs), on the Council's policies set out in the Unitary Development Plan (UDP) and elsewhere including the Corporate Strategy and Environmental Charter; and on examples of good practice drawn from a variety of sources.

The guidance will be applied flexibly.

However, this does not mean that the standards defined here can be lowered but that developers who wish for flexibility will need to agree with the Council alternative means by which the standards can be achieved. There are also likely to be other considerations not covered by this Guidance but which are material in considering planning proposals which may arise in individual developments.

This document makes reference to a number of other relevant Council and Central Government policies and guidance. This information will not necessarily be repeated here and developers, their agents and designers will be expected to have familiarised and taken account of these other documents.

Schemes will of course need to comply with other legislation or require other consents. The main consents that may need to be sought are listed in this document for reference at Appendix 3. The list is not meant to be exhaustive or an authoritative statement on these other matters and developers are urged to discuss their proposals with the relevant authority at an early stage.

This is one of a series of Supplementary Planning Guidance Notes (SPGs) now being prepared following the adoption of the Council's Unitary Development Plan (UDP). A list of all the SPGs can be obtained from the Technical Services Department of the Council.

Unitary Development Plan (UDP)

The policies of particular relevance to office, industrial and warehousing development in Wolverhampton are contained in the Economy and Employment section of the UDP. These policies seek to ensure the planned provision of a range of sites for employment development.

Policies E3, E4, E5 and E6 provide guidance for new industrial development while policy E7 provides a framework to improve older industrial areas in the Borough. Policies E10, E11 and E12 provide guidance for the location of office activities.

Policy E10, in accordance with national and regional guidance aims to direct major new office development to Wolverhampton Town Centre. Policy E11 identifies opportunities for office development in the district centres and peripheral business parks of the Borough. The town and district centres offer existing concentrations of facilities and infrastructure and office activity here would be well served by public transport and make an important contribution to the vitality and viability of the centres. The Council, with Centro, are looking at ways of improving public transport accessibility to the employment sites on the northern periphery of the Borough.

Elsewhere office development is restricted to schemes within existing shopping/local centres which will provide a direct service to the local community and which are appropriate in scale to the surroundings; those which are related to an existing firm; will result in the retention and enhancement of buildings of architectural or historic interest; or will allow the use of a derelict/unused site or building which cannot readily be used for its original purpose. (Policy E12).

Policies ENV1, ENV2 and E15 in the UDP set out Development Principles and Design Standards and require provision for access and

facilities for people with disabilities in new developments and in redevelopment schemes. The Council is a 'Percent for Art' authority and Policy ENV22 aims to encourage developers to allocate a percentage of the construction costs towards the provision of works of art and/or craft in major development.

The Council will seek to secure planning benefits when dealing with major development and renewal proposals. Policy E14 outlines the occasions when this will apply and the type of benefits which will be sought.

There is a presumption in favour of development proposals which are in accordance with the development plan (UDP). Applicants for planning permission should refer to the UDP or to seek assistance from the Council regarding the requirements of these policies.

National Planning Policy

National guidance relevant to office, industrial and warehousing development can be found in the series of Planning Policy Guidance Notes (PPGs) issued by the Department of the Environment. Of particular relevance are PPG1, "General Policies and Principles", PPG4, "Industrial and Commercial Development and Small Firms", PPG13, "Transport"; PPG23, "Planning and Pollution Control" and PPG24, "Planning and Noise".

Access and Facilities for People with Disabilities

The Disability Discrimination Act which became law in 1995 applies to all employers who have a total workforce of 20 or more, including apprentices and employees working at different locations but for the same employer.

The Act makes it unlawful for an employer to treat a disabled person less favourably than a non-disabled person because of their disability. The employer amongst other things, is required not to discriminate, and to make "reasonable

adjustments” to accommodate someone covered by the Act’s definition of disability, this includes making access improvements to premises.

Detailed design guidance on this issue can be found in Supplementary Planning Guidance Note No 2 “Access and Facilities for People with Disabilities”.

