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## GLOSSARY OF PLANNING TERMS

The terms in the glossary are not binding but are in everyday use by the Council and are additional to those definitions in the Town and Country Planning Act 1990.

### **Affordable Housing**

Affordable housing has been defined by the West Midlands Local Government Association Housing and Environment Committee in 1999. The definition was subsequently adopted by the Worcestershire County Structure Plan. The definition states that:

“Affordable Housing is housing provided for rent or sale, at a price level which can be sustained by local people in housing need.

Affordable housing can be categorised into two types:

- a) Subsidised housing provided by an organisation allocating on the basis of need. While such dwellings will normally be made available for rent, they may also include subsidised home ownership, such as shared ownership, where a RSL or local authority retains a continuing interest; and
- b) Low cost marking housing, helping to meet the needs of first time buyers, single people, the elderly and other low income households that cannot afford to rent or buy houses generally available on the open market.”

### **Allocation**

An allocation is a proposal for land for housing, industry or other uses within a Local Plan that identifies a specific area of land to be developed within the time period of the plan.

### **Allotments**

Areas of land divided into small plots and leased for the purpose of cultivation. Statutory allotments are dedicated under the law for that purpose.

### **Amenity Space**

An area which is primarily of visual importance but may also be used for recreation, either informally or formally.

### **Area of Great Landscape Value**

A countywide designation protecting high quality landscapes for their scenic and landscape importance within the county.

### **Brownfield Site**

See Previously Developed Land.

### **Commitments**

A dwelling which has been granted planning permission but is currently under construction or outstanding.

### **Conservation Area**

An area designated under Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as being of "special architectural or historic interest", the character or appearance of which it is desirable to preserve or enhance.

### **Conservation Area Consent**

Procedure requiring an application for permission to demolish or partially demolish any building or structure in a conservation area or to fell or top or lop trees in these areas.

### **Cordon Sanitaire**

An area of land surrounding a sewage treatment works within which development would not be permitted to avoid nuisance generated by the works.

### **County Structure Plan**

A Plan prepared by Worcestershire County Council which provides a county-wide strategic framework for the control of development and to which the Local Plan must conform. Also see Development Plan.

### **Development**

This can be summarised as the carrying out of building, engineering, mining or other operations in, on, over or under the land or the making of any other material change in the use of any building or other land. Planning permission is normally required before development can take place.

### **Development Brief/Guide**

Guidance prepared by the planning authority to direct the development of particular sites giving details of suitable land use and any constraints to development. Briefs can be adopted as Supplementary Planning Document (previously known as Supplementary Planning Guidance).

### **Development Plan**

The statutory land use planning framework for an area formally prepared under the Town and Country Planning Act 1990. This constitutes either both Structure Plan prepared by a Shire County and Local Plan (or District Wide Plan) prepared by the District within the context of the Structure Plan or a Unitary Development Plan prepared by a Metropolitan District or Unitary Authority. Under the new planning system and the Planning and Compulsory Purchase Act (2004) the development plan for our District consists of the West Midlands Regional Spatial Strategy, the Worcestershire County Council Minerals and Waste Plans and Development Plan Documents prepared by the District Council. The Local Plan and the Structure Plan, are 'saved' and retain their development plan status under the transitional arrangements for a period of time.

### **English Nature**

Government agency responsible for promoting, protecting and enhancing nature conservation.

### **Environment Agency**

Statutory body responsible for monitoring and enforcing river quality standards.

### **Environmental Impact Assessment (EIA)**

The evaluation of the impacts likely to arise from a major project on the natural and man-made environment. The Town and Country Planning (Assessment of Environmental Effects) Regulations 1999 outlines the role of the Local Planning Authority.

### **Exception Site**

A location where development would not otherwise be granted planning permission under normal circumstances.

### **Floodplains**

All land below highest known water level in adjacent watercourse over which water flows in time of flood, or would flow but for the presence of flood defences where they exist.

### **Greenfield Land**

Land that has not been previously developed. Such land would include public open space, playing fields, allotments and agricultural land.

### **Housing Needs Survey**

A detailed assessment of housing need by examining the suitability of present housing and the ability of households to afford market priced housing.

### **Infill Development**

The development of small incidental plots of land within an otherwise developed frontage within a settlement.

**Land Availability Study**

A study carried out by the Local Planning Authority setting out the housing land supply position within their area. Details of housing completions, sites under construction and other sites with planning consent are included within the study.

**Listed Building**

Buildings and structures of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance and which are subject to controls to ensure their protection and maintenance. Such buildings and structures are included in a list compiled by the Secretary of State for National Heritage, Culture, Media and Sport.

