

# The West of England Joint Spatial Plan - Issues and Options

## Glossary of Terms

Comprehensive glossary of planning terms can be viewed at:  
[www.planningportal.gov.uk/general/glossaryandlinks/glossary/](http://www.planningportal.gov.uk/general/glossaryandlinks/glossary/)

<b>Active travel</b>	Travel that encourages healthy and sustainable living e.g. cycling and walking.
<b>Affordable housing</b>	<p>Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>A full definition is available on page 50 of the <u>National Planning Policy Framework</u>.</p>
<b>Air Quality Management Area</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines
<b>Area of Outstanding Natural Beauty (AONB)</b>	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Natural England.
<b>Brownfield Land</b>	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously-Developed Land'.
<b>Biodiversity</b>	Biodiversity is the variety of life, which includes mammals, birds, fish, reptiles, amphibians, invertebrates, fungi and plants – and the woodlands, grasslands, rivers and seas on which they all depend including the underlying geology.
<b>Concealed Households</b>	A concealed family is one living in a multi-family household in addition to the primary family, such as a young couple living with parents. A concealed household contains more than one family..
<b>Conservation Area</b>	Areas of special architectural or historic interest designated by local authorities under the Planning (Listed Building and Conservation Areas) Act 1990.
<b>Core Strategy</b>	A Development Plan Document which sets out the long term spatial vision and strategic objectives of the planning framework for an administrative area. It identifies where new development will take

	<p>place, its type and scale, protects what is valued about the area and includes the policies needed to deliver the vision and objectives. It is prepared in line with the Sustainable Community Strategy. (see also development Plan Documents).</p>
<b>Deprivation</b>	<p>A lack of material benefit. This can relate to:</p> <ul style="list-style-type: none"> <li>• Income</li> <li>• Employment</li> <li>• Health deprivation and Disability</li> <li>• Education Skills and Training</li> <li>• Barriers to Housing and Services</li> <li>• Crime</li> <li>• Living Environment.</li> </ul>
<b>Development</b>	<p>“The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material changes in the use of any building or other land.” (Town &amp; Country Planning Act (1990) Part III Section 55).</p>
<b>Development Plan Document (DPD)</b>	<p>Development Plan Documents are prepared by local planning authorities as part of their Local Plan. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, before they can be adopted. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.</p>
<b>Duty-to-Cooperate</b>	<p>The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.</p>
<b>Ecosystem Services</b>	<p>The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.</p>
<b>Economic Development Needs Assessment (EDNA)</b>	<p>The EDNA study assesses employment land demand and supply characteristics and trends for the appropriate Functional Economic Area (FEMA) for the West of England.</p> <p>The EDNA provides a robust assessment of the future objectively assessed economic development needs across the West of England area. The EDNA is a strategic study that does not aim to pre-empt future spatial planning decisions but rather it provides an evidence base to inform spatial planning matters in the WoE.</p>
<b>Evidence Base</b>	<p>The data and information about the current state of South Gloucestershire.</p>
<b>Enterprise Zone</b>	<p>Enterprise Zones create jobs and boost businesses in 24 areas across England. Established in 2012, Enterprise Zones are at the heart of the government’s long term economic plan, supporting businesses to grow.</p>

