

Annex C

Glossary of Terms

This Glossary is intended to assist in the understanding of RPG, particularly where it includes technical or unfamiliar terms. Unless stated these are not definitive or legal descriptions.

| Term | Abbreviation (Where used) | Meaning |
|---------------------------------------|------------------------------|---|
| Advantage West Midlands | AWM | The Regional Development Agency for the West Midlands |
| Affordable Housing | | Low cost market housing and subsidised housing irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to rent or buy houses generally available on the open market |
| Agenda for Action | | The implementation framework for the West Midlands' RES |
| Aggregates | | Granular or particulate material that is suitable for use in construction as concrete, mortar, roadstone, asphalt or drainage courses or for use as construction or railway ballast. |
| Agricultural Land Classification | | Quality grading of agricultural land: 1 = best, 5 = worst. |
| Allocation | | The use assigned to a piece of land in a local Development Plan |
| Annual Monitoring Report | | Report to be prepared each year by WMLGA to consider performance against targets and indicators set out in the RPG. |
| Area of Outstanding Natural Beauty | AONB | Site with statutory national Landscape designation to provide special protection of the area's natural beauty. These are designated by the Countryside Agency. |
| Best Practicable Environmental Option | BPEO | Principle of waste management as defined in PPG10 – i.e. the outcome of a systematic and consultative decision making procedure which emphasises the protection and conservation of the environment across land, air and water |
| Biodiversity | | The whole variety of life encompassing all genetic, species and ecosystem variations. |
| Black Country | | The area covered by the four boroughs of Dudley, Sandwell, Walsall and Wolverhampton |
| Centro | | The executive arm of the West Midlands Passenger Transport Authority |
| Combined Heat and Power | CHP | Use of waste heat from power generation to provide heating for a building or neighborhood. |
| Cluster | | Locational concentration of inter-connected companies, specialised suppliers, service providers, firms in related industries and associated institutions (e.g. universities) in particular fields that compete but also co-operate. |

| Term | Abbreviation (Where used) | Meaning |
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| Common Agricultural Policy | CAP | The name given to the European Union's agriculture policy. The basic aim of CAP has been to provide efficient farmers with an income comparable to that of people outside farming, in the service and individual sectors, while ensuring that consumers receive adequate supplies of food at reasonable prices. |
| Commitments | | Land that is the subject of an existing planning permission and other projects or proposals where it is accepted will take place due to financial or other reasons. |
| Community Forest | | National programme of major environmental improvements, shaped by local partnership working, which use multipurpose forestry to improve countryside around towns and cities by restoring areas scarred by industrial dereliction to support employment, recreation, education and wildlife. |
| Community Strategy | | Strategies for enhancing the quality of life of the local community which each local authority has a duty to prepare under the Local Government Act 2000. They will be developed and implemented by a local strategic partnership and should include: a long term vision; an action plan; shared commitment to, and proposals for, implementation; and arrangements for monitoring and review. |
| Conservation Area | | Areas designated by the local planning authority which are considered of special architectural or historic interest, the character or appearance of which it wishes to preserve or enhance. |
| Corridor | | Area linking two or more centres, normally focused around transport infrastructure. |
| Countryside Character Areas | | Areas of distinctive landscape, wildlife and natural features as defined by Countryside Agency. |
| Density | | Measure of the number of dwellings per hectare (ha) |
| Department for Environment, Food and Rural Affairs | DEFRA | Following the June 2001 Government reorganisation the Department with responsibility environmental, agricultural and rural matters. |
| Development Plans | | These can be Unitary Development Plans (UDPs), Structure Plans or Local Plans. |
| Economic Renewal Area | ERA | Focus to improve significantly and maintain the physical and business environment of the Region's established employment areas. |
| Employment Land | | Land allocated in a Development Plan for business (B1), industrial (B2) and storage/distribution (B8) uses |
| England Rural Development Programme | ERDP | The ERDP sets out how the Government will implement the Rural Development Regulation (RDR) over the next six years. The RDR provides a set of measures and CAP (q v) funds which EU countries can use, alongside their own funds, to benefit the rural environment, economy and communities. |