Submitting a Planning Application

The following guidelines should be followed to ensure that all relevant information is submitted at the outset. The Council has only 8 weeks in which to determine a planning application as stipulated by Government legislation. Therefore, once an application is submitted time will be valuable and the applicants co-operation is vital if a satisfactory scheme suitable to be approved is to be achieved within the timescale.

1. The Council operates a co-ordinated "one-stop" planning service for significant schemes. Discussions prior to the submission of a scheme are encouraged.
2. Consideration should be given to any current Development Brief prepared for the site by the Council. Each brief will contain the name of an officer who is the Project Manager within the Council for that site who will readily assist prospective applicants.
3. Generally only schemes which comply with the policies of the Unitary Development Plan and the contents of any development brief produced by the Council and which take account of the guidance in any relevant SPG will be acceptable. Copies of these documents should be obtained from the Council.
4. Applicants for planning permission are urged to give as much information as possible concerning the development proposed.

Information of particular importance includes:-

- a) provision of infrastructure and services

- b) the site conditions or constraints on the development of the site, which may include such things as contamination, landfill gas, ground stability and drainage. (A note of past uses of the land would assist in the consideration of these factors and should be included in the application). A mining engineer's report is likely to be required as part of any planning application for a site which has been mined in the past.

A site investigation may be required on sites potentially seriously affected by landfill gas contamination or ground stability problems before construction can start. This can cause considerable delay, for example, landfill gas monitoring can take about 12 weeks. Early consultation with the Council is therefore advisable. On less seriously contaminated sites the matter can usually be dealt with by means of conditions on any planning permission in accordance with the Department of the Environment Circular 11/95.

- c) process to be carried out
- d) details of activities likely to cause noise, fumes, dust, or other pollution, where these are to be sited and how their effects are to be contained
- e) hours of operation intended
- f) traffic flow, with particular identification of any heavy vehicles
- g) if the applicant owns or controls the access to the development.
- h) information on the amount of existing and proposed office, industrial, storage and warehousing floorspace

- i) details of the numbers of jobs to be created or protected by the proposed development by sector, ie office, industrial and other. This should include details of any staff to be transferred from other premises.
- j) existing and proposed car parking provision and layout.

For major applications it would be helpful to the Council if the following supplementary information is included:

- a) the proposed training of new staff, distribution of workforce and targeted skills areas
- b) details as to whether the proposal will or is likely to result in the closure or run down of any existing operation in the Borough.
- c) details of how much and what type of waste will be produced. This information may be of use to the Council in meeting its objective of waste minimisation, reuse and recycling of materials.

5 Outline applications may be appropriate in certain cases where the principle of the development needs to be established. However, where the nature of the proposal or site raise particular issues the Council may require more details from the applicant or in certain circumstances require a full application to be made.

6. Outline applications will not be accepted for schemes in or close to Listed Buildings or in Conservation Areas.

7. The Council's planning officers will always be willing to provide additional help and advice if needed, at any stage during the development process. It is acknowledged that the above list is

not exhaustive and there may be cases where there are additional information requirements or where some of the above information would be inappropriate.

Permitted Development

Certain development does not require planning permission from the local planning authority. This includes changes of use between certain uses defined in the Use Classes Order 1987. These exceptions (known as "Permitted Development") are detailed in the General Permitted Development Order 1995 (GDO)

This guidance note relates mainly to development which falls within classes of the Use Classes order which covers all industrial, office and storage and distribution activities. Class B1 covers Office and Light Industrial uses including Laboratories, Research and Development and other "High Tech" uses. Class B2 encompasses general industry and other industrial activities which, prior to the amendments to the GDO (9 March 1995), fell within use classes B4 to B7. Use Class B8 includes Storage and Distribution activities. A fuller description of these use classes is included in Appendix 2 of this note.

The General Permitted Development Order 1995 permits changes of use from Class B2 to B1. Changes of use from B8 to B1 and from B1 or B2 to B8 do not require planning consent up to a maximum of 235 sq m (2,530 sq ft) of the original development. Applicants must check, however, that the original permission did not contain any conditions which might restrict or prevent such changes.

