

## Glossary of Technical Terms

**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.

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.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. 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.

See also definitions for General Needs Housing, Low Cost Market Housing and Specialised Accommodation.

**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.

**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.

**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.

**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.

**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.

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

**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.

**Community facilities:** The term community facilities includes provision for health and social care, education, emergency services, meeting spaces and cultural facilities (including libraries, arts and places of worship), open space, sports venues and local shops and pubs.

**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.

**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.

**Core Strategy:** The Core Strategy sets out a Local Planning Authority's development strategy and planning policies. These policies usually include the allocation of strategic employment and housing sites, along with guidance on provision on infrastructure and services. Within Stratford-upon-Avon the current Core Strategy establishes the overall spatial vision for the District up to 2031 and establishes the framework that our other planning documents will build upon. The Council adopted the Core Strategy on 11 July 2016.

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

**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.

**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.

**District Heating:** District heating (also known as heat networks) comprises a network of subterranean insulated pipes which distribute heating and/or cooling in the form of hot or chilled water from the local energy centre, such as a Water Source Heat Pump (WSHP) or

a Combined Heat and Power (CHP), and deliver this directly to homes and businesses. This means that households and businesses do not need to generate their own heat or use centralised energy sources, such as individual gas boilers, as a primary heating source. District heating can reduce carbon emissions, improve air quality and benefit residents and businesses through cheaper heating and greater security of supply. When a district heating network incorporates CHP) it can also supply electricity at reduced cost.

**Electric Vehicle Charging Points (EVCPs):** Are post mounted or street light (footway) mounted and off street charging points in external car parks (usually surface level) or within the curtilage of a dwelling can be post or wall mounted.

**Extra-care Housing:** Extra care housing developments comprise self-contained homes with design features and support and care services available to enable self-care and independent living. Each household has its own front door. It is for people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long term care (residential or nursing homes).

**General Needs Housing:** All housing of any tenure other than that which is specialised housing. See also definition of Specialised Accommodation.

**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.

**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.

**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.

**Historic Environment:** The Government defines the historic environment as all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**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.

**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.

**Local Development Documents:** This is the collective terms for different documents that are associated with Planning Policy. Such as Development Plan documents, Supplementary Planning documents and Statements of community involvement.

**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.

**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.

**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.

**Local Wildlife Sites:** Non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. More information on wildlife sites including their location can be found at [Nature Reserves | Warwickshire Wildlife Trust](#)

**National Planning Policy Framework (NPPF):** Originally published in 2012, and then revised in July 2018 and February 2019. The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. The policies set out in this framework apply to the preparation of local and neighbourhood plans and to decisions on planning applications. The NPPF covers a wide range of topics including: housing, business, economic development, transport and the natural environment.

**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. Neighbourhood Development Plans are not compulsory and it is down to individual communities to decide whether they wish to produce a Neighbourhood Development Plan.

**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.

**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.

**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).

**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.

**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.

**Scheduled 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.

**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, usually to secure benefits for local residents without which a planning application would be refused (also see **Planning Obligations**).

**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.

**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.

**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.

**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.

**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.

**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.

**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.

**Supported Housing:** Any Housing scheme where accommodation is provided alongside care, support or supervision to help people live as independently as possible in the community.

**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.

**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.

**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 7-14).

**Sustainable urban Drainage System (SuDS):** Seeks to minimise wastage of water, including the use of appropriate groundcover to enable maximum penetration of clean water runoff 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.

**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.

**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.

**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.

**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.