

Appendix 12

Glossary of Terms

AONB: Area of Outstanding Natural Beauty. This is a national designation for an area of landscape that is considered to be of national importance.

Brownfield land/site: Also known as “previously developed” land or site. This refers to land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. It includes the curtilages of the development such as gardens in relation to residential development. An official definition is contained in Planning Policy Statement 3 “Housing”, Annex B.

Employment Land Review: This is a study that looks at existing employment land and future employment needs in an area. Amongst other things it examines future employment trends and whether certain sites should be kept in employment use.

Flood zones 1, 2 and 3: Flood zones are areas defined by the Environment Agency that relate to past levels of river or coastal flooding and are related to future potential risk of flooding. Flood zone 3 relates to areas of land that are most often flooded, such as existing flood plains, whereas flood zone 1 relates to areas of low flood risk).

Green Belt: Green Belt is a national designation of land to protect certain areas around settlements from merging with other nearby settlements. The Green Belt that relates to South Worcestershire is the West Midlands Green Belt. Its main role is to contain urban areas and prevent urban sprawl.

Greenfield Land / site: Greenfield land or sites are areas of land that have not been previously developed. Such land would include public open space, playing fields, allotments and agricultural land.

Historic Environment Sensitivity: Historic Environment refers to listed buildings, (and historic ones that are not listed), monuments, archaeological features and historic landscapes (e.g. field patterns, hill forts etc) which are considered to be of importance to the local area (and in many cases, of regional and national importance). It is considered that some such areas are more sensitive to land use/ development changes than others and that this sensitivity can be measured.

Housing Association: Also known as Registered Social Landlords (RSL's). These are not-for-profit organisations that provide both social rented and shared ownership housing (part mortgage, part rent), and which are registered and regulated by the Housing Corporation.

Land Registry: This is a national organisation that registers title/ ownership to land in England and Wales. It also records dealings (for example, sales and mortgages) with registered land.

Local Wildlife Importance: This refers to land /sites that are recognised as being locally important in terms of the value of their wildlife. This is recognised by local designations, such as Local Nature Reserve.

Planning Advisory Service: The Planning Advisory Service (PAS) is a Government funded service that aims to help Local planning Authorities understand the new planning system and provide a more efficient planning service. It also provides background information on planning legislation for others, such as the public, developers etc.

Previously Developed Land: See definition for brownfield land.

Regional Spatial Strategy: (abbreviated to RSS). This is Government planning policy for the administrative regions of England. In the West Midlands, the West Midlands Regional Spatial Strategy is part of the Development Plan for areas within Malvern Hills District Council, Wychavon District Council and Worcester City Council.

Settlement boundary: This is a line on a map in an adopted local plan that defines and encloses a settlement and to which area planning policies are related.

Site Allocations Development Plan Document: This is a Development Plan Document that defines on a plan where certain land uses are proposed to be located, for example, it may define new housing and employment sites.

Strategic Flood Risk Assessment: These are studies that examine the risk that sites in a defined area (such as a Local Authority area) have to flood in the future. They are required when development plans are prepared so that inappropriate development in areas of flood risk can be avoided, or flood management planned for.

Strategic sites: Within the work carried out for the Strategic Housing Land Availability Assessment, these are sites that are considered to have a “strategic” or wider importance in terms of their location than other sites, in contributing to the Core Strategy housing numbers.

SWJCS Issues and Options Stage: This refers to a public consultation document for the South Worcestershire Joint Core Strategy, which gave background information on the Joint Core Strategy to stimulate discussion on what people think is important in South Worcestershire, and ideas for distributing development growth.

Urban Capacity Studies: These are studies to establish how much additional housing might be accommodated within urban areas and therefore how much greenfield land might be needed for development.

Urban Greenspace: These are green areas of open space within an urban area that contribute to the character of an area and may provide opportunities for recreation, sport, walking and provide homes and routes for wildlife.

Village categories: The categories of villages used in the report are from the Updated Village Facilities and Rural Public Transport Survey undertaken jointly by Malvern Hills and Wychavon District Council in 2009. The categories are based on the amount and type of services available within a settlement (e.g., school, shop) and accessibility in terms of public transport etc.

Windfall housing sites: Windfall housing sites are those that have not been identified in advance in development plans.