While the above changes of use may not require planning permission it may involve a change in industrial process to an "authorised process" which requires authorisation. Advice regarding this should be sought from the Environmental Health Division of the Council's Department of Law, Environmental Protection and Central Services (see also Appendix 3).

3.1 Layout and Design

All new development, including extensions, should be designed appropriate to their context and setting in scale, form, layout, external materials and detailing. These factors are of particular importance where the development is within an existing built up area, or adjoins sensitive uses such as residential areas. The layout and scale of the development should also protect the amenities enjoyed by adjoining occupants with respect of daylight, sunlight, and privacy.

Extensions should match or enhance the main building through design and use of features including the scale of the building, roof shape, window style and size and external facing materials.

The Council recognise that in some circumstances new and innovative design which provides a contrast to the existing buildings may be acceptable or desirable. However, sympathetic attention to ground coverage, height, building proportions, building lines, roof lines and materials are still important.

A good quality finish in all development will be required. The use of materials which give a better appearance, lower maintenance costs and a longer lifespan are preferred.

The Council would also seek to encourage the use of more environmentally friendly products in all developments, including for example timber from sustainable sources, non-toxic paints etc. Developers will also be encouraged to incorporate energy efficiency measures in buildings with target insulation values of 0.35w/m²K. Measures to achieve this could include the use of passive solar design and combined heat and power systems.

Outside storage areas will normally only be allowed where they can be adequately screened

by solid boundary treatment and landscaping. Some sites, for example in prominent locations along principal transport corridors or adjoining residential areas may be considered unsuitable for open storage uses.

3.2 Access - Car, Public Transport, Cycle and Pedestrian access and Parking and Servicing

In accordance with sustainable development principles and Government Guidance, for example, as set out in PPG13 'Transport', the impacts on travel demand of all new development should be considered carefully. The Guidance stresses that activities attracting a significant number of trips e.g. employment, should be located on sites well served, or capable of being well served by public transport. So increasing the potential for use of public transport and enabling a reduced dependence on the car. The need to locate development in such locations is emphasised in national and regional guidance and is a key principle of the West Midlands Transport Strategy. Development should also always aim to create conditions which encourage access by pedestrians and cyclists.

The Council will also seek provision for, or contributions towards, public transport facilities, for example, bus lay-bys and turning areas and/or for cycle access and secure cycle parking on the site where none is currently provided or is considered to be insufficient. Where appropriate, the Council may also seek the provision of changing facilities for cyclists.

All new office, industry and warehousing development will be expected to comply with the current standards of the Council for the provision of on-site car and lorry parking, manoeuvring and servicing as set out in Appendix 1 of this note and in policies contained in the UDP. Such areas set aside for parking, servicing and manoeuvring will need

to be provided before the building is brought into use or the new use commenced and thereafter used for no other purpose. Appropriate provision must be made for parking spaces to be used by people with disabilities.

The figures set out in Appendix 1 should be considered as the maximum provision acceptable and higher levels of car parking will not normally be permitted. In office developments within Wolverhampton Town Centre, Bilston and Wednesfield District Centres and Tettenhall Local Centre (as defined in the UDP Inset Plan and Proposals Map) a reduced parking standard confined to “operational parking” only should be provided (see Appendix 1 for further guidance).

The standards set out in this SPG reflect the policies contained in the UDP to control the levels of car parking provision and to encourage the use of modes of travel other than the private car. With the exception of town centre office development, the parking standards in this document reflect the Council’s established practice and standards. The parking standards for town centre office development accord with the general thrust of UDP policy but have been revised in line with sustainable development principles and Government Guidance set out in Planning Policy Guidance Note 13 “Transport” and elsewhere.

Where at all possible, routes to and from the development site should not involve traffic, especially HGVs, passing through residential areas.

Prior discussions with the Council’s Technical Services Department to establish the requirement in each case would be advisable.

