

Glossary

Note: These are not legal definitions.

Access, accessibility

Respectively the means of access to a place, facility, service etc, and a measure of the degree to which that place, facility, service is accessible by a variety of means of transport; often but not always measured in terms of time.

Access audits

A procedure for measuring the current means of access and levels of accessibility to an area or an individual site or building.

Access-for-all

An approach to ensuring that all members of society can, wherever possible, gain access to wherever they need to, regardless of physical ability.

Action plans/programmes

Co-ordinated schedules of actions enabling the implementation of a plan or strategy, often with timings and costings.

Advantage West Midlands

The regional development agency responsible for producing the Regional Economic Strategy.

Affordable housing

Dwellings which are affordable by those local people on low incomes who are unable to complete in the local housing market. This can be provided in two forms - low-cost market and subsidised housing.

After-use

The ultimate use after mineral working e.g. agriculture, forestry, amenity (including nature conservation), industrial or other development.

Aftercare

The treatment of land following restoration to bring it up to the required standard for use for agriculture, forestry or amenity. Such treatment may include planting, cultivating, fertilising, watering, draining or otherwise treating the land.

Agenda 21 and Local Agenda 21

Frameworks for global, national and local programmes of sustainable development, adopted during and after the 1992 Earth Summit.

Aggregate

Material used in construction work or as fill consisting of rock crushed by nature (sands and gravels) or crushed by man (quarried rock which is then crushed on site).

Agricultural occupancy condition

A condition or legal agreement which specifies that a dwelling's occupancy is limited to a person employed or last employed solely or mainly and locally in agriculture or forestry.

Allotments

An area of land given over to the growing of garden produce, the site normally owned by a local authority and managed by an allotment association, who control membership.

Amenity land

Land which is valued locally for its visual importance and contribution to the character of the area but

may also have other uses i.e. formal or informal recreation, environmental, cultural and historical and for wildlife and nature conservation value.

Anaerobic digestion

The process by which biodegradable material is broken down in the absence of oxygen in an enclosed vessel yielding carbon dioxide, methane and solids/liquors, which can be used as fertiliser or compost.

Ancient woodland

Woodland known to have existed continually in a location since before 1600.

Ancient semi-natural woodland

Ancient woodland which still consists of mainly native species, but which may have been subject to various types of management, such as coppicing. In many cases the woodland is likely to have descended from the 'wildwood' which originally covered most of England.

Aquifer

A layer of rock that can hold a large amount of water, which can be extracted subject to licence.

Archaeological assessment

A thorough review of all archaeological and historical information relating to an area potentially affected by proposals for development, including a rapid field inspection of the proposed development area.

Archaeological evaluation

A programme of intrusive and non intrusive fieldwork designed to supplement and improve existing information to a level of confidence at which planning recommendations can be made.

Archaeologically Important Urban Area (AIUA)

A non-statutory designation covering areas within which the historic centres of present-day or former towns are located. The archaeological significance of all such areas is regarded as sufficiently well-established to merit requiring detailed information to be provided to the Local Planning Authority to accompany submitted development proposals.

Archaeological reserve

A non-statutory designation arising from the provisions of the Valetta Convention, 1992. Within such defined reserves, a notification procedure similar to that for AAls (qv) will be in operation.

Areas of Archaeological Importance (AAI)

Areas designated as of Archaeological Importance under the terms of the Ancient Monuments and Archaeological Areas Act, 1979.

Area of Outstanding Natural Beauty (AONB)

A national landscape designation protecting high quality landscapes for their scenic and intrinsic value, and where conservation and enhancement of natural beauty is a priority.

Areas of Special Control of Advertisements

An area designated by an order under Regulation 22 of the Town and Country Planning Act (Control of Advertisements) Regulations 1992 where stricter standards of advertisement control are applied.

Best Practicable Environmental Option (BPEO)

Defined by the Royal Commission on Environmental Pollution as; "*the outcome of a systematic consultative and decision making procedure which emphasises the protection and conservation of the environment across land, air and water. The BPEO procedure establishes, the option, or mix of options, that provides the most benefits or the least damage to the environment as a whole at acceptable cost, in the long term as well as in the short term.*" (Waste Strategy 2000, Part 2, Section 3.3). In 1990, the Environmental Protection Act enshrined the concept of BPEO as the cornerstone of integrated pollution control (IPC). The Waste Strategy 2000 also puts BPEO at the heart of the waste management decision making process. BPEO is the result of a decision making process, the parameters of which and input to are partly defined by the components of scheme or strategy but will

also be defined by national and regional policy and the development plan itself. Each assessment therefore is likely to be different.

