

Appendix - A

Glossary of terms

Adoption

The final confirmation of a plan as a statutory document by the local planning authority.

Affordable Housing

Housing designed to meet the needs of households whose incomes are not sufficient to allow them to purchase decent and appropriate housing for their needs. Affordable housing comprises both social housing and intermediate housing.

Amenity Green Space

Small grassed areas typically within housing estates. Amenity green space provides opportunities for informal recreational activities close to home or work such as exercising dogs and walking. Amenity green space also enhances the visual appearance of residential areas and other parts of the urban environment.

Area Action Plan

Used to provide the planning framework for areas where significant change or conservation is needed.

Archaeological Priority Areas

These are areas that are recognised as having particularly high potential for the survival of important archaeological remains.

Aspirational housing

Housing which will attract Social Class A/B households and entrepreneurial households into the area which will create a more mixed, balanced population. Social groups A/B are generally taken to mean those in professional and managerial employment.

Backland

Land which is behind existing development with no, or very limited, road frontage. Usually applied to describe land previously or currently in use as rear gardens to existing residential properties.

Biodiversity

The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are part.

Biomass

Biomass is the biodegradable fraction of products, waste and residues from agriculture (including plant and animal substances), forestry and related industries, as well as the biodegradable fraction of industrial and municipal waste.

Brownfield habitat

Previously developed land, even that which considered derelict, which has developed rich wildlife.

Brownfield Site

Land which has been previously developed, excluding mineral workings or other temporary uses.

Change of Use

More correctly referred to as a 'material change of use'. A change in the use of land or buildings that is of significance for planning purposes, often requiring planning permission.

Combined Heat and Power (CHP)

The combined production of heat (usually in the form of steam) and power (usually in the form of electricity). A plant that produces both heat and electricity is called combined heat and power plant.

Community Facilities

Education, health and social facilities such as schools, libraries, health centres, hospitals, community/day centres, churches, post offices, public houses and local shops. Essential facilities are those which residents require access to on a daily or weekly basis.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL), due to be introduced by the Government in 2010, together with modifications to the role and extent of planning obligations will provide opportunities for Local Authorities to generate contributions for local and sub-regional infrastructure through a levy on a wide range of developments. This set within the context of an effective

infrastructure planning and delivery regime may provide opportunities to provide a range of infrastructure currently beyond the scope of planning obligations.

Comparison Shopping

Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Compulsory Purchase Order (CPO)

An order allowing land and rights over land to be compulsorily acquired in the public interest.

Conditions

Stipulations attached to a planning permission to limit or direct the manner in which a development is carried out.

Conservation Area

An area designated under Section 69 of the Town and Country Planning Act 1990, by the local planning authority, as an area where it is desirable to preserve or enhance the character of its special architectural or historic interest.

Convenience shopping

Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/ magazines and confectionary.

Density

The term density is used to describe the scale of development on a site and in terms of housing it describes the existing or proposed number of dwellings per hectare.

Development Plan Document (DPD)

Any part of the Local Development Framework (LDF) that forms part of the statutory development plan (i.e The Black Country Joint Core Strategy (JCS), Area Action Plans (AAPs), proposals map and site allocations).

Economic Well-being

Planning obligations can be used to achieve economic well-being by negotiating training and employment within the development or supply chain for construction stages and to deliver services that support unemployed into work. The funding gained from large

developments will link local people with training and employment arising as a result of the development.

Edge-of-centre

For retail purposes, a location that is well connected to and within easy walking (i.e. up to 300 metres) of the primary shopping area. For all other main town centre uses, this is likely to be within 300 metres of a town centre boundary.

In determining whether a site falls within the definition of edge-of-centre, account should be taken of local circumstances. For example, local topography will affect pedestrians perceptions of easy walking distance from the centre. Other considerations include barriers, such as crossing major roads and car parks, the attractiveness and perceived safety of the route and the strength of attraction and size of the town centre. A site will not be well connected to a centre where it is physically separated from it by a barrier such as a major road, railway line or river and there is no existing proposed pedestrian route which provides safe and convenient access to the centre.

Employment land

Land containing employment land uses such as industrial factories, warehousing and offices, business uses, storage and distribution uses.

Energy from Waste (EfW)

The process of recovering energy from waste using various technologies such as burning the waste to generate heat and electricity in a combined heat and power station. Other technologies include “gasification” (one of the newer technologies that is increasingly being used for waste disposal. It is a thermo-chemical process in which biomass is heated, in an oxygen deficient atmosphere to produce a low-energy gas containing hydrogen, carbon monoxide and methane. The gas can then be used as a fuel in a turbine or combustion engine to generate electricity) and “pyrolysis” (another emerging technology, sharing many of the characteristics of gasification. With gasification partial oxidation of the waste occurs, whilst with pyrolysis the objective is to heat the waste in the complete absence of oxygen).