Details of the requirements for access for people with disabilities can be found in the Council’s SPG2 “Access for People with Disabilities” and at section 2 and Appendix 1 of this Guidance Note.

3.3 Landscaping

Landscaping is a material consideration in planning application decisions and must be treated as an integral part of any development proposal. Applicants may therefore wish to discuss landscaping requirements with Council officers at the earliest opportunity, prior to submission of detailed plans. Proposals for the subsequent management of the landscaping scheme should also be considered at this stage. Planning permission will not normally be granted unless the application includes an acceptable landscaping scheme in accordance with the principle set out below and in sufficient detail to allow some items (for instance, planting) to be agreed later.

The Council is committed to the development of the Black Country Urban Forest. Developers will be encouraged to consider temporary tree planting on whole sites or parts of sites where development is unlikely to occur for some time. This planting can form the basis of the final landscaping scheme for the site. In any event, developers will be encouraged to carry out final approved landscaping schemes prior to construction taking place.

A landscape evaluation will be required which considers the following factors:-

- a) prominence and location of the site, including visual impact;
- b) existing vegetation, including a tree survey;
- c) topography;
- d) site surroundings;
- e) nature conservation;
- f) ground conditions
- g) ongoing management of the landscaping

The analysis of the above factors should then influence the design and layout of the proposed development.

Landscaping will normally be expected to be provided between the development and the public street, canal or railway to enhance the buildings and site. It may also be required to

act as a buffer between the development and adjacent property and to screen unsightly areas such as refuse points, servicing areas and ducting or ventilation equipment. Its detailed design will also need to have regard to the requirements for sightlines and visibility splays for traffic entering, leaving and moving within the site. Any landscaping scheme must also pay heed to safety and security and be complementary to other security features of the development.

There may be some settings, for example in more formal, urban situations where 'hard landscaping' in the form of particular building materials, form of development and boundary treatment is more appropriate, than 'green' landscaping.

Developments should also have regard to existing landscape features, for example, by protection of ground levels beneath tree canopies from traffic compaction, protection of archaeological features, ground water etc.

3.4 Safety and Security

The layout and design of a development can play a part in improving the safety and security both to the individual and to property. The design of features such as entrances, ancillary buildings and landscaping should avoid the creation of shaded areas or potential hiding places. The lighting of the site is also important, particularly for vulnerable areas such as fire exits. External lighting should, however, be an integral part of the design and layout of the building and site and should not intrude on neighbouring property to an unacceptable level.

The construction materials selected will influence the building's resistance to intrusion. For example, walls constructed of alloy sheeting with a sandwich of soft insulating material are vulnerable to attack. In these cases the first 2 metres of height should be of brick or other material of similar strength.

Further advice on designs for new development which take account of safety and security of people and property can be obtained from the Department of the Environment Circular 5/94 "Planning Out Crime". Also, a "Police Architectural Liaison Manual of Guidance" is available from the Home Office Crime Prevention Centre by telephoning (01785) 58217.

3.5 Temporary Buildings

Temporary Buildings are not acceptable to the Council other than on a short term basis. While each application will be determined on its own merits the Council will require an indication of how long the building will be required for and for what reason it is needed. Conditions are likely to be imposed on any permission to limit the period for which the building may be retained.

3.6 Noise and Other Nuisance

The Council will expect all new development or changes of use to office, industry or warehousing uses to have regard to adjoining land uses with respect to suitable noise attenuation measures before its use commences.

Measures which can be taken to reduce noise include the insulation of the problem buildings; screening of the noise source with purpose-built barriers; reduction of noise at source; or the sensitive layout of the site. Other solutions could include limiting operating hours of the noise-source or restricting the activities on the site.

The Planning Policy Guidance Note 24 (PPG24) "Planning and Noise" gives guidance on the use of planning powers to minimise the adverse impact of noise. This outlines the considerations to be taken into account in determining planning applications for noise-sensitive developments and for those activities which will generate noise. It also advises on measures which can be introduced to mitigate the impact of noise.