Biodiversity

The total variety of life on earth or within any given part of it.

Biodiversity Action Plan (BAP)

A plan setting out the current status, issues and threats for a species or habitat, and a programme of specific and timed actions with identified responsible agencies to restore, maintain and enhance the biodiversity interest.

Biodiversity: The UK Action Plan

Drawn up in response to the Biodiversity Convention signed at the 1992 Rio Earth Summit, this identifies the means by which the United Kingdom should contribute to the global conservation of biodiversity, in particular establishing the Biodiversity Steering Group to compile action plans for habitats and species.

Biodiversity conservation

Sustaining and using wisely the whole variety of life.

Borrow pit

A site for the extraction of aggregate minerals over a limited period of time for use in a specific construction project which will usually be close to or contiguous with the site of the project.

Bridleway

A legal right of way on foot, cycle, riding or leading a horse, or possibly driving livestock.

Bring (drop-off) sites

Recycling schemes where the public brings material for recycling to centralised collection points (e.g. bottle banks) at civic amenity sites, supermarket car parks and similar locations.

Brownfield land / previously developed land

Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. Reference should also be made to the definition of previously-developed land as set out in PPS3 (Annex B).

Build rates

Amount of housing built per annum in a given area.

Bus priority measures

Means of ensuring that buses are given priority over other motor traffic on roads, often by separate bus lanes on existing roads and priority at junctions.

Capacity

A measure of the volume of traffic that a point or link in transport infrastructure can accommodate, and often an evaluation of the extent to which that infrastructure is coping with the traffic that makes use of it, e.g. underused, at or near capacity etc.

Central shopping and commercial area

The area of the town centre that contains the main focus of shopping, services and leisure provision in Hereford and the market towns.

Commitments

Housing sites with planning permission or Plan allocations.

Community facilities

Land and buildings used to help meet health, educational and social needs in terms of developing and maintaining the health and well being of all.

Commuted sums/payments

Sums required from developers under a Section 106 agreement to be set aside for future works, services, maintenance related to the development.

Comparison (durable) goods

Goods for which purchase involves comparison by the customer and which while not being purchased frequently must nevertheless be stocked in a wide range of sizes, styles, colours and qualities e.g. clothes and footwear, jewellery, furniture, electrical items and goods normally sold at specialist shops and general stores.

Compensation

Measures taken to offset any losses or adverse effects, which cannot be entirely mitigated e.g. the creation of new habitats on or near the site.

Completions

Dwellings which have obtained planning permission and have been built.

Composting

The process by which biodegradable material is converted, in the presence of oxygen from the air, into a stable, granular material which, if applied to land, improves soil structure and enriches nutrient content.

Congestion

A measure of the level of the traffic against the capacity of the infrastructure carrying it, indicating a point where the route or network can no longer ensure steady flows.

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 historical interest' the character and appearance of which it is desirable to preserve and 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.

Convenience goods

Goods bought frequently or out of necessity requiring minimum effort in selection and buying e.g. food, tobacco, newspapers and other goods of a standardised type for which there is a wide market.

Cumulative environmental impacts

The cumulative effects of the interaction of individual impacts of development, or groups of impacts, on the environment.

Cycle audit

A procedure for assessing the current state of access and accessibility by cycle to an area or individual site or building, and the scope of increased cycle use.

Cycle lane

A cycle route using a dedicated part of an existing road.

Cycle parking

Places/and or equipment allocated specifically for the purpose of parking cycles with varying degrees of security from simple bars to lockers.

Cycle review

A review of the operation and effectiveness of cycle schemes.

Cycling strategy

An overall approach to cycling provision for an area.

Designated cycle paths

A dedicated route for cyclists, separate from existing roads, and normally shared with pedestrians; sometimes designated under the Cycle Tracks Act 1984.

Design statements

Statements of design principles and details, sometimes required from developers to accompany planning applications.

Designed visual envelope

The extent of views into surrounding countryside outside the curtilage of the historic park or garden that comprise an integral part of its overall design.

De-trunking

The removal of trunk status from a road by the Highways Agency.

Development briefs

A statement setting out guidelines and requirements for the development of a specific site.

Developer contributions

Contributions required/received from developers under a Section 106 agreement.

Dimension stone

High quality building stone used in architectural work.

Discount rate

Technique to predict how much of the theoretical housing capacity will actually be realised.

Ecological appraisal

An assessment of the potential effects of development on sites, features or species of nature conservation value undertaken to the extent necessary to adequately inform the planning decision.

