

Glossary of Technical Terms

Note to the Inspector:

Following your communication of 14 October 2014 requesting clarification of the origins of the definitions in the Core Strategy Glossary and confirmation of consistency with the Glossary in the National Planning Policy Framework [hereafter 'the Framework'], set out below each definition is a brief explanation [in red] as to its consistency with the Framework. A definition of the Planning Practice Guidance has also been added.

The scope of the Glossary in the Core Strategy is much more extensive than that in the NPPF in order to assist the users of the Plan.

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Definition as originally drafted was derived from that listed in the Framework Glossary, but with the removal of certain specific criteria. On reflection, it is accepted that the definition should be the same as the Framework Glossary and it has been amended to reflect the necessary changes.

Aged or veteran tree: A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Definition copied over from the Framework Glossary.

Air Quality Management Area (AQMA): Areas designated by Local Authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. The area may encompass just one or two streets, or it could be much larger. The Local Authority is subsequently required to put together a plan to improve air quality in that area – a Local Air Quality Action Plan.

Definition derived from that listed in the Framework Glossary, but not identical in its drafting, with the addition of a second sentence to assist understanding of the scope of AQMAs. However, the definition as drafted is considered to remain consistent with the provisions of the Framework.

Ancient Woodland: An area that has been wooded continuously since at least 1600 and is therefore of very high wildlife value and considered to be irreplaceable.

Definition derived from that listed in the Framework Glossary, but not identical in its drafting. However, the definition as drafted is considered to remain consistent with the provisions of the Framework.

Annual Monitoring Report (AMR): Part of the Local Development Framework (LDF), the AMR assesses the implementation of the Local Development Scheme and the extent to which policies in LDFs are being successfully implemented. The AMR is now called the Authority Monitoring Report.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Area of Outstanding Natural Beauty (AONB): An AONB is an area of high scenic quality which has statutory protection in order to conserve and enhance the natural beauty of its landscape. Natural England has a statutory power to designate land as AONBs under the Countryside and Rights of Way Act 2000. They have equal status to National Parks in terms of their designation being of national importance.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Areas of Restraint: A specifically defined and protected environmental area of open land that is subject to protection to preserve the structure and character of the settlement which it helps to shape.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Definition copied over from the Framework Glossary.

Biodiversity: A term commonly used to describe the variety of life on earth. It encompasses the whole of the natural world and all living things including plants, animals and other organisms which, together, interact in complex ways with the inanimate environment to create living ecosystems.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Building Research Establishment Environmental Assessment Method (BREEAM): An assessment method used to improve measure and certify the social, environmental and economic sustainability of new buildings, particularly non-domestic buildings.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Brownfield Land: see **Previously Developed Land**

Building for Life: A measurement of the quality of development initiated by the Commission for Architecture and the Built Environment (CABE).

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Code for Sustainable Homes: The national standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Combined Heat and Power (CHP): CHP is the generation of both usable heat and power (electricity) in a single, highly efficient process. CHP can use renewable or fossil fuels.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Community Infrastructure Levy (CIL): A charge or levy that Local Authorities in England and Wales are empowered, but not required, to charge on most types of new development in their area. CIL charges are based on simple formulae that relate the charge to the size and character of the development paying for it. This allows Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area which can be used to fund a wide range of infrastructure needed to support the development of the local area.

Definition created by SDC and not based on that listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Comparison goods: Retail goods (apart from convenience goods) which comprise bulky and non-bulky goods. Bulky goods include DIY, furniture and floor coverings, major household appliances, audio-visual equipment and bicycles. Non-bulky goods are defined as 'all other comparison goods', e.g. clothing, footwear, jewellery, CDs/DVDs.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Convenience goods: Everyday items including food and drink, tobacco, newspapers and household goods such as cleaning materials, kitchen disposables, household hardware and small appliances.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Conservation Area: A specifically defined and protected environmental area in view of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. They are designated by Local Planning Authorities. It is a statutory recognition of the value of a group of buildings and their surroundings and the need to protect not just the individual buildings, but the character of the area as a whole.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Curtilage: The legal term for the property boundary, for example a house and its garden.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Decentralised Energy: This term broadly refers to energy that is generated off the main grid, including micro (small scale) renewables, heating and cooling. It can refer to energy from waste plants, combined heat and power, district heating and cooling,

as well as geothermal, biomass and solar energy. Schemes can serve a single building or a whole settlement.