The effects of vibration, smell, fumes, smoke and airborne particles must also be assessed when considering the layout and design of the development. It may be helpful to discuss these issues with the Council's Environmental Health Officers.

3.7 Drainage Matters

Consideration should be given at an early stage to how the proposed development will be drained. Sewer record maps are held by the Council's Drainage Group and may be examined to determine the availability of existing public sewers, at the offices of the Highways and Transportation Division in Heantun House, Salop Street, Wolverhampton. Persons wishing to examine sewer records are requested to make a prior appointment.

New connections to public sewers, culverts or water courses will require the approval of the Main Drainage Group, also located at Heantun House. Connections made directly to watercourses will additionally require the approval of the Environment Agency and certain types of discharge into sewers will require a Trade Effluent Discharge Consent from Severn Trent Water. Where it is proposed to discharge surface water directly into a canal the consent of British Waterways must be obtained.

Other drainage matters where the advice of the Council would need to be sought include the adoption of sewers, building near or over sewers and the provision of new off-site sewers.

PARKING AND VEHICLE SERVICING PROVISION GUIDELINES

General Guidelines

1. The Council will encourage public transport provision and use. In accordance with the principles of Planning Policy Guidance Note No 13 "Transport" at locations with good public transport facilities there will normally be a lower requirement for car parking provision.
2. In cases where permitted development rights allow changes of use within this Class (B), or a change of use is sought, the higher parking standard will generally be used.
3. Appropriate provision should be made for parking spaces specifically designed and located for people with disabilities (see the Council's SPG2 for further guidance).
4. Secure cycle parking facilities should be provided where appropriate.
5. The standards set out in the following pages should be applied separately to each unit in a multiple unit development.
6. Large and unusual industrial developments will be treated on their own merits.
7. Adequate space should be provided for manoeuvring on-site, the size of this provision will vary according to the size of the vehicle and advice will need to be sought from the Council's Technical Services Department.

Detailed Guidelines

Note: The Council will not normally permit higher levels of car parking provision than those stated below.

Business (B1)

Use	Size of Development	Provision Requirement
a) Offices	Up to 200 sq m	1 space per 25 sq m.
	Over 200 sq m	1 space for every additional 50 sq m
Offices within Wolverhampton Town Centre, Wednesfield and Bilston District Centres and Tettenhall Local Centre (as defined in the UDP inset Plans and Proposals Map).		<p>Parking provision should normally be confined to the level considered essential for the operational needs of the development. This would include some visitor parking and parking for disabled persons but strictly exclude commuter parking.</p> <p>A site's proximity to public transport will of course influence consideration of the appropriate level of parking provision.</p> <p>Operational parking may vary with the type of office development proposed, but is normally likely to be at a much lower level of provision than the maximum standard for the rest of the Borough of 1 space per 50 sq m (see note below).</p>
b) Light Industry	Up to 100 sq m	1 space per 25 sq m.
	Over 100 sq m	1 space for every additional 50 sq m

Note: For the purposes of this Guidance Note 'Operational parking' refers to parking which is considered essential to the functioning of this development. In addition to some visitor parking and parking for disabled persons operational parking may also include parking spaces for people who need to use their vehicles on a frequent basis as part of their day to day work. This allowance will assume some shared use of spaces and will not normally be at a level which gives one space per operational vehicle.

'Commuter parking' in this guidance refers to private parking spaces for cars which are never or rarely required for business use during the working day.

The exact level of parking will need to be determined for each application on its own merits and in the context of the UDP and this guidance. Applicants are therefore strongly advised to contact the Council's Technical Services Department to agree an appropriate level of operational parking required in each case.

Industrial and Warehousing (B2 and B8)

Use	Provision Requirement
a) General Industry	As for b) above.
b) Warehousing, Storage and Distribution	1 space per 300 sq m. The size of service yards will be assessed on the basis of operational requirements. Where such information is not available a general standard of 1 lorry space per 300 per sq m may be applied.
c) Warehousing, Cash and Carry restrictions on use.	To be based on the requirement for warehousing (see b) above). Any requirement for parking above this level will be based on the proportion of Cash and Carry use and on the product range.