Edge of centre

Location within reasonable walking distance of a defined centre, and providing parking facilities that serve the centre as well as the store, thus enabling one trip to serve several purposes.

Effectiveness

A measure of the degree to which a policy is put into effect through subsequent decisions and implementation measures.

Emerging household

A new household formed out of an existing household and needing a separate dwelling.

Employment land

Land allocated in a development plan principally for business (B1), industrial (B2) and storage / distribution (B8) uses.

Energy recovery

The recovery of useful energy in the form of heat and/or power from burning waste. This term is generally applied to incineration, but it can also include the combustion of landfill gas and gas produced during anaerobic digestion.

Environmental capacity

The limit of acceptable environmental change within a defined area.

Environmental appraisal methodology

Methods used in determining and measuring the impact of policies and proposals on the environment.

Environmental assets

Features in the physical environment that are valued for a variety of cultural and scientific reasons.

Environmental Impact Assessment (EIA)

A statutory procedure requiring the application of a full assessment of environmental impacts for certain major categories of development proposal.

Environmental impact rating

A method of allocating values to the impact of a policy or proposal on particular environmental receptors, often expressed in terms of the degree to which the policy or proposal moves the situation towards or away from greater sustainability.

Environmental mitigation

Measures adopted to reduce adverse impacts on the environment, or to compensate for those impacts.

Environmental monitoring

Procedures for keeping track of the 'health' of various environmental receptors.

Environmental receptors

Aspects or features of the environment that receive the impact, for good or bad, of policies and proposals, such as air, water, landscape, wildlife.

Environmental reporting or state-of-the-environment reporting

The process of compiling wide-ranging assessments of the state of the environment at a point in time.

Environmental statement

A statement required of planning applicants in certain cases, setting out the expected environmental impacts of their proposed development.

Environmental sustainability

The quality of a policy or proposal of ensuring an impact on the environment that is positive or, if adverse, that is at least within the limits of acceptability.

Environmental/sustainability criteria

Criteria selected for evaluating the impact of a policy or proposal on the environment, the selection sometimes varying with the type of development proposed.

Facilities planning model

A methodology being developed by Sport England to assess the need for and level of sport and recreation facilities, relative to population characteristics, accessibility etc. Intended eventually to replace the 6-acre standard for open space provision with a more sophisticated approach, but also dealing with individual sports and their need for built facilities.

Footfall

The number of pedestrians using different parts of a town centre at differing times of day and evening.

Formal recreation

Activities that are dependent on the provision of specific facilities or land – such as playing fields, sports halls – and can involve substantial built development and permanent equipment. Facilities tend to be exclusive to particular groups of participants and at particular times. In the case of private clubs, facilities tend to be regulated for the benefit of members.

Fragmentation

Division of formerly large, continuous areas of habitat into small, unlinked areas by any of a number of means.

Freight Quality Partnership

A partnership between the local authority, rail and road freight operators, and other relevant agencies, to address issues raised by long-distance and local freight transport.

Green Transport Plan

Prepared to show how sustainable transport options can be delivered by reducing the use of private cars and increasing use of walking, cycling, or public transport, improving safety and promoting environmental friendly modes of travel and transportation.

Geodiversity

The variety of rocks, fossils, minerals and natural processes.

Greenfield land

Land which has not been previously developed, often in agricultural use.

Greenway

A recreational and sometimes utility route, largely off-road and traffic-free, comprising significant lengths where it is contained within a semi-natural landscape, linear park or other green corridor; often managed as a landscape and ecological asset.

Groundwater Protection Zone

Areas of underground natural water to be protected to maintain water supplies from aquifers.

Historic landscape

All areas of the Herefordshire landscape are by their very nature historic. There are no areas devoid of the traces of former human activity: no 'natural' areas in the sense of pristine wilderness exist here. The degree of change experienced by different parts of the landscape has, however, varied in nature, intensity and through time. Some of the enclosure of the landscape visible today is, for instance, the product of relatively recent reorganisation of boundaries. The Herefordshire Historic Landscape Characterisation has sought to specify this process of relative modification.

Historic Landscape Characterisation

A process of mapping the historic genesis of different areas of the landscape, relative to each other. The Herefordshire characterisation has been produced by Herefordshire Archaeology as a partnership project with English Heritage, as part of a national programme.

Home zones

Areas where through motor traffic is removed, the remainder restricted to that accessing properties, and road space given over to walking, cycling and community use.

Housing in Multiple Occupation

Houses occupied by a number of separate households usually on a room only basis with other facilities shared.