Extra Care Housing

Specialist housing for older people where care services are provided or facilitated. Extra Care Housing should be able to provide most residents, if they so desire, with a home for the remainder of their life, regardless of changes in their care needs. Services are provided in a purpose built, housing environment with care and support delivered to meet the individual residents needs. This type of housing provides 24 hour support, meals, domestic help, leisure and recreation facilities and a genuinely safe environment for residents.

Flood plain

A flat area bordering a river off high risk of flooding liable to flooding.

Formal recreation green space

Areas of green space containing formal areas for outdoor sport such as playing fields, outdoor sports grounds used by clubs and areas containing marked out sports pitches (including outdoor football pitches, rugby pitches, bowling greens, tennis courts, cricket pitches, etc). Also includes outdoor sports facilities such as astro-turf (synthetic turf sports pitches) and macadam surfaced outdoor tennis courts.

Geodiversity

The variety of rocks, fossils, minerals, landforms and soil along with the natural processes that shape the landscape.

Geothermal

Geothermal energy is the heat of the Earth, which can be tapped into to produce electricity in power plants, and to use its warm water for industry, agriculture, bathing and cleansing.

Green field site

An area not previously used for built development.

Green infrastructure

The sub-regional network of protected sites, nature reserves, greenspaces and greenway linkages. The linkages include river corridors and flood plains, migration routes and features of the landscape which are important as wildlife corridors. Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering

ecological services such as flood protection and microclimate control. It should also operate at all spatial scales from urban centres to open countryside.

Green Space

Green space is any vegetated land or water within or adjoining an urban area. This includes green corridors, rivers and canals, urban woodlands, grassed areas and areas of natural and semi-natural greenspace of value for nature conservation. Also includes Parks, playing fields, children's play areas, cemeteries, allotments and countryside located on the urban fringe which people can access from their home. Green space performs multiple functions including visual amenity and enhancing the character and attractiveness of the urban area, for improving people's physical and mental health and well-being, providing places for outdoor sport, recreation and children's play. It also provides areas for informal recreation such as walking and exercising dogs, and areas of value for nature conservation and biodiversity.

Habitat

The natural surroundings in which an animal or plant usually lives.

Historic Buildings and the Sites and Monuments Record

A comprehensive database linked to geographic Information System for the management of the Historic Environment.

Historic Landscape Characterisation (HLC)

An analytical tool that can aid the better understanding and appreciation of historic character and local distinctiveness of the landscape. It can be carried out strategically at a broad level of detail (Black Country HLC and Dudley Borough Landscape and Townscape Character Study) and can also be focused at a more detailed and localised level, such as the Urban Historic Landscape Characterisation (HLC) that will be completed for the Stourbridge Area Action Plan.

Informal recreation green space

Areas of outdoor green space used in an informal way by people for walking, generally relaxing, exercise, informal children's play, exercising dogs, studying nature conservation.

Infrastructure

Permanent resources serving society's needs, including roads, sewers, schools, hospitals, railways, communication networks etc.

Intermediate housing

Housing at prices and rents above those of social rent, but below market price rents. This can include shared equity schemes, such as HomeBuy, other low cost homes for sale and intermediate rent.

Joint Core Strategy for the Black Country

Sets out the vision and strategy for future development in the Black Country. This document is currently being prepared by Dudley Council, Sandwell MBC, Walsall Council and Wolverhampton City Council and when adopted it will contain a set of key policies which set out the spatial planning strategy for the area.

Leisure and Recreation Facilities

Cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, health and fitness centres, swimming pools, indoor sports halls and leisure centres, indoor bowling centres, indoor tennis courts, ice rinks and bingo halls.

Leisure Parks

Leisure parks often feature a mix of leisure facilities, such as a multi-screen cinema, indoor bowling centres, night club, restaurants, and fast-food outlets, with car parking.

Lifetime Homes Standards

Lifetime homes can be adapted so if the home occupier develops a future disability or physical impairment their home can be readily adapted (e.g. inclusion of stair lifts etc) so they are not forced to leave their home as a result of a worsening disability.

Listed Building

Building or other structure of special architectural or historic interest included on a statutory list and assigned a grade (I, II* or II).

Local Development Document (LDD)

Sets out planning policy for a specific topic or geographic area.

Local Development Framework (LDF)

Collective name for all the policies and documents that make up the planning framework for the district.

Local Development Scheme (LDS)

States what Local Development framework (LDF) documents will be produced, in what order and by when. Also contains details of monitoring and review.