Definition derived from the Framework Glossary but adapted by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Definition copied over from the Framework Glossary, with the removal of the words 'Protected Wreck Site'. Definition considered to remain consistent with the provisions of the Framework.

Development Plan: A statutory document within the Local Development Framework (LDF). The collective term for all of the adopted plans and documents that can be used to determine planning applications. The LDF sets out the Local Authority's policies and proposals for the development and use of land in their area. For Stratford-on-Avon District, the Development Plan will eventually comprise the Core Strategy, the Gypsy and Traveller Local Plan and the Site Allocations Plan prepared by the District Council, the Minerals Local Plan and Waste Local Plan prepared by Warwickshire County Council, and any Neighbourhood Plans prepared by Parish and Town Councils. The term also covers policies in the existing Local Plan which have been saved under the Planning and Compulsory Purchase Act 2004, until they are replaced.

Definition derived from the Framework Glossary but adapted by SDC to make it more relevant to the District. However, definition considered to remain consistent with the provisions of the Framework.

Development Plan Document (DPD): Spatial planning documents that are subject to independent examination. They can include a Core Strategy or Local Plan, Site Allocations Plan, and plans relating to specific topics or areas (where needed). Individual DPDs can be reviewed independently from other DPDs. They have status as a part of the Development Plan.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Edge of Centre: For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, it is a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Definition copied over from the Framework Glossary.

Emergency Stopping Place: Areas where Gypsies and Travellers are permitted to stay temporarily if the Local Authority deems it appropriate, removing the need for them to occupy less suitable unauthorised sites. Stays would not be expected to exceed 28 days at a time unless there were exceptional welfare needs that justify longer.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Environmental Impact Assessment (EIA): The process refers to the evaluation of the potential positive or negative impacts likely to arise from a major project on the environment, consisting of natural, social and economic aspects. The Town and Country Planning (Assessment of Environmental Effects) Regulations impose

significant new duties upon Local Planning Authorities. The purpose of the assessment is to ensure that decision makers, e.g. Local Planning Authority, consider the ensuing environmental impacts when deciding whether to proceed with a project.

Definition derived from the Framework Glossary but adapted and extended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

European Site: This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Definition copied over from the Framework Glossary.

Examination in Public (EiP): An examination chaired by an independent Inspector into objections to a Local Development Document (LDD) and the overall 'soundness' of the Plan.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Extra-care Housing: Housing designed with the needs of frail/older people in mind and offering varying levels of care and support on site. People who live in extra-care housing have their own self-contained homes, their own front doors and a legal right to occupy the property. It is also known as 'very sheltered housing'. It comes in many forms, including blocks of flats, bungalow estates and retirement villages. It can often provide an alternative to a care home.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Fields in Trust: This is an independent UK-wide organisation dedicated to protecting and improving outdoor sports and play spaces. Its purpose is to ensure that everyone young and old, abled and disabled and whether they live in an urban or rural area, has access to free local outdoor space for sport, play and recreation.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Geodiversity: An understanding of the variety of rocks, minerals, fossils, soils, landforms and natural processes that make up the physical environment, landscape, fuels and raw materials that society operates within and uses.

Extended version of the definition listed in the Framework Glossary. However, the definition is considered to remain consistent with the provisions of the Framework.

