

GLOSSARY OF TERMS

This Glossary of Terms is intended as a user friendly guide to explain common planning terms as well as defining some other terms which feature in the Regional Spatial Strategy. It does not necessarily provide the legal definition of each term as set out in

statute or national planning policy statements or guidance. This Glossary includes excerpts from the Planning Portal (www.planningportal.gov.uk) which provides an extensive online Glossary document of planning and related terms.

Acronym	Term	Explanation (where necessary)
	Affordable Housing	Definition of 'affordable' as given in Annex A of the Consultation Paper on a New Planning Policy Statement 3 (PPS3) - Housing (ODPM, December 2005): "Non-market housing provided to those whose needs are not met by the market, for example, homeless persons and key workers. It can include social-rented housing and intermediate housing. Affordable housing should: meet the needs of eligible households, including availability at low enough cost for them to afford determined with regard to local incomes and local house prices, and include provision for the home to remain at an affordable price for future eligible households, or if a home ceases to be affordable, any subsidy should generally be recycled for additional affordable housing provision".
AMR	Annual Monitoring Report	A report submitted to the Government by Local Planning Authorities or regional planning bodies assessing progress with, and the effectiveness of, a Local Development Framework or Regional Spatial Strategy.
AONB	Area of Outstanding Natural Beauty	An area of high landscape value of designated national importance, within which the conservation and enhancement of its natural beauty is the priority. PPS7 provides national policy guidance for AONBs.
AQMA	Air Quality Management Area	The system which requires local authorities to identify and take action to tackle any air quality problems arising from key pollutants.
BMV	Best and Most Versatile Land	Defined as land in grades 1, 2 and 3a of the Agricultural Land Classification. PPS7 provides national policy guidance for BMV Land.
	Biodiversity	Biological diversity in the environment, indicated by the numbers of different species of plants and animals in a given habitat or area.
BREEAM	Building Research Establishment Environmental Assessment Method	A way of assessing the environmental performance of both new and existing buildings.
CPR	Camborne, Pool, Redruth	Three closely linked towns in the west of Cornwall.
CO₂	Carbon Dioxide	Increased emissions of this gas are believed to be one of the major causes of climate change.

Acronym	Term	Explanation (where necessary)
	Carbon Footprint	A representation of the effect human activities have on the climate in terms of the total amount of greenhouse gases produced (measured in units of carbon dioxide).
	Characterisation	Characterisation is a tool for examining a place to identify its essential qualities and character. It helps to build understanding of a settlement or area's historic environment – including its topography, landscape setting, archaeology, architecture, spaces and design features. An understanding of how these elements manifest themselves should help inform the process of sustainably managing change, helping to enhance local characteristics instead of undermining them. Further information can be found at: www.landscapecharacter.org.uk or www.english-heritage.org.uk
	Climate Change	Commonly used term to imply a significant change over time in global, national and local climate, primarily as a result of man-made greenhouse gas emissions. Previously, climate change has been used synonymously with the term global warming; scientists now, however, tend to use the term in the wider sense to also include natural changes in climate.
CAP	Common Agricultural Policy	The agricultural policy implemented by the European Union in member countries.
	Community Capacity Building	Building up the skills and resources of members of a community, in order to enable them to contribute effectively to the regeneration of their own area.
	Community Partnership Approach	An approach which works in partnership with the local community.
	Community Strategy	A strategy prepared by a local authority to improve local quality of life and aspirations, under the Local Government Act 2000.
	Convergence	EU funding stream which is set to replace Objective 1 in 2007.
	Cultural Assets/ Cultural Infrastructure	Places such as theatres, churches, museums, cultural centres and art galleries, gathering places for artists and the community. Critical for the development of identity and shared values needed for social cohesion.
DEFRA	Department for Environment Food and Rural Affairs	Government department with the core objective of improving the current and future quality of life by integrating sustainable development, environmental, social and economic policy.
DfT	Department for Transport	Government department with the core objective of overseeing the delivery of a reliable, safe and secure transport system that responds efficiently to the needs of individuals and business whilst safeguarding the environment.