Informal recreation

Those leisure activities that take place in the open air, sometimes on land primarily used for other purposes, and that are generally unorganised, casual in nature, and usually concerned with the enjoyment of the countryside or urban parks. Such activities may occasionally involve minimal built development that is ancillary to, or for the enhancement of, the primary function of recreation.

Infrastructure

Engineering works designed to carry various forms of transport, services etc.

Integrated transport strategy

A co-ordinated approach to the provision of transport for an area, which focuses on the integration of different modes.

Integrated waste management

The consideration of all wastes produced in an area and the methods for their management, either alone or in combination.

Inter-modal freight depot

A depot where freight can be transferred between road and rail vehicles.

Land bank

A means of implementing proposals that involve the acquisition, leasing or other method of land access, by which required parcels of land are assembled until development can proceed.

Landfill site

The place where controlled waste is deposited. References to landfill may also refer to landraising and waste disposal.

Landfill Tax

Introduced on 1st October 1996. It imposed a charge for the deposit of 'active' and 'inactive' waste at landfill sites.

Landscape Character

Landscape Character is an expression of pattern, resulting from particular combinations of natural (physical and biological) and cultural factors that make one place different from another.

Landscape Character Assessment

A project undertaken by the Council in partnership with funding bodies to explore and understand the natural and cultural process that have formed the landscape we see today.

Landscape types

Landscape Types are areas that are visually different from one another, the differences defined by particularly dominant key elements.

Lapse rate

Number of dwellings per annum with planning permission that are not started within the time limit.

Listed Building

Buildings of special architectural or historic interest included in a list compiled by the Secretary of State and where special protection measures apply. Buildings are sub divided into three categories - Grade 1 of exceptional interest, Grade 2* are particularly important buildings and Grade 2 are buildings of special interest.

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 Nature Reserve (LNR)

Local authorities including Parish Councils may establish Local Nature Reserves in consultation with Natural England under section 21 of the National Parks and Access to the Countryside Act 1949.

Local and neighbourhood shopping centre

Shopping and commercial centres that meet the needs of the surrounding local area.

Local Transport Plan (LTP)

A comprehensive 5-year strategy, prepared by the local authority, for the development of a more sustainable and integrated transport system to meet the needs of the area; incorporating an authority's bid to central government for funding for maintenance and transport improvements.

Long-stay parking

Generally refers to parking where a stay of more than one hour, up to and including whole days and even overnight.

Low cost market housing

Private housing designed to be low cost to meet the need of specific household groups.

Management plans/strategies

Normally land management plans at a scale larger than a single land ownership and often presented

in broad strategic terms rather than site detail; sometimes statutory, such as AONB management plans.

Mature traditional orchard

A long-established orchard characterised by larger fruit trees, as opposed to smaller, bush-type specimens found in modern commercial orchards. The trees will be more widely spaced than in modern orchards and usually be undergrazed. A long maintenance history, including infilling gaps and replacing blocks of trees, may often result in a wider ranging mix of varieties and species.

Metro

Any form of light urban rapid transit – heavy rail, light rail or bus-based, but using dedicated infrastructure.

Minerals development

Development consisting of the winning and working of minerals or involving the depositing of mineral waste.

Mineral Planning Guidance Notes [MPG]

MPG's provide practical information and advice about planning policies, best practice and the legislation relating to minerals planning in a simple and accessible form. The contents of individual MPG's range from general planning and procedure guidance to advice on specific issues and proposals.

Mitigation

Measures taken to reduce adverse impacts e.g. changing the way the development is carried out to minimise adverse effects through appropriate methods or timing.

Mobility

The capability of individuals to make journeys under their own power or using various mechanical means of transport.

Modal choice

The behaviour of the traveller in deciding which mode of transport to use, or the measures used by transport authorities to promote greater opportunity to use other modes than the private car.

Modal integration

Measures designed to ensure smooth transfer from one mode of travel to another.

Modal shift

Changing people's travel mode, normally to more sustainable forms than the private car; policies, proposals and measures designed to encourage such a shift.

Modal transfer

Changing from one mode to another during a single journey

Modes of transport

Various means of carrying passengers and freight; normally refers to foot, cycle, bus, train and car.

Monitoring

Procedures by which the consequences of policies and proposals are checked on a continuous or periodic basis to assess their effectiveness and impact.

Mothballed sidings

Railway lines serving business premises, where no rail services have been operated for some time, but the track or trackbed remain in situ, and could be reactivated. Sidings still listed in national directories although out of use.

Multi-modal assessment/study

An assessment of the transport needs and provisions of an area, looking at all modes.

National Cycle Network

The network of strategic routes being developed by Sustrans in association with local authorities and other agencies.