Greenfield land: Land that has not been previously developed including land in agricultural use, private residential gardens and parks, playing fields and allotments.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Green Belt: A specifically defined area within which most forms of development are strictly controlled. The purpose of the Green Belt is to maintain the 'openness' of the land and prevent urban sprawl (i.e. unplanned development). Importantly, the quality of the landscape is not relevant to its inclusion within the Green Belt. Green Belt is different to greenfield land. There is a general presumption against inappropriate development, which is defined as development that is harmful to the purposes of the Green Belt. The Government attaches substantial weight to the need to avoid harm to the Green Belt. More specifically, the National Planning Policy Framework (NPPF)

indicates that most forms of development are inappropriate, with some specified exceptions to this that will be permitted as long as they meet certain criteria, such as maintaining the openness of the area and not conflicting with the purposes of including land in the Green Belt.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Green Infrastructure: A network of high quality, multi-functional green spaces and other environmental features, urban and rural. The greatest benefits will be gained when it is designed and managed as a multifunctional resource which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Definition derived from the Framework Glossary but adapted and extended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Gypsy and Traveller: Persons of nomadic habit of life whatever their race or origin, including such persons who on the grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently. It excludes members of an organised group of travelling show people or circus people travelling together as such.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Habitats and Birds Directives: These form the cornerstone of Europe's nature conservation policy. They are founded on the Natura 2000 network of protected sites and the strict system of species protection. All in all the directive protects over 1,000 animals and plant species and over 200 so called "habitat types" (eg. special types of forests, meadows, wetlands, etc.), which are of European importance.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. They include nationally designated heritage assets, eg. Ancient Monuments, Listed Buildings, and those identified by the Local Planning Authority, including local listing.

Definition copied over from the Framework Glossary.

Historic Environment Record: A database of sites of known historic or archaeological importance, managed by Warwickshire County Council.

Definition derived from the Framework Glossary but adapted by SDC to refer to a local source of information. However, the definition is considered to remain consistent with the provisions of the Framework.

Homes in Multiple Occupation (HMO): A single dwelling comprising separate non-related households, usually sharing facilities such as kitchens and bathrooms.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Housing Market Area: These illustrate the influence of an urban area on a wider geographical area. They are defined by analysing commuting and migration patterns. Significantly, these areas are not bound by administrative boundaries.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Housing Needs Assessment: An assessment of housing needs in the local area. This assessment plays a crucial role in underpinning the planning policies relating to affordable housing. In addition, the information on local needs is required to determine the location of such housing and guide new investment.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Household Projections: Produced by the Department for Communities and Local Government and linked to the latest Office for National Statistics Sub-National Population Projections. The projections are trend-based and indicate the number of additional households that would form if recent demographic trends continue.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Housing Trajectory: A planning tool designed to support the 'plan, monitor, manage' approach to housing delivery by monitoring both past and projected housing completions across the lifetime of the Development Plan.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Infrastructure: The network of essential physical services that most buildings or activities are connected to. It includes not only physical services in an area (eg. gas, electricity and water provision, telecommunications, sewerage) and networks of roads, public transport routes, footpaths etc. but also community facilities and green infrastructure. New or improved infrastructure will generally need to be provided where significant levels of new development are proposed.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Landscape Character Assessment: An assessment undertaken to help identify various landscape types with a distinct character that is based on a recognisable pattern of elements, including combinations of geology, landform, soils, vegetation, land use and human settlement.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Landscape and Visual Impact Assessment: A structured process for assessing the potential impacts of a proposed development from both landscape character and visual perspectives, often produced as part of an Environmental Impact Assessment.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Lifetime Homes: A set of 16 design criteria that provide a modal for building accessible and adaptable homes. This standard is widely used in planning policies and forms part of the Code for Sustainable Homes.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Listed Building: A building or structure that is considered to be of special national architectural or historic interest. It is protected by law from unauthorised alterations or demolition.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Live/work unit: A purpose-designed unit or group of buildings enabling the occupiers to live and work within the same premises.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Local Development Framework (LDF): Consists of a set of Local Development Documents, including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). Collectively they provide the spatial planning strategy for the Local Planning Authority's area. It also includes the Statement of Community Involvement, Local Development Scheme and the Annual Monitoring Report.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Local Development Scheme (LDS): This is a public statement of a Local Authority's programme for the production of Local Development Documents. The LDS is reviewed and updated on a regular basis to reflect changes in circumstances. This may be either as a result of the Annual (Authority) Monitoring Report, which should identify whether the Local Authority has achieved the timetable set out in the original scheme, or if there is a need to revise and/or prepare new LDDs.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Local distinctiveness: A term that describes the unique features of a place and embraces issues such as landscape character, biodiversity, historic features and building design.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Local Enterprise Partnership (LEP): A partnership organisation between Local Authorities and businesses, formed to help determine local economic priorities, enable business and civic leaders to come together to drive sustainable local economic growth and assist in creating the conditions for private sector job growth in their communities. They are also a key vehicle in delivering Government objectives for economic growth and decentralisation, whilst also providing a means for Local Authorities to work together with business in order to support the economic growth.

