

Coventry Development Plan 2016

Appendix 9

Glossary of Key Terms

Area Action Plan – A Development Plan Document which focuses upon a specific location or an area subject to significant change.

Affordable Housing

Housing, including social rented and intermediate housing, for people whose needs are not met by the housing market.

Annual Monitoring Report – Report published once a year and submitted to the Government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of policies.

Air Quality Management Areas

Designation made by Local Authority where assessment of air quality requires action plan to improve the air quality.

Area of Local Distinctiveness

Area of local historic and architectural significance which, although not important enough to be declared as a Conservation Area, has sufficient distinctiveness and character to merit preservation.

Biodiversity Action Plan

A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Building Research Establishment Environmental Assessment Method

Widely used environmental assessment method for buildings, which sets the standard for best practice.

Brownfield Land

Previously developed land occupied by a permanent structure and associated development, such as car parking, which can be re-developed for other uses.

Bulky Goods Retail

Goods of a large physical nature (for example DIY, electrical, furniture, carpets) that sometimes require large areas for storage or display.

Coventry Development Plan 2001

The existing statutory land use Plan for the city which the Local Plan will supersede. It comprises the policies against which proposals for physical development are currently evaluated and provides the framework for change and development in the city.

Community Infrastructure Levy

A levy placed on development, to fund new or additional infrastructure needs.

Circular

Non statutory advice and guidance on particular issues which expands and clarifies subjects which are referred to in national legislation.

Comparison Shopping

Items not bought on an everyday basis, but after comparison of alternatives from various sources such as clothes, shoes and electrical items.

Conservation Area

Area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Convenience Goods

Items bought on an everyday basis such as food-shopping.

Compulsory Purchase Order

An order issued by the government or a local authority to acquire land or buildings for public interest purposes. (e.g. Land for new roads).

Central Shopping Area – The main retail area within the city centre. It meets the convenience and comparison shopping needs of the city's population and also acts as a sub-regional retail centre to some degree. It contains local needs shops, national comparison multiples and a range of small independent specialist shops.

Coventry and Warwickshire Local Enterprise Partnership.

Local Enterprise Partnerships are locally-owned partnerships between local authorities and businesses and play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.

They are also a key vehicle in delivering Government objectives for economic growth and decentralisation, whilst also providing a means for local authorities to work together with business in order to quicken the economic recovery.

DCLG

Department of Communities and Local Government.

Density

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Development

Development is defined under the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.

DIRFT

Daventry International/Intermodal Rail Freight Terminal.

District Centre

Significant group of shops serving a large part of the city including both comparison and convenience shopping, as well as other commercial and public services and facilities.

Development Plan Document

One of a family of documents which sets out the land allocations and spatial planning policies for all or specific parts of the local authority area. When approved or adopted, DPDs will form part of the Development Plan. Some DPDs may refer to areas outside a local authority boundary as there may be issues of shared interest with other local authorities.

Embodied Energy

Energy consumed by a building throughout its life.

Geographical Information System

A computer based mapping system for the capture, storage, retrieval, analysis and display of spatial information.

Green Belt

National policy designation that helps to contain development, protect the countryside and promote brownfield development and assists in the urban renaissance. There is a general presumption against inappropriate development in the Green Belt.

Green Wedge

An open green space corridor which penetrates the built up area of a settlement.

Housing Association

Independent, non-profit association that provides rented or shared ownership (intermediate) housing to people unable to afford to buy their own homes on the open market, or to specific groups, such as older people or the homeless.

Habitat Biodiversity Audit

This provides the underlying baseline evidence of the type of habitats and their condition based on recognised national survey methodology.

Housing Market Area

Provides information on the level of need and demand for housing and the opportunities that exist to meet it across a defined area.

Local Biodiversity Action Plan

This outlines how landowners, land-managers and policy makers will protect the characteristic wildlife and landscapes of an area.

Local Development Document

This includes two types of documents: Development Plan Documents (DPD), and Supplementary Planning Documents (SPD).

Local Development Order

Enables specified development or use/s of land and buildings that would normally need planning permission to go ahead without planning permission. Essentially extends 'permitted development' but only to the extent specified in the Order.

Local Development Scheme

A public statement of the Council's 3 year programme for the preparation of Local Development Documents which will form the Local Development Framework (LDF).