<b>Enterprise Area</b>	Local allocations of priority growth areas that are described within the city deal.
<b>Five year housing land supply</b>	The National Planning Policy Framework (NPPF) requires local planning authorities to identify and keep up-to-date a deliverable five year housing land supply, an indicator of deliverability.
<b>Functional Economic Market Area (FEMA)</b>	<p>A study that takes into account appropriate engagement conforming to the Duty to Co-operate principle from adjacent and nearby authorities. It also complies with the National Planning Policy Framework (NPPF) and the methodology follows that set out in the National Planning Practice Guidance (PPG). The NPPF provides the planning policy basis of defining a FEMA. It states the following:</p> <p><i>‘Local Planning Authorities should have a clear understanding of business needs within economic markets operating in and across their area’ (para 160 NPPF)</i></p> <p>The primary reason for defining a FEMA in spatial planning terms is so sufficient land can be provided through Local Plans to meet the economic development needs of existing and potential future businesses within that FEMA.</p>
<b>Green Belt</b>	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped.</p> <p>The purposes of the green belt is to:</p> <ul style="list-style-type: none"> <li>• check the unrestricted sprawl of large built up areas</li> <li>• prevent neighbouring towns from merging</li> <li>• safeguard the countryside from encroachment</li> <li>• preserve the setting and special character of historic towns</li> <li>• assist urban regeneration by encouraging the recycling of derelict and other urban land</li> </ul>
<b>Green Infrastructure</b>	Green Infrastructure consists of a multi-functional network of high quality open assets and linkages (both green and blue infrastructure assets) which operate at a variety of spatial scales. GI assets contribute to people’s wellbeing, and together comprise a coherent managed resource responsive to evolving conditions.
<b>Greenfield Land or Site</b>	Land (or a defined site) usually farmland, that has not previously been developed.
<b>Heritage Asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing and assets contained on the council’s Historic Environment Record).
<b>Historic Environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

<b>Housing Market Area (HMA)</b>	A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.
<b>Housing Need</b>	Housing need refers to households who do not have their own housing (or living in housing which is inadequate or unsuitable) who are not able to meet their needs in the local <b>housing</b> market without some assistance.
<b>Housing Requirement</b>	Based on evidence of housing needs within the Wider Bristol Housing Market Area, the Joint Spatial Plan will identify the number of homes to be built over the lifetime of the Plan, 2016 – 2036. This is known as the housing requirement. The housing requirement will be set out and published for each local authority. The JSP will explain how these numbers fit together as an overall strategy for our area.
<b>Infrastructure</b>	The utilities (water, drainage, electricity, telecoms), transport and other communication facilities and community facilities required to support housing, industrial and commercial activity, schools, shopping centres, health care and other community and public transport services.
<b>Joint Local Transport Plan (JLTP)</b>	5-year strategy for the development of local, integrated transport, supported by a programme of transport improvements. Used to bid to government for funding transport improvements. Joint Waste Core Strategy A long term vision and strategy for managing waste and the spatial strategy for delivering strategic recovery facilities. It has been developed in partnership between Bristol City, Bath and North East Somerset, North Somerset and South Gloucestershire Councils.
<b>Joint Spatial Plan (JSP)</b>	<p>The local authorities of Bristol City Council, Bath and North East Somerset Council, North Somerset Council and South Gloucestershire Council have joined forces to prepare a Joint Spatial Plan (JSP) for the planned period of 2016-2036. The purpose of the document is to consider the outputs of the new Strategic Housing Market Assessment (SHMA) alongside other evidence and technical studies.</p> <p>The plan area will be the combined administrative areas of the four West of England authorities. The JSP will be a statutory development plan document prepared in accordance with the Planning and Compulsory Purchase Act 2004.</p>
<b>Joint Transport Study Labour Market</b>	<p>The JTS is intended to inform an update of the West of England transport strategy and major scheme program up to 2036.</p> <p>The market in which employers look and compete for workers and in which workers look and compete for employment. Labour markets may be local or national (even international) in their scope and are made up of smaller, interacting labour markets for different qualifications, skills, and geographical locations. They depend on exchange of information between employers and job seekers about wage rates, conditions of employment, level of competition, and job location.</p>

