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# Glossary



## 10. GLOSSARY

**Advantage West Midlands** – the Regional Development Agency (RDA) for the West Midlands. RDAs were set up by Government to make regional economies more competitive.

**Affordable housing** – regional definition as advised by the West Midlands Local Government Association.

Affordable housing is categorised into two types:

- A. Housing provided by an organisation – such as a registered social landlord or local authority – allocating on the basis of need. While such dwellings will normally be made available for rent, they may also include subsidised home ownership, such as shared ownership, where a registered social landlord or local authority retains a continuing interest,

And

- B. Low-cost market housing, helping to meet the needs of first time buyers, single people, the elderly and other low income households, who cannot afford to rent or buy houses generally available on the open market.

The affordable housing, irrespective of whether it is provided for rent or sale, must be

made available at a price level which can be sustained by local people in housing need. What constitutes “affordable”, in terms of price and income, is for each local authority to define through its Housing Strategy Statement.

With regard to category B of the definition, the provision of affordable low-cost market housing should be based on the local authority Housing Strategy Statement, which will include assessments of housing need and the ability of local people in housing need to pay for housing. The view is taken that low-cost market housing can have a role, albeit limited, in meeting the need for affordable housing. Low-cost market housing may not have a role in a particular area and if so, this must be clearly demonstrated in the Housing Strategy Statement. Where low-cost market housing is to be provided developers must prove that such housing will meet the needs of those who cannot afford market rents or prices prevailing in the locality.

It is important to emphasise the distinctions between the roles of the different categories of affordable housing mentioned above, and not to treat one as a substitute for the other.

**Airport Surface Access Strategies** – for airports handling over 1,000 passenger flights a year, prepared by the relevant airport in partnership with local authorities, infrastructure providers, transport operators, Regional Development Agencies and other interested parties.

### **Area Of Outstanding Natural Beauty**

**(AONB)** – statutory designation set out in the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000.

**Areas Of Restraint** – areas of strategic importance for which there is a general presumption against development that would change their open character.

**Central Crescent** – the zone surrounding the Metropolitan Area which has close links with that area (a more detailed definition is in RPG11 para. 4.4.1).

**Centro** – the West Midlands Passenger Transport Executive which is responsible for developing and providing public transport in the West Midlands.

**Chelmer projection model** – A population forecasting model widely used by local authorities and academic institutions.

**Circular 6/98: Planning and Affordable Housing** – Sets out the Government's preferred approach to planning and affordable housing and gives practical advice to local planning authorities on how to increase the supply of affordable housing in appropriate circumstances through negotiations with developers.

**Conurbation Fringe Corridor** – the area of the County that borders the West Midlands Conurbation in North Warwickshire, extending from Tamworth to Packington running along-

side the eastern edge of the built-up area of Birmingham, as defined on the Waste Local Plan's proposals map.

### **Coventry Solihull Warwickshire Sub-Regional Forum**

– forum of elected representatives from the Councils of Warwickshire County, Coventry City, Solihull Metropolitan Borough and the 5 district/borough councils in Warwickshire.

**Developer Contributions** – are works carried out or payments made by the developer of land to provide the supporting infrastructure, public transport, education and other community facilities necessary to enable the development to take place. These are normally secured through obligations or agreements under section 106 of the Town & Country Planning Act 1990.

**Environment Agency** – formed in April 1996, as a statutory umbrella organisation to include the responsibilities of Her Majesty's Inspectorate of Pollution, the National Rivers Authority, the Drinking Water Inspectorate and the Waste Regulation Authorities (England/Wales).

**Examination in Public (EiP)** – The tribunal type proceedings whereby particular issues arising from the deposit draft Structure Plan proposals are discussed (by invited participants) before an independent panel appointed by Government that subsequently reports to the County Council on the EiP outcome.

### **Forum Advice and Appendix 1 – Technical**

**Report** - Submission made by the West Midlands Forum of Local Authorities on amending the housing provision of RPG11 published in 1995.