**Listed Building Consent**

Permission required from the Council for the demolition or any material alterations, internal and external, to a listed building or within the curtilage or setting of a listed building.

**Local Development Framework (LDF)**

This will provide the framework for delivering the planning strategy and policies for the Malvern Hills District. It comprises a portfolio of documents including Development Plan Documents and Supplementary Planning Documents.

**Local Development Scheme (LDS)**

This is a three year rolling programme for the production of documents for the Local Development Framework.

**Local Nature Reserves**

Designated by a local authority with the main use for nature conservation by providing the opportunity for the study and preservation of flora and fauna or geological and physiographical features.

**Local Need**

In the context of housing the needs of the local population, regardless of income and affordability.

**Material Planning Consideration**

Legal term describing a matter or subject which it is relevant ("material") for a local authority to consider when using its powers under planning law.

**Mixed Use Development**

Developments that include a combination of land uses which may include housing, employment, leisure and community facilities.

**National Playing Fields Association**

An independent charity established with the aim of ensuring that everyone has access to recreational space. The standards it advocates are widely accepted, and are intended to identify the minimum requirement in new development for play space, sports pitches etc.

**Open Countryside**

A term generally applying to those parts of the District Plan area lying outside defined town and settlement boundaries.

**Permitted Development**

There are a number of types of development that do not require planning permission and are known as permitted development. They are described in the General Development Order and vary according to type and location of development. An Article 4 Direction can remove permitted development rights.

**Planning Application**

An application made to undertake development in one of three ways: Outline - for permission for the basic concept of such development and must be followed by either a Reserved Matters or Detail application for details of development including materials.

### **Planning Obligations**

In connection with the granting of planning permission the District Council can seek to impose on a developer an obligation to carry out other works not included in the development for which permission has been sought, or to make some payment or confer some extraneous right or benefit in return for permitting the development to take place. See also Section 106 agreement.

### **Planning Permission**

Permission given by the District Council to carry out development as stated within a planning application, usually with conditions attached.

### **Planning Policy Guidance Notes (PPGs)/Planning Policy Statements (PPSs)**

Policy notes issued by the Office of the Deputy Prime Minister containing advice on various aspects of planning practice and intended for both developers and Local Authorities. The Government intends to replace them by Planning Policy Statements (PPSs) over time.

Subjects covered within PPGs/PPSs include:

1. General Policy and Principles, February 1997 (replaced by PPS1: Delivering Sustainable Development February 2005)
2. Green Belts, January 1995
3. Housing, March 2000
4. Industrial and Commercial Development and Small Firms, November 1992
5. Simplified Planning Zones, November 1992
6. Town Centres and Retail Developments, June 1996 (replaced by PPS6: Planning for Town centres March 2005)
7. The Countryside: Environmental Quality and Economic and Social Development, February 1997 (replaced by PPS7: Sustainable Development in Rural Areas August 2004)
8. Telecommunication, August 2001
9. Nature Conservation, October 1994 (replaced by PPS9: Biodiversity and Geological Conservation August 2005)
10. Planning and Waste Management, October 1999 (replaced by PPS10: Planning for Sustainable Waste Management July 2005)
11. Regional Planning, October 2000 (replaced by PPS11: Regional Spatial Strategies September 2004)
12. Development Plans, December 1999 (replaced by PPS12: Local Development Frameworks September 2004)
13. Transport, March 2001
14. Development on Unstable Land, April 1990
15. Planning and the Historic Environment, September 1994
16. Archaeology and Planning, November 1990
17. Planning for Open Space, Sport and Recreation, July 2002
18. Enforcing Planning Control, December 1991
19. Outdoor Advertisement Control, March 1992
20. Coastal Planning, September 1992
22. Renewable Energy, February 1993 (replaced by PPS22: Renewable Energy. Includes the Companion Guide August 2004)
23. Planning and Pollution Control, 1994 (replaced by PPS23: Planning and Pollution Control November 2004)
24. Planning and Noise, September 1994
25. Development and Flood Risk, July 2001.

### **Previously Developed Land**

This is fully defined in PPG3, Annexe 3. Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The definition covers the curtilage of the development and is also known as "brownfield" land.

**Primary Shopping Frontage**

A main shopping area where A1 retail uses dominate the street scene.

**Proposals Map**

A map defining the area of a Local Plan and identifying the proposals contained in the written statement.

**Public Open Space**

Outdoor area used for recreation, which is open to the public for general enjoyment. Includes public parks, play areas, gardens, common land etc.