National Cycling Strategy

Central government's 1997 policy framework for cycling, setting targets for increasing the number of cycling trips as a proportion of all trips.

National Nature Reserve (NNR)

A reserve declared under section 19 of the National Parks and Access to the Countryside Act 1949, or section 35 of the Wildlife & Countryside Act 1981 and managed in England by Natural England or a body approved by them. All NNRs are also SSSIs.

Natural Areas

A concept, introduced by Natural England, for defining areas based on their characteristic landscape and fauna and flora in England.

Natura 2000 sites

The Natura 2000 network of protected sites will consist of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

Network capacity

The capacity of transport infrastructure over a wide area, taking into account junctions and the flow of traffic between individual links.

Non-motorised modes of transport

Walking, cycling and horse-riding.

NPFA standard

The long-standing basis for calculating the levels of open space and playing field provision needed for a particular level of population; generally based on the 6-acre standard per 1,000 head of population. (National Playing Fields Association).

Objective 2

European Union initiative to support economic and social conversion of areas facing structural difficulties. 93.5% of Herefordshire is eligible for this funding.

Off-road cycle route

Any cycle route not using public roads, but instead following linear resources such as disused railways, forest tracks, bridleways, etc.

Out of centre

A location that is clearly separate from a town centre but not necessarily outside the urban area.

Out of town

An out of centre development on a greenfield site, on land not within a defined urban boundary.

Park and ride

Schemes that encourage car drivers to park and make part of their journey by rail or bus, thus avoiding contributing to road congestion in towns.

Pedestrianised zones or pedestrian zones

Areas, usually within settlements, where pedestrians are given priority over other users and vehicular use is generally prohibited; exceptions may be made for access, disabled drivers, emergency vehicles, buses or for delivery and loading.

Permitted reserves

Saleable minerals in the ground with planning permission for winning and working. Usually expressed in million tonnes. See landbank.

Plan, monitor and manage

The ability to form a Plan, monitor the performance of its policies and amend if necessary.

Planning obligation

See 'Section 106 Agreements'

Plantation on Ancient Woodland Site (PAWS)

Ancient woodlands which have had some of their native broadleaves felled and replanted with non-native conifers.

Polluter pays

The Government's strategy for sustainable development 'A Better Quality of Life', (May 1999), explains that 'making the polluter pay' gives incentives to reduce harm, and means that costs do not fall on society at large. (Chapter 4, Paragraph 4.1)

Precautionary principle

The Government's strategy for sustainable development 'A Better Quality of Life' (May 1999), explains that the Rio Declaration defined the principle as; 'where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation'. Precautionary action requires assessment of the costs and benefits of action, and transparency in decision making.

Preferred area

An area of known resource, proven by survey information, where planning permission might reasonably be anticipated, subject to all other considerations being met. The identification of a preferred area indicates that, should it be necessary to develop a new site, then the first area of search should be within the preferred area.

Pressure areas/honeypot

A locality popular with visitors to the extent that it suffers adverse environmental and community impacts, often including high levels of motor traffic.

Previously Developed Land

See Brownfield/previously developed land

Primary Aggregates

Naturally occurring materials including rocks and sands and gravels (but excluding re-used/recycled materials or the waste materials of other processes) that are capable of being used for aggregate purposes.

Primary shopping frontage

The main shopping streets within the central shopping and commercial areas with a predominance of A1 shops.

Priority habitats

Those threatened habitats identified nationally and locally as being in greatest need of conservation action in order to ensure their future survival in the country or County.

Priority species

Those threatened or declining species that have been identified, nationally or locally as being of greatest need of conservation action in order to ensure their future survival, in the country or County.

Private non-residential parking

Parking attached to a private business or other organisation and not used in association with housing.

Private open space

An area of private amenity land normally reserved for the use of the owner/occupier or for others permitted access.

Private rail sidings/terminals

Railway lines and sidings serving private business premises, although perhaps operated by national network train operators.

Proximity principle

Waste should be disposed of, or otherwise managed, as near to its place of production as is practicable. The concept of BPEO means that local environment, social and economic preferences will be important in any decision. The relationship between waste management facilities and the transport network is therefore a significant factor affecting the implementation of the proximity principle. The existence or otherwise of constraints on development may however, also be significant.

Public open space

An area of open amenity land, usually in public ownership, where the public are generally free to enter and move around, although closure may occur at night.

Public parking

Parking owned/operated by either public agencies or private businesses, that is generally available for use by members of the public, with or without a charge.

Public path orders

Legal orders enabling the extinguishment or diversion of existing public rights of way, modification of the definitive map to rectify anomalies, or the creation of new rights of way.