**Freight Facilities Grant** – government grants administered by the Strategic Rail Authority in order to make rail freight an economically viable alternative to road transport.

**Going For Green** – a large national environmental awareness campaign funded by DTLR and the private sector. It reinforces the idea of sustainable development and it encourages people to take small individual actions (launched in Feb 1996).

**Green Belt** – regional and sub-regional policy tool defined in PPG2 Green Belts

**Green Transport Plans** – put into place by organisations to reduce their reliance on the private car.

**Greenfield Land** – undeveloped or vacant land not included in the definition of previously developed land set out below.

**Home Zones** – residential areas where priority is given to walking and cycling over traffic in order to help reduce road casualties and create high quality street environments.

**Housing Pipeline** – Land with planning permission for housing which is either under construction or not yet started and housing

windfall allowances. Allocations within adopted local plans that do not have planning permission are excluded from the housing pipeline calculation in this Plan.

**Industrial Pipeline** – Land with planning permission for industry which is either under construction or not yet started. Allocations within adopted local plans that do not have planning permission are excluded from the industrial pipeline calculation in this Plan.

**Industrial Use** – Commonly refers to development which falls within business (Use Class B1), general industrial (Use Class B2), and storage or distribution (Use Class B8). Reference to employment uses often encompass a wider range of uses such as employment in shops (Use Class A1), financial and professional services (Use Class A2) and food and drink (Use Class A3). In addition, it could also include employment in hotels (Use Class C1), hospitals and residential institutions (Use Class C2), non-residential institutions such as nurseries and schools (Use Class D1) and assembly and leisure such as cinemas and swimming baths.

**Infrastructure** – Includes transport and services such as community facilities, schools and local shops.

**International Migration** – migration to and from the U.K. and other countries.

**Inter-Regional Migration** – migration to and from different regions.

**Intra-Regional Migration** – in the context of this Plan it refers to the migration from Birmingham and Coventry into Warwickshire during the Plan period.

**Inward Investors** – business not indigenous to a particular area.

**Key Diagram** – a diagrammatic map illustrating the broad locations of policy areas and proposals in the Structure Plan.

**Landfill** – The deposition of waste onto and into land in such a way that pollution or harm to the environment is prevented. Through restoration, land which may be used for another purpose is provided.

**Landraising** – Deposition of waste onto unworked ground or onto land previously filled to original ground level.

**Larger Investment Sites (LIS)** – sites over 1 hectare to cater for the needs of larger firms.

**Local Biodiversity Action Plan** – non-statutory plan developed through partnership working and seek to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets.

**Local Housing Needs** – Locally generated households adjusted for the effects of inter-regional and international migration.

**Local (District/Borough) Plan** – detailed

statutory land use plan produced by the district or borough council setting out specific policies and proposals to be applied to planning applications for all types of development (excluding minerals and waste) in the district/borough area.

**Major Investment Site (MIS)** – site of a minimum of 50 hectares, to be available for new industrial and commercial investment (not B8 development) by a single large multinational organisation which is a major benefit to the regional economy.

**Market Housing** – housing for those households who can afford to pay the full market price to buy or rent their home. General market housing and affordable housing together form the two components of housing provision in the Structure Plan. (see affordable housing above).

**Materials Recycling Facility (MRF)** – a site with or without building where waste materials are sorted, separated or otherwise processed, and at least 70% by weight in any 12 month period of the facility's total throughput is subsequently re-used as opposed to being disposed of at a landfill site or incinerator

**Metropolitan Area** – the seven West Midlands metropolitan districts of Birmingham, Coventry, Dudley, Sandwell Walsall and Wolverhampton.

**Minerals Local Plan** – detailed statutory land

use plan produced by the County Council setting out specific policies and proposals to be applied to planning applications for mineral working, including sand & gravel, hard rock, and opencast coal.