Market housing

Private housing for rent or for sale, where the price is set in the open market.

Mixed Comparison Shopping

Comparison retailing is the provision of items not obtained on a frequent basis (see comparison shopping in Glossary). Mixed comparison retailing includes retail units selling a mixed range of comparison goods including bulky goods, clothing, footwear, household and recreational goods.

Mixed use development

Development comprising two or more uses as part of the same development scheme. This could apply at a variety of scales from individual buildings, to a street, to a new neighbourhood or urban extension. Mixed use development can help to reduce the need to travel, which is more sustainable.

Natural and semi-natural green space

Areas which offer beneficial habitats for nature conservation and biodiversity. Can include urban woodlands, river and canal corridors, and sites designated for their nature conservation value.

Night time Economy

Term used to describe areas containing bars, restaurants, night clubs which attract visitors to a town centre during the evenings which all helps to support a vibrant night time economy and generate a revenue stream for the town centre.

Opportunity Sites

Sites where major development or redevelopment is appropriate. These can be vacant or underused or for other reasons available for redevelopment.

Out-of-centre

A location which is not in or on the edge of a centre not necessarily outside the urban area.

Out-of-town

An out-of-centre development outside the existing urban area.

Parks and Greenspace Strategy

A document used to assess the existing quantity (e.g. how much green space is currently found in the Borough), the current quality, public accessibility level and distribution of the borough's parks and green spaces.

Park and Ride (P & R)

A system where private motorists are encouraged to leave their car at an out of centre public car park and travel the rest of the way to their destination by public transport.

Planning Condition

Requirement attached to a planning permission. It may control how the development is carried out, or the way it is used in the future. It may require further information to be provided to the Planning Authority before or during the construction.

Planning Gain

Facilities or infrastructure secured by way of a planning obligation as part of a planning approval and usually provided at the developers expense. For example, affordable housing, community facilities or mitigation measures.

Planning Obligation

A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning Obligations are normally secured under Section 106 of the Town and Country Planning Act 1990 - see Community Infrastructure Levy (CIL).

Previously- developed land (often referred to as brownfield land)

Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. It 'excludes' 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 (to the extent that it can reasonably be considered as part of the natural surroundings).

Primary Shopping Area

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are next to and closely related to the primary shopping frontage).

Primary Frontage

Primary frontages are likely to include proportion of retail uses.

Public Art

Publicly sited works of art, which make an important contribution to the character and visual quality of the area and are accessible to the public.

Public Realm

Streets and spaces between buildings are often referred to as the public realm.

Public Right of Way

A public right of way is a route over which the public has a right to pass and re-pass. Public rights of way are more commonly known as either: footpath (for use on foot only); Bridleway (for use by horses, pedal cycle or on foot). Public footpaths are not to be confused with highway footpaths, which are pavements to the side of the road. Public right of ways are legally recorded on the Definitive Map, Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000.

Rainwater Harvesting

The capture of rainwater from buildings to help meet onsite requirements, whether for external use such as irrigation or internal use such as toilet flushing or washing.

Regional Spatial Strategy (RSS)

Prepared by the Regional Planning Body (West Midlands Regional Assembly). An overarching strategy for the West Midlands setting out the policies in relation to development, use of and activities of land.

Renewable Energy

Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of oceans, from the sun (solar power) and biomass (Biomass – see glossary).

Retail Parks

An agglomerate of at least 3 retail warehouses.

Retail Warehouses

Large stores specialising in the sale of goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne customers.

Secondary Frontage

Secondary frontages provide greater opportunities for a diversity of uses.

Section 106 – see Planning Obligation and also Community Infrastructure Levy (CIL)

Social Housing

Rented housing owned and managed by local authorities and registered social landlords (RSLs), where guideline target rents are determined through the national rent regime.

Social Energy Technologies

These include the technologies that make use of the sun's heat to generate power. These include various technologies such as "passive solar energy" (energy provided by a simple architectural design to capture and store the sun's heat. Very simple examples include a garden greenhouse, or a south-facing window in a dwelling), "solar water heating collectors" (these panels absorb the energy from the sun and transfer it to heat water) and "photovoltaic or solar electric panels" (these panels transform the solar radiation directly into electricity).

Spatial Planning

Goes beyond traditional land use planning to bring together wider community strategies and initiatives which influence the nature of places and how they function. This means addressing issues such as health, employment, community cohesion, crime and social exclusion.

Stakeholders

People who have an interest in the activities and achievements of the council, including residents, local communities of interest, partners, employees, customers, shareholders, suppliers, opinion leaders, regulators and “hard to reach” groups.