<p><b>Local Development Documents (LDDs)</b></p>	<p>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.</p>
<p><b>Local Development Scheme (LDS)</b></p>	<p>The local planning authorities scheduled plan for the preparation of Local Development Documents (Referred to as the Local Plan Delivery Programme).</p>
<p><b>Local Development Framework (LDF)</b></p>	<p>The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents.</p> <p>An LDF is comprised of:</p> <ul style="list-style-type: none"> <li>• Development Plan Documents (which form part of the statutory development plan)</li> <li>• Supplementary Planning Documents</li> </ul> <p>The local development framework will also comprise of:</p> <ul style="list-style-type: none"> <li>• the Statement of Community Involvement</li> <li>• the Local Development Scheme</li> <li>• the Annual Monitoring Report</li> <li>• any Local Development Orders or Simplified Planning Zones that may have been added</li> </ul>
<p><b>Local Nature Reserves (LNRs)</b></p>	<p>Local Nature Reserve is a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. (Additional details: <a href="http://www.english-nature.org.uk/Special/lnr/office.htm">http://www.english-nature.org.uk/Special/lnr/office.htm</a>).</p>
<p><b>Local Strategic Partnership (LSP)</b></p>	<p>A Local Strategic Partnership is 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 within a local authority area, with the objective of improving people's quality of life.</p>
<p><b>Local Enterprise Partnership</b></p>	<p>A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.</p>
<p><b>Local Plan</b></p>	<p>The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.</p>

<b>Local Planning Authority</b>	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to district councils, London borough council's, county councils, Broads Authority, National Park Authority Unitary Authorities and the Greater London Authority, to the extent appropriate to their responsibilities.
<b>Low Carbon</b>	Causing or resulting in only a relatively small net release of carbon dioxide into the atmosphere.
<b>Market signals</b>	To establish the Objectively Assessed Need (OAN), external market and macro-economic constraints are applied to the demographic projections ('Market Signals') in order to ensure that an appropriate balance is achieved between the demand for and supply of dwellings. These market signals include land prices, house prices, rents, affordability, the rate of development and overcrowding; but there is no formula that can be used to consolidate the implications of this data.
<b>Multimodal transport package</b>	Packages of schemes including a range of transport options e.g. cycling, walking, public transport and roads.
<b>National Planning Practice Guidance</b>	The guidance produced by government to help user of the planning system designed to link easily between the National Planning Policy Framework.
<b>National Planning Policy Framework (NPPF)</b>	The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. It must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
<b>New Town</b>	A newly planned settlement. The first new towns were planned urban communities under the 1946 New Towns Act. Their main purpose was to reduce congestion in major cities through the creation of attractive urban units that would provide local employment for their residents.
<b>Objectively Assessed Need (OAN)</b>	The Objectively Assessed Need (OAN) is a key outcome of the Strategic Housing Market Assessments (SHMAs). It defines the number of housing needed within a given HMA. The OAN for Housing in the Wider Bristol HMA is 85,000 over the 20-year period 2016-36.
<b>Plan-led approach</b>	The principle that the decisions upon planning applications should be made in accordance with the adopted development plan, unless there are other material considerations that may indicate otherwise.
<b>Planning &amp; Compulsory Purchase Act 2004</b>	National planning legislation from central government. Visit <a href="http://www.gov.uk">www.gov.uk</a> to find out more.

<b>Pre-Commencement Document (PCD)</b>	This sets out the JSP intended work plan and reasons why.
<b>Possible Strategic Locations</b>	<p>Possible strategic locations can be characterised as follows:</p> <p><u>Urban intensification</u>: opportunities to deliver additional development within urban areas. This will be over and above what is currently planned and forecast to be delivered.</p> <p><u>Urban extension</u>: planned expansion of the urban area into adjacent countryside.</p> <p><u>Town expansion</u>: planned expansion of existing towns detached from the existing urban areas.</p> <p><u>New settlement</u>: there are no current proposals for new towns.</p> <p><u>Other settlements/locations</u>: covers a range of generally smaller scale opportunities such as village expansion or clusters of sites which together could form a strategic option. This could include options which are wholly or predominantly employment focused.</p> <p><u>Dispersed growth</u>: an aggregate of very small scale opportunities, perhaps across a number of villages.</p>
<b>Public subsidy</b>	A sum of money granted by the state or a public body to help an industry or business keep the price of a commodity or service low:
<b>Regeneration</b>	Urban regeneration is the attempt to reverse a decline by both improving the physical structure and the economy of an area
<b>Section 106 Agreement</b>	Planning obligations, also known as Section 106 agreements (based on that section of <a href="#">The 1990 Town &amp; Country Planning Act</a> ) are private agreements made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
<b>Sequential approach</b>	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.
<b>Spatial Planning</b>	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
<b>Special Area of Conservation (SAC)</b>	A site designated under the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora as of special importance.