| Term | Abbreviation (Where used) | Meaning |
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| Environmental Impact Assessment | EIA | Procedure and management technique that ensures that the likely effects of new development on the environment are fully appraised and taken into account before the development is allowed to go ahead. |
| European Regional Development Fund | ERDF | One of four European Structural Funds. It addresses the needs of specific areas, specifically in terms of Capital projects such as buildings, roads and transport. |
| European Social Fund | ESF | One of four European Structural Funds. It generally aims to improve the employability of the workforce, as well as creating employment. ESF projects are particularly focussed on training, such as reskilling of the unemployed, upskilling workers and providing support to SMEs. |
| European Spatial Development Perspective | ESDP | An approach to spatial planning intended to achieve the balanced and sustainable development of the territory of the European Union. |
| Farm diversification | | Engaging in new and different economic activity to support existing agricultural businesses and farm incomes, and to make use of surplus land or buildings. Examples include food processing, forestry and tourism. |
| Flood Plain | | Land adjacent to a watercourse over which water flows, or would flow but for defenses in place, in times of flood. |
| Green Belt | | Land designated in development plans to be kept open in accordance with PPG2. |
| Government Office for the West Midlands | GO-WM | Combined offices of key Government Departments at the West Midlands level. |
| Greenfield land | | Undeveloped land |
| Gross Domestic Product | GDP | Measure of economic wealth generated. |
| Health Action Zone | HAZ | Government initiative launched in 1997 to tackle persistent health and social problems in disadvantaged areas. The aim is to encourage collaboration between statutory, private, voluntary and community sector bodies and the local community to identify and implement innovative strategies to reduce health inequalities to improve long term health and well being. |
| Health Improvement Programme | HImp | Government initiative designed to bring together national targets and priorities, and local strategies to deliver the agenda for health improvement outlined in the Government White Paper "Our Healthier Nation – Saving Lives". HImps provide a measurable programme on which the performance of Health Authorities is judged. |
| Heavy Rail Transport | HRT | Conventional railway |
| Hi-tech (or high tech) industry | | Advanced manufacturing, computing or other state of the art industry (e.g. biotechnology). |

| Term | Abbreviation (Where used) | Meaning |
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| High Technology Corridors | HTCs | Specific corridors identified, within which cluster development closely related to the region's critical research and development capabilities and advanced technologies, will be promoted. |
| Homeworking | | Relates to the growing practice of working from home, especially when related to the use of ICT |
| Incubator/Starter Units | | Small scale commercial units, often subsidised, to assist new enterprise. These may be associated with clusters. |
| Information and Communications Technology | ICT | Telephone, Computing and other technology designed to enable remote working and communication. |
| Light Rapid Transit | LRT | Light, rail-based system of transport e.g. tram, West Midlands Metro system |
| Local Agenda 21 | | A comprehensive programme of action prepared by local authorities and designed to achieve sustainable development. |
| Local Biodiversity Action Plans | | Prepared by public-private-voluntary sector partnerships to implement the UK Biodiversity Action Plan and its associated priority habitat and species plans. |
| Local Needs | | Anticipated requirements (e.g. for housing) generated by local growth or other (e.g. demographic) trends. This specifically excludes demands generated by migration from elsewhere. |
| Local Plan | | Part of the Development Plan that sets out the detailed policies and proposals based on strategic policies in structure plans. |
| Local Regeneration Areas | | Areas outside of the RZs that contain Wards from the most deprived 20% of wards nationally. Such areas commonly face regeneration challenges associated with the decline or restructuring of traditional; industries. |
| Local Strategic Partnership | | A locality based partnership of strategic organisations commonly involving social, business and other appropriate interests. |
| Local Transport Plan | LTP | Plan prepared by Strategic Planning Authorities detailing transport priorities and actions to be taken. |
| Major Investment Site | MIS | Sites to accommodate large scale investment by single users with and international location choice. Designed to help diversify and restructure the Regional economy. |
| Major Urban Areas | MUAs | The focus of Urban Renaissance which will underpin the spatial strategy. There are 4 MUAs in the West Midlands: Birmingham; the Black Country; Coventry; and the North Staffordshire Conurbation. |
| Market Housing | | Housing either bought or rented in the private sector |
| Market Town | | Settlements in predominantly rural areas that serve as a service centre for inhabitants of the town and its hinterlands. |