Definition derived from the Framework Glossary but adapted and extended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Local Nature Partnership: A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Definition copied over from the Framework Glossary.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to the local planning authority apply to Stratford-on-Avon District Council in its statutory duty to produce a Development Plan and determine planning applications.

Definition derived from the Framework Glossary but adapted to refer to local circumstances. However, definition considered to remain consistent with the provisions of the Framework.

Local Plan: The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is prescribed as a Development Plan Document adopted under the Planning and Compulsory

Purchase Act 2004. A Core Strategy is a Development Plan Document and is a form of Local Plan.

Definition derived from the Framework Glossary but adapted by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Local Transport Plan (LTP): The Transport Act 2000 introduced a statutory requirement for local transport authorities to produce a LTP every five years and to keep it under review. The Department for Transport expects authorities to consider their contribution to national transport goals as over-arching priorities for their LTPs.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Local Wildlife Sites: Non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Main town centre uses: These are defined as including retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Definition copied over from the Framework Glossary.

National Character Areas: Represent the division of England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, and provide a decision-making framework for the natural environment.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

National Planning Policy Framework (NPPF): National guidance published by the UK Government in March 2014 2012 which sets out the key issues to be considered in relation to planning policy and development management. It replaced previous national planning guidance, formerly enshrined in a series of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). The Government expects the NPPF to provide a framework within which local people and their accountable Councils produce their own Local and Neighbourhood Plans. The NPPF constitutes guidance for Local Planning Authorities and decision-makers both in drawing up plans and as a material planning consideration in determining planning applications.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework. Date of publication amended.

Neighbourhood Development Plans: A plan prepared by Parish/Town Councils or Neighbourhood Forums to establish general planning policies for the development and use of land within a particular neighbourhood area. Subject to conformity with the strategic policies of the Core Strategy or Local Plan, an independent examination and support in a community referendum, a Neighbourhood Plan will become part of the planning framework for land uses in the local area.

Definition derived from the Framework Glossary but adapted and extended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Pitch: A pitch is the space required to accommodate one Gypsy and Traveller household and will vary according to the size of the household in a similar way to housing for the settled community. A caravan does not equate to a household. One household may comprise three generations of extended family living in several caravans. Typically, a family pitch will provide space for a mobile home and touring caravan, parking and an amenity block.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order. Such conditions permit development to go ahead only if their stipulations are satisfied.

Definition derived from the Framework Glossary but adapted and extended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Planning Practice Guidance (PPG): National guidance launched as a web-based resource by the UK Government in March 2014 with the task of bringing together planning practice guidance for England in an accessible and useable format.

Planning Obligation: Legally enforceable agreements between a Local Planning Authority and a developer, or undertakings offered unilaterally by a developer, which ensure that necessary mitigating works related to development are undertaken. They are often called Section 106 Agreements.

Definition derived from the Framework Glossary but adapted by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings;
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures;
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Definition copied over from the Framework Glossary, albeit in an amended format by introducing bullet points to list the 'exclusions' for easier reading.

Priority Habitats and Species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Definition copied over from the Framework Glossary.

Ramsar Sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Definition copied over from the Framework Glossary.

Registered Social Landlord: A term introduced in the Housing Act 1996 to describe local housing companies and housing associations that are registered and monitored by the Housing Corporation (now the Homes and Communities Agency).

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Regulation 123 List: Regulation 123 restricts the use of planning obligations for infrastructure that will be funded in whole or in part by the Community Infrastructure Levy (CIL). The Local Authority is expected to publish a list of infrastructure that will benefit from CIL on its website. The key purpose of the Regulation 123 List is to define the items where Section 106 contributions will not be sought, rather than to restrict the use of CIL funds.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions, compared to conventional use of fossil fuels.