Strategic Environmental Assessment (SEA)

Assessment of potential policies and proposals on the environment, including proposed mitigation measures.

Streetscape

The overall character, design quality, and particular physical elements which are formed by a combination of building facades, signage, paving, street furniture (seats, bins, cycle racks, etc), lighting and trees and other plantings as well as other elements along a street. The quality of these elements and the degree to which they compliment each other determine the quality of the streetscape.

Supermarkets

Self-service stores selling mainly food with a trading floorspace less than 2,500 square metres, often with car parking.

Superstores

Self-service stores selling mainly food, or food and non-food goods, usually with more than 2,500 square metres trading floorspace, with supporting car parking.

Supplementary Planning Document (SPD)

A type of Local Development Document that supplements and elaborates on policies and proposals in Development Plan Documents.

Sustainability Appraisal (SA)

Assesses the impacts of policies and proposals on economic, social and environmental aspects, to reflect sustainable development principles.

Sustainable Development

Environmentally responsible development, commonly defined as “development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs.”

Sustainable Drainage Systems (SUDS)

A design philosophy that uses a range of techniques to manage surface water as close to the source as possible. It can use permeable surfaces and wetland features to capture rainwater and slowly release it into the ground.

Swale

A natural depression or a shallow ditch to temporarily convey, store (i.e. take extra water volume in storm conditions) or filter run-off/ surface water. Swales can act as linear soakaways (the surface water may seep into the natural ground). The swale is generally lined with grass so it can be used to improve run-off quality by filtering suspended sediment and heavy metals within the surface drainage system.

Town Centre

Defined area, including the primary shopping area and areas of predominantly retail, leisure, business and other main town centre uses within or adjacent to the primary shopping area.

Town Centre Management

Partnership of local organisations, businesses and individuals to promote the common good of a town by developing, managing, promoting and improving facilities, the useful resources, the economy and the environment of a town centre.

Townscape

The appearance and character of buildings and all other features of an urban area taken together as a whole.

Transport Assessment (TA)

The assessment [or consideration] of the potential transport impacts of a proposed development, with an agreed plan to reduce or mitigate any adverse consequences and where appropriate establish how more sustainable modes of travel can be increased.

Urban Heat island effect – role of urban green space in urban cooling

The presence of urban green spaces, vegetated landscaped areas, urban woodland and trees can help to reduce the overheating of urban environments (often referred to as the urban

heat island effect). Typical urban surfaces such as concrete and asphalt get much hotter than vegetated green space surfaces during the day, particularly during the hotter drier summer months. The urban heat island effect is caused by the storage of solar energy in the urban fabric during the day and the release of this energy into the atmosphere at night. Preserving and creating pockets of new urban green space and vegetation can help to cool areas naturally. This is caused by the cooling effect of water as it evaporates into the air from leaves and vegetation through the process called transpiration. The urban heat island effect causes increased demand for air conditioning in buildings which in turn requires more combustion of fossil fuels to generate more electricity, as well as being directly related to increased ozone formation, a major pollutant in our cities. The most important factor in creating an urban heat island is a lack of green space in built up areas.

Unitary Development Plan (UDP)

An old-style development plan prepared by a Metropolitan District or Borough and some Unitary Local Authorities, which contains policies equivalent to those in both a structure plan and local plan. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

Urban Park

A project that aims to transform the Black Country environment to increase the quality of life within the area. As part of this, “beacons” will show off some of the most distinctive parts of the Black Country to residents and visitors. “Corridors” will create green links throughout the Black Country for wildlife and walking and we will celebrate our distinct character and heritage.

Urban Regeneration

The reuse or redevelopment of decaying or run-down parts of older urban areas to bring them new life and economic vitality.

Urban Renaissance

Optimising the advantages of urban life as part of a sustainable approach to land use, compact, intensive development allowing economic diversity, viable services and environmental responsibility.

Regional Spatial Strategy (RSS)

The part of the Development Plan which is decided at a regional level and which sets the strategy for the Regions of England. Local Development Frameworks must be in general conformity with the Regional Spatial Strategy (see Policy Context within the Appendix section of this document).

Supplementary Planning Document (SPD)

A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document (see Policy Context within the Appendix section of this document).

Wildlife Corridor

Areas, usually linear, which enable wildlife to move between one wildlife site and another.

Wildlife Roofs

The term to describe roofs with naturalistic plantings or self-established vegetation which can provide a habitat for biodiversity. Often referred to as Green Roofs.

Wildlife Walls

The term to describe exterior walls with naturalistic plantings or self-established vegetation which can provide a habitat for biodiversity. Often referred to as Greening vertical habitats.