Local Green Space

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Local Nature Reserve

Places with wildlife or geological features that are of special interest locally. LNR is a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949.

Local Plan

It comprises the policies against which proposals for physical development will be evaluated and provides the framework for change and development in the city.

Local Transport Plan

Local Authority Transport strategy.

Major Development

When referencing this term consideration should be given to the definition contained within the Town and Country Planning Act (unless otherwise stated within the Plan(s)).

The Natural Environment & Rural Communities Act 2006

Designed to help achieve a rich and diverse natural environment as well as thriving rural communities through modernised and simplified arrangements for delivering Government policy.

Nathaniel Lichfield and Partners Retail Study

This study provides assessments of the Coventry City Centre's shopping role and predictions for growth in capacity.

National Planning Policy Framework

This is the amalgamation of the Planning Policy Guidance (PPG), Planning Policy Statements (PPS), and various Ministerial Statements into a single, streamlined volume.

Park and Ride

Facility, which provides parking for cars, and an Interchange for transferring passengers onto public transport, particularly at approaches to or outskirts of a city.

Policies Map

A geographical representation of policies contained in the Local Plan.

Previously Developed Land

See Brownfield.

Planning Obligation

Legal agreements between a planning authority and a developer to ensure that certain works which are necessary and relevant to a development are undertaken or financial contributions made to facilitate associated infrastructure works and development.

Planning Policy Statements

National policy statements, which will eventually replace Planning Policy Guidance Notes (PPGs).

QBAR

A Flood Studies Report (1975) term denoting the Mean Annual Flood flow rate for a river.

Regional Centres Study

Undertaken by the former Regional Assembly as part of the Phase 2 Revision of the RSS with recommendations for the definition of Centres and targets for comparison shopping, office, commercial & leisure floorspace across the region.

Royal Society for the Protection of Birds

Charity which promotes the conservation of birds and other wildlife through the protection and re-creation of habitats.

Saved Policies

The City Council 'saved' most of its policies from the Coventry Development Plan 2001. These will remain in force until they are replaced by policies within the Local Plan.

Sequential Approach

Planning principle that seeks to identify, allocate or develop certain types of locations of land before others.

Strategic Housing Land Availability Assessment

Replaces the Urban Capacity Studies and makes an assessment of the amount of land that is available for housing development.

Supplementary Planning Document

These are LDD documents (Local Development Document) that provides further detail of policies and proposals in a 'parent' Development Plan Document. Not subject to external scrutiny and without the status of DPDs, but are a material consideration in the evaluation of planning applications. They will replace Supplementary Planning Guidance (SPGs).

Sustainable Community Strategy

Sets out the strategic vision for an area; identifies priorities for action; identifies how agencies and organisations are addressing the issues and may identify additional initiatives to be undertaken.

Sites of Special Scientific Interest

An area of land identified and protected by Natural England as being of special nature conservation interest nationally.

Sustainable Drainage Systems

Absorb rainfall and release it gradually, improving drainage and reducing the risk of flash flooding.

Sustainable Development

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

Sustainable Transport

Modes of transport which are less damaging to the environment than cars including public transport, walking and cycling.

Trunk Road

Motorway or other major road providing a long-distance through route between the main urban areas and other major destinations.

Windfall Site

Site not specifically allocated for development in a Development Plan, but which unexpectedly becomes available for development during the lifetime of a plan.

Warwickshire Biological Records Centre

Source of information on species distribution and ecological sites in Warwickshire, Coventry and Solihull.

Other

Use Classes Order 1987

The Town and Country Planning (Use Classes) Order 1987 (amended) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same Use Class.

Use Classes

A1 Shops

A2 Financial & Professional Services

A3 Restaurants & Cafes

A4 Drinking Establishments

A5 Hot Food Takeaway

B1 Business (can be subdivided into B1a: Offices, B1b: Research and Development and B1c: Light Industry)

B2 General Industrial

B8 Storage & distribution

C1 Hotels

C2 Residential Institutions

C2A Secure Residential Institution

C3 Houses and flats

C4 Houses in Multiple Occupation

D1 Non-residential institutions

D2 Assembly & Leisure

Sui Generis

A use, which is not within any specific Use Class and for which any change of use, will require planning permission