| Term | Abbreviation (Where used) | Meaning |
|---------------------------------|------------------------------|---|
| Market Towns Task Group | | A West Midlands Group, chaired jointly by Advantage West Midlands and the Countryside Agency, established to set the policy and programme framework to promote the regeneration of market towns in the Region. It consists of a range of sectoral and sub-regional representatives and will meet at least twice a year. |
| Market Towns Toolkit | | An approach developed by the Countryside Agency to assess and improve the vitality of market towns and their surrounding countryside. It involves carrying out a healthcheck to identify the town's economic, social and environmental health and producing an action plan to set out projects and initiatives. |
| Metro | | The name given to the light rapid transport system in the West Midlands conurbation. |
| Minerals Development | | The acquisition and working of minerals by surface or underground methods and associated ancillary business like secondary mineral industries and aggregate handling depots. |
| Minerals Planning Guidance Note | MPG | Document prepared and issued by Central Government as advice to minerals planning authorities and minerals industry. |
| Mixed community | | Especially in respect of new housing, where there is a cross section of affordable and market, large and small housing available designed to meet the needs of all sectors of the community. |
| Mixed use development | | A new development that makes provision for a variety of uses – e.g. residential, retail and business. An example of this might be the Mailbox in Birmingham. |
| Multi-Modal Studies | MMS | Transport studies in which consideration is given to problems and solutions affecting all modes of travel. Those in the West Midlands include the area around the West Midlands Conurbation (WMAMMS), the M6 corridor to the North West Region (MIDMAN), and the West – East Midlands Study. |
| National Forest | | Project recreating woodlands in the English Midlands and encouraging alternative land use by farmers and landowners. |
| National Park | | Protected area with statutory designation. Established to protect the most important areas of wildlife habitation and geological formation. The only National Park wholly or partly falling in the West Midlands is the southwestern part of the Peak District National Park. |
| Neighborhood Renewal Strategy | | Government initiative designed to enable the eighty eight most deprived authorities to improve services, thereby narrowing the gap between deprived areas and the rest of the Country. |
| Objective 2 | | ERDF Objective to support Economic and Social conversion of areas facing structural difficulties. Eligible areas in the West Midlands include much of the Welsh Marches, the West Midlands and North Staffordshire conurbations and some other areas. |