Definition copied over from the Framework Glossary.

Rural Exception Sites: Small sites used solely for affordable housing on land within or adjoining existing small rural communities which would not otherwise be released for general market housing because it is subject to policies of restraint. Such sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the Local Authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. The affordable housing provided on such sites should meet local needs in perpetuity and count towards the overall level of housing provision.

Definition derived from the Framework Glossary but adapted and extended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Scheduled Ancient Monument: Features (both underground or on the surface) of national archaeological or historic interest designated by the Secretary of State for Culture, Media and Sport, which are the subject of legal protection to prevent them being damaged or destroyed. The regulations are similar to those applied to listed buildings but are administered by English Heritage rather than Local Authorities.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Section 106 Agreement: A legal agreement between developers and a Local Planning Authority made in accordance with section 106 (s.106) of the ~~1991 Planning Act~~ Town and Country Planning Act 1990, usually to secure benefits for local residents without which a planning application would be refused (also see **Planning Obligations**).

Definition derived from the Framework Glossary but adapted and extended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Framework. The text relating to the relevant Act has also been amended to reflect the Framework Glossary.

Section 278 Agreement: A legal agreement made between a developer and the Highway Authority (ie. Warwickshire County Council) to enable works to be carried out on the public highway to facilitate development.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Definition copied over from the Framework Glossary.

Sites of Importance for Biodiversity: Comprise international sites (Special Areas of Conservation, Special Protection Areas and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Social Rented: This is housing available to rent at below market levels. Lower rents are possible because the Government subsidises Local Authorities and Registered Social Landlords (RSLs) in order to meet local affordable housing needs.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Sites of Special Scientific Interest (SSSI): Specifically defined sites or areas designated as being of national importance because of their wildlife, plants or flowering species and/or their unusual or atypical geological features. SSSIs are designated by Natural England and have protected status under the Wildlife and Countryside Act 1981. The protection is subject to Government Regulations.

Definition derived from the Framework Glossary but adapted and extended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Sites and Monuments Record: A database maintained by Warwickshire Museum which contains records detailing the sites of archaeological interest in the County.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Special Landscape Area: A designation covering in landscape in the District which is judged to be of high quality at the local level and which requires protection from inappropriate forms of development and activity.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Statement of Community Involvement (SCI): This sets out the standards to be achieved by the Local Authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents (LDDs) and planning applications. The SCI is a clear public statement enabling the community to know how and when they will be involved in the preparation of an LDD and how they will be consulted on planning applications.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Strategic Environmental Assessment (SEA): A procedure set out in the Environmental Assessment of Plans and Programmes Regulations 2004 which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Definition copied over from the Framework Glossary.

Strategic Flood Risk Assessment (SFRA): A high-level assessment of flood risk carried out by or for Local Planning Authorities with the purpose of assisting them to deliver sustainable development and to avoid development in areas that are at risk of flooding or that would increase flooding elsewhere.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Strategic Housing Land Availability Assessment (SHLAA): This is a key component of the evidence required to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy as set out in the NPPF.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Strategic Housing Market Assessment (SHMA): The purpose of a SHMA is to analyse data and trends relating to local housing markets within a sub-region and across administrative boundaries and to guide, inform and support the development of planning and housing policies over that area. It provides evidence for the preparation of Development Plan Documents for the local authority areas covered.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Supplementary Planning Document (SPD): Provides further detail to explain how the policies in a Core Strategy, Local Plan or other Development Plan Document will be implemented. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the Development Plan.

Definition derived from the Framework Glossary but the first sentence slightly amended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Sustainable transport: Any efficient, safe and accessible means of transport, other than the private car, which has an overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Definition copied over from the Framework Glossary.