<b>Strategic Environmental Assessment (SEA)</b>	<p>A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' requires a formal environmental assessment of all Development Plan Documents. In the UK this is incorporated into the Sustainability Appraisal (SA) process.</p>
<b>Strategic Flood Risk Assessment (SFRA)</b>	<p>A SFRA provides an overview of the flood risk, from a variety of sources, within a local planning authority area. The SFRA will assist the delivery of sustainable development by providing technical advice on the avoidance, reduction and management of flood risk. The document will inform decisions, on both the land allocation process (through the preparation of development plans) and planning applications.</p>
<b>Strategic Economic Plan</b>	<p>Our Strategic Economic Plan sets out how the region will develop its £25bn billion economy over the next six years, stimulating sustainable economic growth and creating 25,500 jobs.</p>
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	<p>A study aimed at identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.</p>
<b>Strategic Housing Market Assessment (SHMA)</b>	<p>An assessment aimed at assessing the need and demand for housing within a housing market area.</p>
<b>Strategic Nature Areas (SNAs)</b>	<p>SNAs were defined by the South West Nature Map (<a href="http://www.biodiversitysouthwest.org.uk">www.biodiversitysouthwest.org.uk</a>). They represent landscape scale blocks of land which may comprise a number of formally designated sites as well as land that has no designation for biodiversity conservation. One of the aims of these SNAs is to improve habitat networks and to sustain wildlife within them.</p>
<b>Sustainability Appraisal (SA)</b>	<p>Sustainability appraisal is as a systematic and iterative appraisal process, incorporating the requirements of the European Strategic Environmental Assessment Directive. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Development Plan Document from the outset of the preparation process.</p>
<b>Sustainable economic Growth</b>	<p>Sustainable economic growth means a rate of growth which can be maintained without creating other significant economic problems, especially for future generations.</p>
<b>Sustainable travel choices</b>	<p>Travel options that encourage healthy and environmentally friendly modes of transport.</p>
<b>Strategic Economic Plan</b>	<p>The Strategic Economic Plan (SEP), developed by the West of England LEP in collaboration with its four authorities, business network, universities and colleges, sets out how the region will develop its £25.5 billion economy over the next 6 years, stimulating</p>

	<p>sustainable economic growth and creating 25,500 jobs. It was submitted to the Government on the 31 March 2014.</p> <p>The SEP has prioritized the following 5 key sectors where the West of England has a sustainable international competitive advantage: Advanced Engineering and Aerospace; High Technology Industries; Creative and Digital Media; Low Carbon; and Professional Services.</p>
<b>Statutory</b>	Required by law (statute), usually through an Act of Parliament
<b>Unitary Authorities (UA's)</b>	An administrative division of local government established in place of, or as an alternative to, a two-tier system of local councils.
<b>Urban Area (also inner urban area)</b>	An urban area is the region surrounding a city. Urban areas incur a density of human structures such as houses, commercial buildings, roads, bridges, and railways. "Urban area" can refer to towns, cities, and suburbs. An urban area includes the city itself, as well as the surrounding areas.
<b>Urban extension</b>	Involves the planned expansion of a city or town and 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.
<b>West of England (WoE)</b>	The combined local authorities of Bristol City Council, Bath and North East Somerset Council, North Somerset Council and South Gloucestershire Council
<b>Viability</b>	In terms of retailing, a centre that is capable of commercial success.
<b>Windfall site</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
<b>World Heritage Site</b>	A cultural or natural site of outstanding universal value designated by the International Council on Monuments and Sites (ICOMOS), for example the City of Bath, Durham Cathedral and Stonehenge.