Public rights of way

Legally-defined highways of varying status – public footpath, bridleway, byway, Road Used as a Public Path (RUPP) – generally available for informal recreational use.

Public transport

Generally bus and rail services operated for the carriage of passengers drawn from the general public; also covers taxis and other less conventional forms such as post-buses.

Public transport interchange

A place, generally in or near a town centre but sometimes out-of-town or in the countryside, where passengers can transfer between different modes of public transport – mostly bus-to-rail or bus-to-bus, but sometimes also foot/cycle/car to bus/rail.

Rail freight operating companies

Private companies running freight trains over the national network and some private lines.

Rail line capacity

The capacity of the running lines to carry trains, determined largely by the number of tracks, train intervals and signalling arrangements.

Ramsar Site

An area that has been designated a 'Wetland of International Importance' as defined by the 'Ramsar Convention' of 1971, designed to promote wetlands and to foster their wise use. Ramsar is the town in Iran where this convention was adopted. The UK Government signed the convention in 1973.

Reclamation

Reclamation is defined in MPG7 (para 7) as "operations which are associated with the winning and working of minerals and which are designed to return the area to an acceptable environmental condition, whether for resumption of the former use or for a new use. Reclamation includes both restoration and aftercare".

Recreational facility

A managed site or area, often including buildings and other permanent installations, dedicated for the use of recreational visitors.

Recreational resource

An environmental asset or other attraction that is used as, or has potential to be used as, a resource for informal or formal recreation.

Recreational routes

Linear recreational resources, such as public rights of way, forest tracks, disused railways, canal towpaths, etc., which can be assembled into continuous links for walking and, in some cases, cycling, horse-riding, and disabled access; some sections may also be legally open to motorised vehicles. Routes may or may not be designated under the hierarchy of National Trails, Regional Routes and Local Routes.

Recreational trips

Journeys undertaken for leisure purposes rather than for utility reasons.

Recycling

The reprocessing of waste, either into the same product or a different material. Wastes that can be recycled include; paper, glass, cardboard, metals and plastics.

Regional Economic Strategy

10 year economic strategy prepared by Advantage West Midlands to maximise the opportunity for sustainable economic growth in the West Midlands.

Regionally Important Geological Sites (RIGS)

Any geological or geomorphological site, excluding SSSIs, of county importance that are considered worthy of protection for their educational, scientific, historical or aesthetic importance.

Regional Employment Land Study (RELS)

Report prepared each year to monitor the availability and take up of industrial land in the West Midlands Region.

Registered Parks and Gardens

Gardens, parks and designed landscapes which are of national historical interest and which are included in English Heritage's 'Register of Parks and Gardens of special historic interest in England'

Registered Social Landlord

Usually a Housing Association but not exclusively, registered with the Housing Corporation as a provider of social housing and able bid for public funds.

Renewable Energy

A form of energy that occurs naturally and repeatedly in the environment.

Resilience to change

A measure of the endurance of landscape character, defined by the likelihood of change in relation to the degree to which the landscape is able to tolerate change.

Resource efficiency

An expression of the level of consumption of resources needed to produce a desired outcome, with the aim of minimising resource use or promoting recycling of previously-used resources.

Restoration

The treatment of an area after operations for the winning and working of minerals have been completed by the spreading of any or all of the following:- topsoil, subsoil and soil making material.

Retail warehouse

Large single storey warehouse (generally over 20 000 sqft) for the display and sale of durable goods to the public. Usually free standing with large surface car park for customers and may be located in purpose built retail parks.

Road corridors

The carriageway itself plus the wider corridor on either side, generally taken to include junctions,

feeder roads, secondary infrastructure such as lay-bys, parking, bus bays, and also the road margins; a concept used when considering the wider community impacts of roads.

Road hierarchy

The recognised hierarchy in the Local Transport Plan, comprising the strategic highway network, main distributor roads; secondary distributor roads; and local distributor roads.

Road improvement scheme

Any project aimed at improving the infrastructure of an existing highway.

Road safety

Infrastructural, educational or regulatory measures aimed at reducing the risk of accidents and improving general levels of safety for all road users.

Road space

The surface area of a road available for allocation between different modes of transport and other ancillary uses.

Rural Development Programme

A scheme funded by Advantage West Midlands to provide funds for economic and social regeneration projects in the rural priority area

Rural exception housing

Affordable housing provided to meet local needs in perpetuity, built on small sites within or adjoining existing villages on land that would not normally gain planning permission.