Sustainability Appraisal: The Planning and Compulsory Purchase Act 2004 requires Local Development Documents (LDDs) to be prepared with a view to contributing to the achievement of sustainable development. Sustainability appraisal is a systematic process that assesses the social, environmental and economic effects of the strategies and policies in a LDD from the outset of the preparation process. This helps to ensure that decisions are made that accord with sustainable development requirements.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Sustainable Community Strategy (SCS): Produced by Local Authorities, in conjunction with other service providers and local organisations, through the Local Strategic Partnership (LSP). They outline the needs and priorities of the community and also shape the activities of the organisations within the LSP, to fulfil those requirements. The SCS should inform the Local Development Framework and act as an umbrella framework for other strategies produced for the area.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Sustainable Development: In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy 'Securing the Future – UK Government Strategy for Sustainable Development'. The five guiding principles, to be achieved simultaneously, are:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly.

The NPPF sets out a definition of sustainable development and identifies how it is to be identified and delivered (see paragraphs 6-16).

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Sustainable Drainage System (SuDS): Seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water run-off into the ground, promote the filtration and evaporation of water as close to the source as possible and break down pollutants and, where appropriate, recycle grey water within the development. Designed to minimise the impact of development on the natural water environment, they are an alternative to drainage through pipes directly to a water course and help enhance water quality and biodiversity, maintain groundwater levels and reduce the risk of flooding.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Town Centre: Area defined by the Local Authority's Development Plan and shown on the Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

Definition derived from the Framework Glossary but adapted by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Transit Site: Authorised sites which are used for stays of up to three months by Gypsies and Travellers. The sites are provided on a permanent basis, usually by Local Authorities, and have basic amenities and services which include water supply, shared toilets, washing facilities/utility room and waste disposal.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for

alternatives to the car such as walking, cycling and public transport, and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Definition copied over from the Framework Glossary.

Transport Statement: A simplified version of a transport assessment where it is agreed the transport issues arising out of a development proposal are limited and a full Transport Assessment is not required.

Definition copied over from the Framework Glossary.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who, on the grounds of their own or their family's or dependants' more localised patterns of trading, educational or health needs or old age, have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Definition copied over from the Framework Glossary.

Use Classes: The definition of development includes material changes of use of land or buildings. Uses fall within four main categories or 'classes':

- Class A – covers shops and other retail premises
- Class B – covers offices, workshops, factories and warehouses
- Class C – covers residential uses
- Class D – covers non-residential institutions and assembly and leisure uses.

There are subsets within each class. In addition there are also uses that are *sui generis* (i.e. in a class of their own). Changes of use within a use class do not come within the definition of development. Certain changes between particular use classes are allowed under permitted development rights.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Water Framework Directive: This is a piece of European legislation that promotes a positive approach to water management. The Directive helps to protect and enhance the quality of surface freshwater (including lakes, streams and rivers), ground waters, and groundwater-dependent ecosystems.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Whole Farm Plan: This is a business plan which sets out how a farm is to operate in the future and what investment is likely to be required in order to achieve its stated objectives, including the use of buildings and land. It should include an operations plan that describes the farm and how it is run. Advice on producing a Whole Farm Plan is available from the Department for Environment, Food & Rural Affairs.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Wildlife Corridor: An area of habitat connecting wildlife populations separated by human activities or structures. This allows an exchange of individuals between populations which may help prevent the negative effects of inbreeding and reduced

genetic diversity that often occur within isolated populations. Corridors may also help facilitate the re-establishment of populations that have been reduced or eliminated due to circumstances.

Definition derived from the Framework Glossary but adapted and extended by SDC. However, definition considered to remain consistent with the provisions of the Framework.

Windfall Allowance: This is an allowance as part of the housing supply to take account of the fact that some of the housing being provided in the Local Authority area will come from unidentified sites that get planning permission. These will typically be smaller sites such as conversions or changes of use.

Definition created by SDC and not listed in the Framework Glossary. However, definition considered to be consistent with the provisions of the Framework.

Windfall Sites: Sites which have not been specifically identified as available in the Development Plan process. They normally comprise small, previously developed sites that have unexpectedly become available and are suitable for certain forms of redevelopment.

Definition derived from the Framework Glossary but adapted by SDC. However, definition considered to remain consistent with the provisions of the Framework.