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Acronym	Term	Explanation (where necessary)
DPD	Development Plan Document	Development Plan Documents are prepared by Local Planning Authorities and outline the key development goals of the Local Development Framework. Development Plan Documents include the core strategy, site-specific allocations of land and, where needed, Area Action Plans. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs.
	Ecological Footprint	The area of land and water which is required to support a defined economy or human population at a specified standard of living indefinitely, using prevailing technology. A study of the Ecological Footprint of the South West is available from www.steppingforward.org.uk
EFZ	Economic Functional Zones	Overlapping zones defining the basic economic geography of the South West. Adjacent areas with common economic characteristics constitute these zones.
	Ecosystem Approach	Focuses on the ecosystem as a whole, composed of living organisms, communities and the physical environment in a particular area, which forms the basic unit of nature. Ecosystem boundaries can be defined through many possible criteria and scales, but they make up a self-contained system, which is self-supporting in terms of energy flow.
	Environmental Limits	Respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.
	European Interreg IIIB	A European programme funding inter-regional planning studies.
	European Objective 1	EU funding stream aimed at reducing disparities by promoting sustainable economic development in areas which are seriously lagging behind others or are in decline. To be superseded by Convergence in 2007.
EU	European Union	A union of 25 independent states based on the European Communities and founded to enhance political, economic and social co-operation. Formerly known as European Community (EC) or European Economic Community (EEC).
FTE	Full Time Equivalent	Comprising the sum of full and part time jobs.
	Functionality	The approach adopted in the Draft RSS for identification of the most significant settlements in the South West, based on their role and function rather than simply their population.

Acronym	Term	Explanation (where necessary)
	Future Proofing	Actions which are needed to ensure that development takes into account predicted future conditions, for example, by being built to adapt to potential climate change impacts.
	Green Belt	Areas of land designated in development plans within which the fundamental aim is to prevent urban sprawl by keeping that land permanently open.
GI	Green Infrastructure	Strategic networks of accessible, multifunctional sites (including parks, woodland, informal open spaces, nature reserves and historic sites) as well as linkages (such as river corridors and floodplains, wildlife corridors and greenways). These contribute to peoples well-being, and together comprise a coherent managed resource responsive to evolving conditions.
GOSW	Government Office for the South West	GOSW represents Central Government in the South West region.
	Greenfield Site	Land previously in agriculture or non-urban/industrial use or which has not been damaged by a previous use.
	Greenhouse Gases	A range of gases, including carbon dioxide and methane, which contribute to the greenhouse effect or global warming.
GVA	Gross Value Added	The difference between output and intermediate consumption for any given sector/industry. That is the difference between the value of goods and services produced and the cost of raw materials and other inputs which are used up in their production.
HGV	Heavy Goods Vehicles	A form of road freight.
Radioactive HLW/ILW/LLW	High Level Waste/ Intermediate Level Waste/Low Level Waste	Different categories of radioactive waste depending on how much radiation is emitted.
HMA	Housing Market Areas	A geographical area which is relatively self-contained in terms of reflecting people's choice of location for a home, ie most people settling in the area will have sought a house only in that area.
	Iberian Peninsula	Spain and Portugal.
IMD	Index of Multiple Deprivation	A ward-level index made up by the following indicators: housing; geographical access to services; health deprivation and disability; education; skills and training; income; and employment.
IRS	Integrated Regional Strategy	' <i>Just Connect!</i> ' is the South West's Integrated Regional Strategy, which sets out our shared aims and ambitions.

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Acronym	Term	Explanation (where necessary)
	Inter-regional	A comparison or connection between regions.
	Intra-regional	A comparison or connection between areas within a region.
JSA	Joint Study Area	The larger and functionally most complex cities and towns are the places where more detailed sub-regional strategies are needed. To enable sub-regional strategies to be developed a number of JSA studies were carried out, led by the strategic authorities.
	<i>'Just Connect!'</i>	The Integrated Regional Strategy (IRS) for the South West.
LAAs	Local Area Agreements	LAAs are voluntary, three-year agreements between central Government, local authorities and their partners, which seek to deliver national outcomes in a way that reflects local priorities.
	Landscape Scale	Does not focus merely on designated landscapes, and can vary in size from a relatively small patch of woodland, to a large expanse of lowland grassland. Landscapes are perceived from the way different components of the natural and cultural environment, and impacts of land use, both historical and current, interact together. Landscape scale projects include a number of habitats and features.
	Larger Scale Development	For the purpose of Policies G, RE5 and W4, 'larger scale development' proposals include significant urban regeneration projects covering new build, refurbishment, conversion and change of use and are defined in line with the ODPM Form PS2 definition, used for reporting general developments, as: for dwellings, the development of 10 or more dwellings or sites of more than 0.5 ha if the number is not given; for all other uses, where the floor space will be 1,000 square metres or more or the site is 1ha or more. Floor space is defined as the sum of floor area within the building measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretaker's flats etc should be included in the floorspace figure.
LDDs	Local Development Documents	These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the Local Planning Authority's area.
LDF	Local Development Framework	The Local Development Framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's LDDs. An LDF is comprised of Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents. The LDF will also comprise: the Statement of Community Involvement; the Local Development Scheme; and the Annual Monitoring Report.