**Ramsar Sites**

These are wetlands of special scientific interest designated under the Ramsar convention as being of international importance.

**Regionally Important Geological and Geomorphologic Sites (RIGS)**

RIGS are any geological or geomorphologic sites that are considered worthy of protection for the educational, research, historical or aesthetic importance.

**Regional Spatial Strategy**

Government planning policy guidance for the administrative regions covered by its offices for the UK regions. RSS for the West Midlands and forms part of the Development Plan under the new planning system.

**Renewable Energy**

Energy forms that occur naturally and repeatedly in the environment such as wind, solar and tidal power.

**Scheduled Ancient Monument**

A building or structure above or below ground whose preservation is of national importance and which has been scheduled by the Secretary of State for National Heritage, Culture, Media and Sport because of its historic, architectural, traditional, artistic or archaeological interest. They are subject to legal protection to prevent them from being damaged or destroyed. The regulations are similar to Listed Buildings but are administered by English Heritage rather than the Local Authority. It is an offence to carry out any works to an Ancient Monument without consent.

**Science Park**

Scientific or other research associated with the development of commercial products, including technical procedures and tests etc. Included within Class B1 of the Town and Country Planning (Use Classes) Order.

**Secondary Shopping Frontage**

A main shopping area where a combination of A1 and A2 uses dominate the street scene.

**Section 106 Agreement**

An agreement by a local authority with a landowner, developer restricting or regulating the development or use of land either permanently or temporarily in accordance with the Town and Country Planning Act 1990.

**Site of Special Scientific Interest (SSSI)**

A specifically defined area considered of national importance because of the presence of rare wildlife, plants, flowers or unusual geological features. SSSIs are identified and declared by English Nature under the Wildlife and Countryside Act 1981.

### **Special Areas of Conservation (SACs)**

Designated areas under the European Community Directive on the Conservation of Natural Habitats to protect habitats of threatened species of wildlife.

### **Special Protection Areas (SPAs)**

Areas classified under the European Community Directive on the conservation of wild birds intended to protect the habitats of threatened species.

### **Special Wildlife Site (SWS)**

An important wildlife habitat which is not an SSSI, but is of least county importance identified by Worcestershire Wildlife Trust.

### **Supplementary Planning Guidance/Supplementary Planning Document**

Planning guidance that supplements the policies and proposals contained in the Local Plan by providing advice at a greater level of detail to help both applicants and the local authority to determine planning applications. Following public consultation and a resolution from the Council such guidance can be used as a "material consideration" in determining planning proposals. Following the introduction of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities can no longer produce Supplementary Planning Guidance. The replacement guidance is Supplementary Planning Documents.

### **Sustainability Appraisal**

A formal, systematic process evaluating the social, economic and environmental impacts of the Local Plan and its policies and proposals.

### **Sustainable Development**

The Brundtland Commission Report 1987 defines this as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

### **Traffic Calming Works**

Works affecting the movement of vehicular and other traffic for the purpose of promoting safety or preserving or improving the environment through which the highway runs (Highways Act 1980).

### **Tree Preservation Order**

An order made to preserve trees of high amenity value and to prevent uprooting, wilful damage, lopping, topping or felling without the consent of the local planning authority.

### **Urban Capacity Study**

A study to determine the potential of an area to accommodate development, its density and its wider implications for sustainable development.

### **Use Classes Order**

An order enabling owners and users of land to change the use of their land and buildings in various ways with no requirement for planning permission. Uses with broadly similar planning implications are grouped together into "classes" and once permission for one use has been obtained and implemented, a user can change to another compatible use within the same class as and when they choose unless restricted by condition.

- A1 - Shops
- A2 - Financial and Professional Services Sector
- A3 - Food and Drink Use Class
- A4 – Drinking Establishments
- A5 – Hot food takeaways
- B1 - Business Class
- B2 - General Industry
- B8 - Storage and Distribution
  
- C1 – Hotels and hostels
- C2 – Residential institutions

C3 – Dwelling houses

D1 – Non residential institutions

D2 – Assembly and leisure

**Vacant Land**

Land within a settlement without any development on it and remaining surrounded by other and uses appropriate to the settlement.

**Washland Creation**

This refers to the creation of an area of flood plain where water is stored in time of flood. Such an area may have its effectiveness enhanced by the provision of structures to control the amount of water stored and the timing of its release to alleviate peak flood flows downstream.

**Wildlife Corridor**

A corridor of land which contributes to the general well being of wildlife activity within and around the towns.

**Windfall Site**

Site for housing or employment development given planning permission not previously identified or allocated for development in the Local Plan.