Parking for People with Disabilities

General Provision	Provision for Disabled
Up to 200 spaces	5% of capacity
Over 200 spaces	2% + 6 spaces

CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987

B1 Business - use for all or any of the following purposes:-

- as an office other than a use within financial and professional services;
- for research and development of products or processes;
- for any industrial process;

being a use 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.

This use class includes most office based uses and uses for light production and assembly including laboratories, studios, as well as some 'high technology' uses.

B2 General Industrial - use for the carrying out of an industrial process other than one falling within the Business Use Class above.

B8 Storage or Distribution - use for storage or as a distribution centre, including the use of open land.

An industrial process is defined as any process for or incidental to any of the following purposes:-

- the making of any article part of any article (including a ship or vessel, or a film, or video or sound recording);
- the altering, repairing, maintaining, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article; or
- the getting, dressing or treating of minerals; In the course of any trade or business other than agriculture, and other than the use carried out in or adjacent to a mine or quarry.

Retail uses, where the main purpose is the sale of goods direct to visiting members of the public, are excluded even if a substantial area of floorspace is used for storage alone.

OTHER CONSENTS

As well as planning consent a proposal may be subject to other statutory controls or require other consents. The following highlights the main consents which may need to be sought by the developer in addition to planning permission.

Conservation Area Consent

Within a Conservation Area any demolition of buildings or other structures will require a Conservation Area Consent. Early discussion with officers from the Planning and Environmental Division of the Council's Technical Services Department to establish the need for such a consent is essential.

Listed Building Consent

If the development proposed will affect the character of a Listed Building or any objects or structures attached to that building or is within the curtilage of the building then Listed Building Consent will be required. Early discussion with officers from the Council's Planning and Environmental Division is essential.

Building Control

To put up a new building, (including temporary buildings) extend or alter an existing one, or provide fittings such as drains or heat producing appliances, the Building Regulations will probably apply. They may also apply if an existing building is put to a different use. Building regulation approval is completely separate from planning permission. If one is obtained it does not mean the other will automatically be given. Further details on the Building Regulations can be obtained from the Building Consultancy Group of the Technical Services Department.

Pollution Control

Where industrial development is proposed the industrial process/processes involved may require prior authorisation or licence from the Council or the Environment Agency.

Information and guidance on this matter can be obtained from the Council's Environmental Health Division. Planning Policy Guidance Note 23 (PPG23) "Planning and Pollution Control" gives advice on the relationship between controls over development under planning law and under pollution control legislation.

There may still be a requirement for details of pollution issues to be submitted with the planning application to allow a sound development control decision to be made.

Environmental Assessment

Certain developments which are likely to have significant effects on the environment by virtue of their nature, size or location will be subject to an environmental assessment. This assessment is to be prepared by the developer (private or public) and submitted with the planning application in accordance with the EC directive and the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988. UDP Policy ENV23 'Environmental Impact Assessments' sets out the need for such assessments to accompany development proposals. Early consultation with the Council for developments which may require such an assessment is essential.

Hazardous Substances

The Planning (Hazardous Substances) Act 1990 is concerned with the storage, manufacture, processing or use of those substances which, in quantities above specified limits, could present major fire, explosion or toxic hazards to persons off site.

The Act and Regulations (1992) require a Hazardous Substances Consent where a hazardous substance is kept in quantities greater than the defined "controlled amount". The receipt of this consent does not override the need for planning permission to be obtained where development is also involved.

Highway Adoption

If the development proposed involves the construction of new highways for access and the developer wishes these to be adopted under Section 38 of the Highways Act 1980 as public highways, consultation with the Council's Highways Officers is encouraged at an early stage. The Council markets design guides which set out the design criteria such roads need to comply with to meet the adoption requirements.

Wolverhampton Council
Civic Centre St. Peter's Square
WOLVERHAMPTON WV1 1RP

Tel: (01902) 556556

Fax: (01902) 315403



WOLVERHAMPTON
COUNCIL



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