Acronym	Term	Explanation (where necessary)
LPA s	Local Planning Authorities	There are 47 Local Planning Authorities in the South West - comprising 35 District Councils, nine Unitary Authorities, two National Park Authorities and the Council of the Isles of Scilly.
LSP s	Local Strategic Partnerships	A single non-statutory, multi-agency body, which matches local authority boundaries, and aims to bring together at a local level the different parts of the public, private, community and voluntary sectors to a set of common purposes.
LTP	Local Transport Plan	Five-year integrated transport strategies, prepared by County Councils and Unitary Authorities in partnership with the community. The plan sets out the strategy and programme required for delivery of the targets identified in the LTP. LTPs need to be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the Regional Spatial Strategy.
	Market Towns	Small to medium-sized towns that are rural service, social and economic centres. Most also hold or held a regular market.
MPA s	Mineral Planning Authorities	County and Unitary Councils, responsible for planning control over mineral working within their areas, together with producing minerals LDDs.
	Modal Shift	A change between use of one transport mode to another by an individual, group or the wider community.
MWe/MWth/CHP	MegaWatts of electricity/ MegaWatts thermal/ Combined Heat and Power	Units of energy.
Mt	Million Tonnes	Unit of weight.
NP	National Park	National Parks are designated under the National Parks and Access to the Countryside Act 1949. Their aims are to conserve and enhance the natural beauty, wildlife and cultural heritage they contain, and to promote opportunities and enjoyment by the public of the areas they cover. An independent National Park Authority administers each Park.
NSC	New Swindon Company	The Urban Regeneration Company for Swindon.
ODPM	Office of the Deputy Prime Minister	Government department with the core aim to create prosperous, inclusive and sustainable communities for the 21st Century, places where people want to live, that promote opportunity and a better quality of life for all.

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Acronym	Term	Explanation (where necessary)
	Plan, Monitor, Manage	It is an essential feature of the 'Plan, Monitor, Manage' approach that housing requirements, and the ways in which they are to be met, should be kept under regular review. The planned level of housing provision and its distribution should be based on a clear set of policy objectives, linked to measurable indicators of change. These indicators should be monitored and reported in the RPBs' annual monitoring report. Such monitoring should be the basis on which the RPB periodically reviews and rolls forward its housing strategy. Reviews should occur at least every five years and sooner, if there are signs of either under or over provision of housing land.
PPG	Planning Policy Guidance	Issued by central Government setting out its national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements.
PPS	Planning Policy Statement	Issued by central Government to replace the existing PPG notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
RAWP	Regional Aggregates Working Party	Provides specialist advice on minerals to the RPB. Comprises MPAs, regional bodies, ODPM and industry representatives.
RDA	Regional Development Agency	Set up in each of the English regions as non-departmental public bodies. Their primary role is to be strategic drivers of regional economic development in the regions. The RDAs aims are to: co-ordinate regional economic development and regeneration; enable the regions to improve their relative competitiveness and; reduce the imbalances that exist within and between regions.
RES	Regional Economic Strategy	Statutory strategy produced by the RDA providing a regional framework for economic development, skills and regeneration.
RHB	Regional Housing Body	Identifies the priorities for housing in the South West and makes recommendations to Ministers on the allocation of capital investment. Comprises key regional players in the delivery of housing and planning, chaired by GOSW.
RHS	Regional Housing Strategy	The RHS prioritises the housing needs of the region (by locations and/or types of expenditure) to allow decisions to be taken on how housing resources should be allocated within the region. This provides a regional context for local authorities in drawing up their own housing investment programmes.
RPB	Regional Planning Body	The South West Regional Assembly is the Regional Planning Body for the South West.
RPG 10	Regional Planning Guidance 10	The forerunner to the Regional Spatial Strategy.