**Modal Shift** – the shift in use of one mode of transport to another e.g. from private car to public transport.

**Multi-Modal** – providing more than one ‘mode’ of travel, for example, car, bus, and train.

**Natural Area Profiles** – Documents describing the characteristics of Natural Areas. Natural Areas do not follow administrative boundaries but are defined by their wildlife, natural features, land use and human history and form the context of national and local Biodiversity Action Plan targets.

**Plan, Monitor & Manage** – an approach to housing requirements and the way they should be met which emphasises regular review of both. For detail see paragraph 8 of PPG3.

**Plan Period** – The period of time covered by the Structure Plan, which is 1996 to 2011.

**Planning Policy Guidance (PPG)** – notes setting out the Government’s policies on different aspects of planning. Local authorities must take them into account in preparing their development plans.

**Policy** – a general intention in relation to certain classes of future situation eg ‘...Applications for new housing in the Green Belt will not normally be permitted....’.

**Predict & Provide** – approach based on providing land to meet estimated housing growth predicted.

**Premium Employment Site (PES)** – high quality site of at least 40 hectares regionally identified for multi-occupation to encourage inward investment and to allow for the expansion of existing firms.

**Previously Developed Land** – As set out in Annex C of PPG3.

Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed 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 landscape in the process of time (to the extent that it can be 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 nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.

For full definition including footnotes please refer to PPG 3 Annex C.

**Quality Of Life Capital** – a way of managing the development process that seeks to balance the value of assets contributing to the quality of life, distinguishing between absolute and relative values.

**Quality Of Rural Life** – This encapsulates not only the environment but social and economic aspects as well.

**Ramsar Site** - internationally important sites designated under the Convention on Wetlands of International Importance especially as water fowl habitat, Ramsar 1971.

**Regional Economic Strategy (RES)** – produced by Advantage West Midlands (AWM) and titled “Creating Advantage” . It has two key themes: creating wealth through enterprise; and providing access to opportunity.

**Regional Planning Guidance** – the Governments Planning Policy Guidance for the administrative regions covered by its offices for the UK regions. RPG11 is the RPG for the West Midlands.

**Rural Areas** - the rural areas of the county are those outside the built up areas of Nuneaton, Bedworth, Rugby, Kenilworth, Leamington Spa, Warwick and Stratford-upon-Avon, Atherstone, Polesworth/Dordon and not 'Hams Hall'.

**Scheduled Ancient Monument** – sites and remains designated under the Ancient Monuments and Archaeological Areas Act 1979 to ensure protection from development.

**School Travel Liaison Group (STAG)** – national group made up of representatives of parents, teachers, governors, public transport operations, business, road safety, child health, school transport experts and a range of local authorities.

**School Travel Plans** – plans aimed at reducing car use for journeys to and from school.

**Service Industry** – businesses providing services either directly or indirectly to the public usually from offices or shops.

**Sites of Special Scientific Interest (SSSI's)** – a site statutorily protected for its nature conservation, geological or scientific value designated under the Wildlife and Countryside Act 1981 (as amended).

**Smaller Investment Sites** – sites up to 1 hectare to cater for the needs of smaller firms.

**Spaceless Growth** – better and more efficient use of land and buildings without the take-up of additional space.

**Special Area of Conservation** – candidate and proposed: designated with the intention to protect habitats of threatened species of wildlife, under the European Community Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora.

**Special Landscape Areas** – an area recognised as being of County-level landscape importance. A non-statutory landscape designation, Special Landscape Areas frequently border Areas of Outstanding Natural Beauty, protecting the landscape settings of these statutorily designated areas.

**Special Protection Area** - internationally important sites designated under Council Directive 79/403/EEC on the Conservation of Wild Birds 1979.

**Strategic** – decisions which have widespread implications, either beyond the immediate locality or for the choice of options for dealing with other issues

**Strategic Authority** – County Council's or Unitary authorities provide strategic advice and guidance on planning and other issues.

### **Strategic Park and Ride/Parkway Stations**

– transport interchanges aimed at intercepting car journeys into congested areas and enabling people to complete their journeys either by train or bus.