| Term | Abbreviation (Where used) | Meaning |
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| Office of the Deputy Prime Minister | ODPM | The Government Department with responsibility for planning issues. |
| Other Urban Areas | OUs | Significant settlements outside the MUAs, including Market Towns (to be defined in Development Plans) capable of providing sustainable communities. |
| Parish Plan | | A holistic plan covering all issues of concern to the community living in the parish. It is normally produced by the community itself with help from the Rural Community Council or relevant local authority. It may be eligible for a grant from the Countryside Agency. |
| Park & Ride | | Long stay parking areas at the edge of a built up area linked by frequent public transport links to the city centre. |
| Plan, Monitor and Manage | PMM | Approach to housing provision involving: Plan for an overall annual rate and distribution of housing; Monitor the proposed provision against targets and indicators; Manage the process |
| Planning Policy Guidance Note | PPG | Document prepared and issued by Central Government setting out its policy on different aspects of planning. Local authorities must take their content into account in the production of development plans. |
| Polycentricity | | An approach to strategic spatial planning which recognises the diverse multi-centred nature of the West Midlands Region. It gives equal consideration to the circumstances and value of each place and recognises that spatial planning policies should not be determined by a single hierarchy where, for example, all higher order functions have to be focused in higher order places. Instead, polycentric policies address the specific combination of roles that different places play and the dynamic relationships between them. |
| Premium Employment Site | PES | Sustainably located, high quality peripheral employment land intended for inward investment and to allow for the expansion of existing firms with particular requirements (PA7) |
| Precautionary principle | | 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. (Rio Declaration) |
| Previously Developed Land | PDL | Fully defined at Annex C of PPG3. Land that is or was occupied by a permanent structure (excl. agricultural or forestry buildings) and associated fixed surface structures. The definition covers the curtilage of the development. |
| Primary Route Network | PRN | Motorways, Trunk Roads and other primary routes identified to be of regional strategic importance. |
| Proximity principle | | Principle of waste management defined in Box 1 of PPG10, i.e. waste should generally be managed as near as possible to its place of production because transporting waste itself has an environmental effect. |
| Regeneration Zone | RZ | Aspect of RES that directs investment to those areas most requiring it. There are currently five RZs – four Urban and one Rural. |

| Term | Abbreviation (Where used) | Meaning |
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| Regional Cultural Strategy | | Strategy prepared by the West Midlands Regional Cultural Consortium. |
| Regional Economic Strategy | RES | 10 year economic strategy prepared by Advantage West Midlands to maximise the opportunity for sustainable economic growth in the West Midlands. |
| Regional Employment Land Survey | RELS | Annually updated database designed to monitor the availability of industrial land in the West Midlands. |
| Regional Investment Site | RIS | High quality, regionally identified sites of 25-50ha attractive to external investment designed to support the diversification and modernisation of the regional economy especially in relation to the Region's cluster priorities |
| Regional Logistics Site | RLS | Regionally identified sites to provide opportunity for the concentrated development of warehousing and distribution uses. |
| Regional Planning Body | RPB | Institution responsible for the preparation of Draft RPG and the monitoring of RPG. In this region WMRA now perform this role. |
| Regional Sustainable Development Framework | | Sets out a framework for action where the three priorities of social progress, a better environment and a healthy economy combine to achieve a genuine sustainability |
| Registered Social Landlord | RSL | Housing Association or charitable body providing affordable housing on a rented basis. |
| Renewable energy | | Energy flows that occur naturally and repeatedly in the environment (e.g. from sun, wind or wave or fall of water). Plant and some waste materials are also potential sources. |
| River corridor | | Land which has visual, physical or ecological links to a watercourse and which is dependent on the quality or level of the water it contains. |
| Retail uses | | Shops (A1). Professional and Financial Services (A2) and Food & Drink (incl. Hot food takeaways) (A3). |
| Road Based Study | RBS | A study of problems on a particular section of trunk road. |
| Rover Task Force | | Task Force set up by the Government in the wake of the decision by BMW to sell their interest in Rover cars. |
| Rural Area | | Areas outside the urban areas whose landscape is predominated by countryside and small settlements. Depending on proximity, such areas have varying relationships with the MUAs. |
| Rural 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 rural areas in Herefordshire, Shropshire and Worcestershire (see Spatial Strategy Diagram) and has a population of some 283,000. |
| Rural Renaissance | | The objective of addressing the challenges facing rural areas in the region and to maintain viable and sustainable rural communities. |