Rural Priority Area

Rural areas formerly known as Rural Development Areas where the community suffers from a concentration of social and economic needs and where rural regeneration activities are targeted. This area covers 96.7% of the area of Herefordshire.

Rural (Strategic) Regeneration Zone

One of six regeneration zones designated by Advantage West Midlands in which the majority of its activity and funding will be concentrated over the next ten years. It covers 98.1% of the area of Herefordshire.

Safer routes to schools

The creation of physical routes between home and school on alignments generally separate or segregated from road traffic, and which encourage pupils to walk or cycle to school; also, the organisation of wardened systems for accompanying groups of pupils to school, e.g. 'walking trains'.

Scheduled Ancient Monument (SAM)

A buildings or structure or locus of activity above or below the ground whose preservation is of national importance and which has been scheduled by the Secretary of State because of its historical, architectural, traditional, artistic or archaeological interest. It is an offence to carry out any works to an Ancient Monument without consent of the Secretary of State.

School travel plans

Plans worked out between schools and local authorities for safe transport of pupils and staff, wherever possible using the most sustainable modes of transport and discouraging car use; essentially a green transport plan for schools.

Secondary aggregate

Other material usable as aggregate, which are the by-products of quarrying and mining and industrial processes [e.g. colliery waste or minestone, blastfurnace slag, demolition and construction wastes including road planings, but excluding chalk and clay/shale worked primarily for aggregate purposes].

Secondary shopping frontage

Streets within the central shopping and commercial areas with a mix of A1 and A2 – A5 uses but where shopping remains an important activity.

Section 39 agreement

Section 39 of the Wildlife and Countryside Act empowers local authorities to enter management agreements with landowners to safeguard areas of high nature conservation interest.

Section 106 agreement

An agreement by the 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.

Self-sufficiency/Regional Self-sufficiency

The principle which most waste should be treated or disposed of within the region in which it is produced.

Semi-natural

Vegetation which has been modified by humans but is still of significant nature conservation interest because it is composed of native plant species, is similar in structure to natural types and supports native animal communities.

Setting

The context in which a listed building is situated. It may relate to formal gardens/grounds, ancillary land, the harmony of a group of buildings (and the spaces between them), or the wider streetscape/landscape.

Shared use and dual use

The arrangement by which recreational facilities owned by schools and other institutions can be made available to the wider community at various times.

Short-stay parking

Generally refers to parking where a stay of no more than one hour is permitted.

Single Programming Document

Document that defines the programme and priorities for the Objective 2 area.

Single Regeneration Budget

A national scheme funded by central government to provide the resources to create a catalyst for regeneration at the local, project level.

Sites and Monuments Record (SMR)

The County SMR is a record of all sites, monuments and features considered to be of proven or potential archaeological significance within the bounds of the County, and including Hereford.

Site of Importance to Nature Conservation (SINC)

A non-statutorily protected site regarded to be of local importance for wildlife, its importance being merited in the context of Hereford.

Site of Lesser Regional or more Local Importance (SRLI)

Site where information exists regarding archaeological remains but do not qualify for scheduling or are of nationally importance.

Site of National and Regional Importance (SNRI)

Non-scheduled but nationally or regionally important archaeological site listed on the County's Sites and Monuments records.

Site of Special Scientific Interest (SSSI)

SSSIs form a nationally important series, which contributes to the conservation of our natural heritage of wildlife habitats, geological features and landforms. SSSIs are areas of land that have been notified as being of special interest under the Wildlife & Countryside Act 1981 or the National Parks and Access to the Countryside Act 1949.

Social housing

Subsidised housing provided by a Registered Social Landlord or Local Authority allocated on the basis of need.

Special Area of Conservation (SAC)

SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). Together with SPAs (qv) they will form the Natura 2000 (qv) network of sites. All sites are SSSIs.

Special Protection Area (SPA)

SPAs are sites designated under the Birds Directive (Directive 79/409/EEC) on the conservation of wild birds). Together with SACs (qv) they will form the Natura 2000 (qv) network of sites. All sites are SSSIs.

Special Wildlife Site (SWS)

A non-statutorily protected site regarded to be of local importance for wildlife, its importance being merited in a county context.

Supplementary Planning Guidance (SPG) / Supplementary Planning Document (SPD)

A means of providing more detailed explanation and elaboration of policies and proposals than can be achieved within a development plan, enabling the achievement of desired end results.

Sustainability appraisal

The overall procedure used in assessing a development plan as a whole, or sets of proposals within the development plan, against the full range of sustainability criteria – social, economic and environmental.

Sustainability indicators

Data types that enable the measurement – quantitative or qualitative – of the state of the environment or the 'health' of individual receptors, for example air quality.