Acronym	Term	Explanation (where necessary)
RSS	Regional Spatial Strategy	Statutory Strategy produced by the RPB under the Planning and Compulsory Purchase Act 2004. In future, the published RSS and DPDs will form the statutory development plan.
RSDF	Regional Sustainable Development Framework	A high-level document that sets out a vision for sustainable development in each region, and the region's contribution to sustainable development at the national level.
RTAB	Regional Technical Advisory Board	Provides specialist advice on waste to the RPB. Comprises officers from waste authorities, regional bodies, industry, environment and community recycling sector representatives.
RTS	Regional Transport Strategy	The RTS is part of the statutory RSS. It identifies the key transport issues for the region and outlines the policies and priorities for transport investment in response to those issues.
RWRS	Regional Water Resources Strategy	Produced by the Environment Agency. See: www.environment-agency.gov.uk/commondata/acrobat/wr_sw.pdf
RWFF	Regional Woodland and Forestry Framework	Produced by the Forestry Commission. See: www.forestry.gov.uk/forestry/inf-d-67ecty
	Retail Catchment Areas	An area in which shops provide most of the services to their population.
S106	Section 106 Agreement	A legal agreement under Section 106 of the 1990 Town and Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
	Scalpings	Low specification materials generated during the quarrying and/or production process of aggregates, normally sold off cheaply due to limited scope for their use.
	Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.
SMPs	Shoreline Management Plans	Shoreline Management Plans set out the future plans for the coast, taking a holistic approach which includes all authorities responsible for planning at the coast. The plan brings together information relating to coastal issues such as flooding, defences, erosion and social, economic and environmental needs.

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Acronym	Term	Explanation (where necessary)
	Social Capital	Defined by the Organisation for Economic Co-operation and Development (OECD) as "...networks, together with shared norms, values and understandings which facilitate co-operation within or among groups".
	South East Dorset Conurbation	Area comprising Bournemouth, Poole and Christchurch and their immediate hinterland, including Wimborne Minster, Colehill, Ferndown, Verwood, St Leonard's, West Moors and Wareham.
	Stakeholder	Individuals or organisations who have an on-going concern in regional planning issues.
	Stent	Part of the waste product of the China Clay Industry and consists of 'waste rock'. The other by-product is 'Tip Sand', a sand which can be used as a secondary aggregate.
	Strategic Authorities	Authorities defined under Section 4/4 of the Planning and Compulsory Purchase Act 2004 (County Councils, Unitary Authorities and National Park Authorities) which can provide formal advice to the RPB on sub-regional matters to potentially inform the Draft RSS.
SEA	Strategic Environmental Assessment	An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC.
SSA	Strategic Sustainability Appraisal	An assessment of the impacts of a strategy on environment, social well-being and economy. A 'check' of whether or not the RSS policies are likely to support sustainable development in the region. Taken to mean a sustainability appraisal process which also complies with the requirements of the SEA Directive (see above).
	Strategic Transport Authorities	Those authorities responsible for producing LTPs (County Councils and Unitary Authorities).
SSCTs	Strategically Significant Cities and Towns	Cities and towns that have been identified as playing a critical strategic role regionally or sub-regionally.
	Sub-region	A large area potentially covering many local authorities throughout which particular sub-regional issues/policies may apply.
SOA	Super Output Area	A unit of geography designed to improve the reporting of small area statistics in England and Wales.

Acronym	Term	Explanation (where necessary)
	Sustainability or Sustainable Development	The simple idea of ensuring a better quality of life for everyone, now and for generations to come. A widely used international definition is “development which meets the needs of the present, without compromising the ability of future generations to meet their own needs”.
	Sustainable Communities	Places where people want to live and work, now and in the future.
	Sustainable Communities Plan	A programme issued by the Government to set the framework for delivering sustainable communities over the next 15-20 years. The main areas of focus are housing supply, new growth areas, a decent home for all, the countryside and local environment.
	Sustainable Construction	New building and refurbishment that promotes environmental, social and economic gains now and for the future. It involves the use of design and construction methods and materials that are resource efficient and that will not compromise the health of the environment or the associated health of building occupants, builders, the general public or future generations.
TWA	<i>‘The Way Ahead’</i>	The region's Sustainable Communities Plan.
TTWA	Travel To Work Area	Zones in which the bulk of the resident population also work.
UA	Unitary Authorities	Responsible for all the local government services delivered in their area.
	Urban Extension	The planned expansion of a city or town that can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.
URCs	Urban Regeneration Companies	Dedicated bodies through which different people combine to co-ordinate the delivery of urban regeneration projects such as major mixed-use developments.
WPAs	Waste Planning Authorities	The local authority responsible for waste development planning and control in an area, and for producing waste LDDs. They are County Councils or Unitary Authorities.
WHS	World Heritage Site	A cultural or natural site of outstanding value designated by the International Council on Monuments and Sites (ICOMOS).



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