| Term | Abbreviation (Where used) | Meaning |
|-------------------------------------|------------------------------|---|
| Rural Services Standard | | Minimum standards and targets covering access to and the delivery of public services in rural areas. They are set out on pages 19 – 22 of the Rural White Paper (Our Countryside: the Future, Nov.2000). |
| Sequential Approach | | A search sequence derived from PPGs 3 and 11 designed to guide the allocation and release of land for housing purposes to encourage the use of PDL and sustainable locations. |
| Single Programme Document | SPD | Document that defines the programme and priorities for the ERDF. |
| Site of Special Scientific Interest | SSSI | Nationally important sites for wildlife or earth science where proposed development must be given special scrutiny |
| Small and Medium Enterprise | SME | Precise definitions vary, but typically allude to employers of 250 or less. |
| Social Exclusion Unit | | Inter-Departmental body employing civil servants and secondees to facilitate the inclusivity of Government programmes and promote social inclusion generally. |
| Spatial strategy | | A strategy to provide a clear sense of direction for the longer term spatial development of the Region, influencing the future investment decisions of all sectors, both public and private. |
| Special Areas of Conservation | SAC | Statutorily protected European site (under the Habitats Directive) for rare and threatened habitats, plants and animals, on land and at sea. |
| Special Protection Area | SPA | Statutorily protected European site (under the Birds Directive) for bird habitats and species plans. |
| Structure Plan | | Development plan which sets out strategic planning policies for a particular shire county and forms the basis for detailed policies in local plans. |
| Sustainability Appraisal | | Appraisals of plans, strategies and proposals to test them against the four broad objectives set out in the Government's sustainable development strategy. |
| Sustainable Development | | Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (Brundtland 1987) |
| Traffic management | | Measures to control the volume and speed of traffic and to assist road safety |
| Tranquillity | | Freedom from noise and disturbance, as measured by the distance from factors such as major roads, railways and built development. An analysis by the Council for the Protection of Rural England suggests that the area of tranquillity in the West Midlands shrank by 21% between the 1960s and the 1990s. |
| Trans European Networks | | Strategic rail and road routes and airports designated by the European Union because of their importance for the future development of Europe. |
| Transport & Works Act | TWA | Defines the statutory procedures to be completed prior to development of rail or light rail schemes. |

| Term | Abbreviation (Where used) | Meaning |
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| Unitary Development Plan | | Plan prepared by Metropolitan District and some Unitary Local Authorities containing policies equivalent to those in both a Structure Plan and Local Plan. |
| Urban Capacity Study | | Study to determine the potential of an area to accommodate further development, its density and its wider implications for sustainable development. |
| Urban open space | | Parks, play areas, sports fields, commons, allotments, green corridors alongside rivers/canals/railways and other open areas vital to the cultural, aesthetic and historic heritage of urban life. |
| Urban Renaissance | | The objective of addressing the challenges facing urban areas in the region and to maintain viable and sustainable urban communities. |
| Use Classes Order | UCO | Existing classification of land use by economic activity |
| Village Design Statements | | A document prepared by the local community to guide the design of new development so that it fits its surroundings and is in keeping with local character. It may contribute to the preparation of a Parish Plan (q v). |
| Waste hierarchy | | Identified by the Government the hierarchy sets the priority to first reduce waste, followed by recycling, energy recovery and then, as a last resort, safe disposal by tipping. |
| Welsh Marches | | The part of the West Midlands Region adjacent to the Welsh border characterised by widespread rural deprivation and a dispersed population. Comprises of parts of Herefordshire, Shropshire and Worcestershire. |
| West Coast Mainline | WCML | High speed rail line extending from London Euston, via Coventry and Birmingham, towards the North West |
| West Midlands | | The standard planning region comprising the seven Metropolitan Authorities (Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton), the four Shire Counties (Shropshire, Staffordshire, Warwickshire and Worcestershire) and the three Unitary Authorities (Herefordshire, Stoke on Trent and Telford and Wrekin). |
| West Midlands Area Multi-Modal Study | WMAMMS | See MMS |
| West Midlands Local Government Association | WMLGA | Voluntary association of all thirty eight local authorities in the West Midlands Region. |
| West Midlands Regional Assembly | WMRA | The Regional Planning Body for the West Midlands |
| Windfall sites | | Sites that have not been specifically identified as available in the local plan process. They comprise previously developed sites that have unexpectedly become available. |
| World Heritage Site | | UNESCO designation of cultural/natural heritage considered to be of outstanding universal value and worthy of special protection. |