Sustainable development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Urban Drainage Systems (SUDS)

The collection of surface water and its natural drainage back into the ground via soakaways or to existing watercourses using infiltration methods where necessary.

Sustainable waste management

Using material resources efficiently to cut down on the amount of waste produced. Where waste is generated, dealing with it in a way that contributes to the economic, social and environmental goals of sustainable development.

Thresholds

A threshold is the identification of the minimum size of site or minimum number of dwellings from which affordable housing can be negotiated as part of a mixed housing scheme.

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).

Traffic management measures

Generally low-cost tools aimed at increasing the efficiency of existing road space, often by the use of signing, and white or yellow lining; can, however, include larger-scale schemes for traffic calming, pedestrianisation, etc.

Train operating companies

Private companies running passenger and freight trains over the national network and some private lines.

Transport (impact) assessments

A requirement placed on planning applicants to undertake assessments of the likely traffic and transport implications of their proposed development, and to investigate measures to offset the adverse impacts on the transport network.

Tree Preservation Orders (TPO)

A legal order which makes it an offence to cut down, top, lop, uproot or wilfully damage or destroy a protected tree without prior consent

Trip generation

A journey between two points for whatever purpose is intended, and the relationship between land use/activity and the number of trips likely to occur at various times.

Urban Archaeological Database (UAD)

A sub-set of records in the County SMR (qv), that relates specifically to the archaeology of Hereford which includes catalogues of records of observations, and principal historic monuments. It also includes a model of the known and likely disposition of archaeologically significant deposits throughout the City.

Urban Capacity

Assessment of the amount of housing land that could theoretically come forward on previously developed land.

Users/user groups

Persons who use, or would be inclined to use, a particular recreational or sports facility.

Utility services

Providers of services including gas, electricity, water supply, sewage disposal, telecommunications services, health, fire and police.

Utility trips

Trips for purposes other than leisure – such as to work, school, shops, services.

Veteran tree

A tree that is old relative to the longevity of other trees of the same species, that is in the ancient stage of its life, or that has exceptional biological, landscape or cultural interest by virtue of its great age, size or condition.

Village appraisal

A village appraisal is a comprehensive survey of the facts about a community and the opinions of its members. They are community-based initiatives involving local groups and residents.

Village design statements

Non-statutory statements prepared and adopted by parish/community organisations to set out their aspirations in respect of the conservation, development and management of the environmental assets of their settlement.

Visitor management

A co-ordinated approach to the issues raised by visitor use of an area, in which measures are devised and implemented to reduce, minimise or even avoid any adverse impacts on the environment and

communities, and where visitor services are co-ordinated to provide a better quality product for tourists, day visitors and local people alike.

Walking strategy

An overall, co-ordinated approach to providing for the needs of walkers across an area.

Waste hierarchy

In accordance with the principle of sustainable waste management, the most effective environmental solution may first be to reduce the production of waste (reduction), then to re-use or recycle, then to recover waste (this includes materials recycling, composting and energy recovery). Only if none of the above offer an appropriate solution, should waste be disposed of by tipping.

Waste management facilities

For the purposes of the UDP, waste management facilities include waste disposal facilities and waste treatment facilities.

Waste management licence

The Environment Agency issues waste management licences to control the day to day operation of waste management facilities. Where waste related development requires planning permission, a licence cannot be issued before planning permission has been granted.

Waste Management Plan

Prior to the transfer of waste regulation responsibilities from County Councils and Unitary Authorities to the Environment Agency in April 1996, there was a requirement under the Environmental Protection Act 1990 to produce a Waste Management Plan. The Plan seeks to provide a framework to enable strategic decisions to be taken for the management of waste and set out policies to achieve this.

White land

Land without a specific UDP allocation which any future will be adjudged using policy based criteria.

Wildlife corridor

An area of land which links existing areas of wildlife habitats in such a way that species are able to move from one area to another and thus contributing to the general wellbeing of wildlife activity.

Windfall site

Areas which are suitable for development within the terms of planning policies and detailed settlement criteria, but are not specifically identified and the development of which is unpredictable.

WMRAWP

West Midlands Regional Aggregates Working Party consisting of representatives of Government, the minerals industry and mineral planning authorities.

Workplace travel plans

Plans worked out between major employers and local authorities for safe transport of staff (and sometimes goods), wherever possible using the most sustainable modes of transport and discouraging car use; essentially a green transport plan for workplaces.

Yields

This is the capital value in relation to the expected market rental and helps to provide an indicator of the confidence of investors in the centre.