**Strategic Rail Authority (SRA)** – created by the Transport Act 2000 it is responsible for the overall direction of the rail network (passenger, freight and infrastructure) with the aim of creating a 'bigger, better and safer railway.

**Structure Plan** – part of the statutory development plan required by law (Town and Country Planning Act 1990, as amended, sections 31-35c). Sets out the broad framework for planning at the local level and provides a strategic policy framework for planning and development control locally, ensuring provision for development is realistic and consistent with national and regional guidance. Structure Plans should also secure consistency between local plans for neighbouring areas.

**Sui Generis** – without class – outside of the use classes order.

**Sustainability** – The process of moving towards sustainability is often referred to as sustainable development. A widely used definition is "development which meets the needs of the present without compromising the ability of future generations to meet their own needs".



**Sustainable Transport Criteria** – principles and criteria set out in the Local Transport Plan for negotiating planning obligations towards sustainable transport measures

**Town Centre** – to be defined in local plans as the area of the town containing the major concentration of shopping, offices and entertainment uses and a broad range of facilities and services. PPG6 sets out national planning guidance on Town Centres & Retail Developments.

**Town Cramming** – short-hand expression to suggest a (variable) degree of development in towns and cities that would result in a loss of all or most open areas.

**Transport Corridors** – important zones of movement connecting places, often consisting of important road, rail and bus routes

**TravelWise Campaign** – campaign aimed at: increasing public awareness of problems produced by traffic growth; educating people about alternatives to the car; and to change peoples attitudes towards the car so as to reduce their dependency on it.

**UK Biodiversity Action Plan** – the Governments national goals for conserving and enhancing habitats and species using individual Action Plans published in The UK Steering Group Report on Biodiversity, 1995.

**UK Biodiversity Group** – provides the

strategic leadership for the biodiversity process and comprises representatives of all major interests in biodiversity including, Government Departments, Local Government, statutory agencies, business and commerce, land management and voluntary conservation organisations.

**Urban Expansion** – the increase in the quantity of development of an urban area through either intensification of use within the existing urban area or its extension.

**Urban Extension** – the increase in the quantity of development of an urban area solely through the lateral extension of the existing urban area from the edge outwards, creating a distinct edge to the urban area.

**Urban Regeneration** – the economic, social and environmental revitalisation and renewal of urban areas that have (or are) experienced structural economic and physical decline leading to social disadvantage.

**Use Classes** – To help distinguish between different land uses a Use Classes Order exists in Town and Country Planning. For example:

**B1** - offices, high technology and light industry,

**B2** - manufacturing,

**B8** - warehousing and distribution.

**Vital Villages Initiative** – Aimed at helping rural communities tackle of the problems and challenges that they face in the 21st century

and to ensure that the people living in England's villages are able to access essential services, leisure opportunities and community facilities.

**Warwickshire's 2002 Local Transport Plan** – sets out Warwickshire County Council's transport policies, proposals and priorities.

**Waste Local Plan** – detailed statutory land use plan produced by the County Council setting out specific policies and proposals to be applied to planning applications for waste disposal facilities such as landfill sites, incinerators and recycling depots.

**West Midlands Conurbation** – Birmingham/Solihull and the Black Country.

**West Midlands Forum of Local Authorities** – predecessor to West Midlands Local Government Association (see below).

**West Midlands Local Government Association (WMLGA)** – voluntary organisation representing all of the 38 local

authorities in the West Midlands Region.

**West Midlands Region** – Government's Region covered by its Government Office for the West Midlands.

**Wider Rural Community** – This is a collective reference to the various rural communities which exist across the County.

**Windfall** – Development which is granted planning permission within the plan period which was not specifically identified as an allocation. Windfall sites comprise of previously-developed sites that have unexpectedly become available. Windfall sites by their nature can not be specifically identified in advance and the size of windfalls can vary. In the case of housing, for example, a windfall site could be where planning permission is granted for a single house on land which was previously used as a garden or could be where planning permission is granted for 40 houses following the closure of a small factory in a town.