

Appendix 1

Glossary of terms

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Affordable housing	Housing for sale or rent at a price which can be afforded by people in need and unable to compete in the local housing market.
Agricultural diversification	Broadening the economic base of farming units to compensate for the effects of changing regulatory regimes, which result in a reduced demand for traditional agricultural products.
Aquifer	A natural, subterranean accumulation of water created by specific underwater conditions.
B1 use	Business use defined in the Use Classes Order including offices, research and development, studios, laboratories, high tech and light industry. Offices providing for financial and professional services are excluded from this definition as these generally provide for visiting members of the public and are more suited to town centre locations. Such uses are referred to in B1(a) of the definition and are often referred to as 'pure office' uses.
Best and Most Versatile Agricultural Land (BMV)	Ministry of Agriculture, Fisheries and Food classification of agricultural land. Categories 1, 2 and 3a represent high quality land.
Biodiversity	Diversity of biological life, the number and abundance of life species present.
Brownfield land	See previously-developed land below.
Catchment area	The area over which a settlement (or centre) exercises its influence. For example, how far people who use the services, facilities and shops of the settlement (or centre) will travel shows how large the catchment area of such settlement is.
City Centre	As defined in the Hull Local Plan (or subsequent Local Development Framework).
Community strategy	A strategy prepared by a local authority with other public, private and voluntary sector bodies and the local community that promotes economic, social and environmental wellbeing.
Commuted payment	Agreement may be reached whereby a developer, instead of providing the full amount of parking spaces required by the overall parking standard, provides only the on-site operational spaces, provided a commuted payment is made to the Council for the provision of public car parking spaces and/or towards the provision of public transport.

Comparison goods	Goods such as clothes and electrical equipment, for which the consumer generally expects to invest time and effort into visiting a range of shops before making a choice.
Conservation area	A designated area of particular architectural or historic interest that the local authority considers important to preserve and enhance. Special provisions apply within these areas governing new development and controlling demolitions.
Convenience goods	Goods such as food, newspapers and drinks, which tend to be purchased regularly and for which convenience of purchase is therefore important.
Demand management techniques	In relation to transport, methods which can be used to restrain motor vehicle use.
Development	Defined in Section 55 of 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.”
Development brief	A statement of development opportunities and constraints for a particular site prepared to guide potential developers. It will generally give details of favoured land uses for the site and development standards.
Development control	Responsibility that local authorities have to exercise control over the right to develop land. Development control is implemented through advice and decisions made on planning applications. These decisions are based on the development plan produced by the local authority.
Development plan	Series of plans (Structure Plan, Local Plan and Minerals and Waste Local Plans) which together provide a context for determining planning applications.
District centres	Identified in the Hull Local Plan. These provide a wide range of convenience and comparison shopping, financial and professional services and food and drink outlets.
Dwellings per hectare (dph)	Number of units of accommodation in one hectare of land. This is how the density of housing is measured.
Ecosystem	A biological community of interacting organisms and their physical environment.
Employment clusters	Geographic concentrations of interconnected companies, specialised suppliers, service providers, firms in related industries and associated institutions (for example universities, standards agencies and trade associations) in particular fields that compete but also co-operate.

Employment land	Land for business, industrial and storage/distribution uses (B1, B2 and B8 uses).
ERDF	European Regional Development Fund. Intention of this fund is to stimulate growth and improve economic prosperity in Europe's least prosperous regions.
EU	European Union.
Flood plain	Area that is subject to flooding, when unprotected.
Fluvial flooding	Flooding from rivers.
Functional floodplain	Unobstructed or active areas where water regularly flows in time of flood. Conversely, defended areas remain 'passive' until such time as a flood greater than that for which the defences were designed occurs.
GOYH	Government Office for Yorkshire and the Humber.
Grade separated junction	Allowing traffic to enter and leave the mainline road without stopping, usually onto a road at a different level.
Greenhouse gas emissions	Variety of gases (in particular carbon dioxide) that contribute to global warming.
Greenfield land	As defined in Annex C of PPG3 i.e. land and buildings that are currently in use for agricultural or forestry purposes and land in built-up areas which has not been previously-developed.
Habitat	A site or area inhabited by a particular species of wild flora or fauna and which provides the environmental attributes required for its continued existence.
Housing market renewal	Regeneration of failing housing market areas.
Housing needs assessment	Detailed research into the housing needs of a particular area, for example, affordability issues and stock condition.
Housing stock obsolescence	Housing no longer required or desired due to its location, type and/or condition.
Humber Trade Zone (HTZ)	Regionally significant location as proposed in Policy P1 of RPG and Yorkshire Forward's RES.
ICT	Information and Communications Technology.
Indicative floodplain map	Map produced by the Environment Agency based on the best information available showing the approximate extent of fluvial and tidal floodplain, not taking account of the designed protection provided by existing flood protection.

Indicators	Factors to be monitored to assess the performance of policies.
Infrastructure	The necessary basic services on which all development depends, for example, sewerage, drainage, water, electricity, roads etc.
Inter-tidal habitat	The region of the shore lying between the highest and lowest tides.
Local Agenda 21 (LA21)	Local action programme produced as a response to the Rio Earth Summit in 1992.
Local Biodiversity Action Plan (LBAP)	Set out to ensure that national targets for species and habitats are attained and to ensure that the wildlife most valued by local people is conserved.
Local Development	Proposed under the Planning and Compulsory Purchase Framework (LDF) Bill (2002). This will replace the current system of local plans and structure plans.
LSP	Local Strategic Partnership
Local Transport Plan (LTP)	Sets out the respective authorities' integrated transport strategies and seeks capital resources for environmentally friendly transport projects.
JMLP	Joint Minerals Local Plan.
Managed realignment	The realignment of flood defences in front of the existing defence line.
Master plan	A comprehensive phased land-use plan incorporating layout, design, landscaping, access and other planning issues with an implementation programme.
Material consideration	Any planning consideration that is not based on the local authority's development plan, in the planning decision process.
Minerals Planning Guidance Notes (MPGs)	Prepared and issued by central government as advice to minerals planning authorities and the minerals industry.
Mitigation measures	Action taken to reduce or make less intense the change resulting from a proposed development.
Multi-modal freight	A particular route based on a number of transport modes, transport corridor for example, road, rail and water.
Multiple deprivation	A wide range of factors contributing to social exclusion under the headings of low income, employment deprivation, education, skills and training deprivation, poor health and disability, poor housing, and poor geographical access to services.

Natura 2000	Title for a network of areas designed to conserve natural habitats and species of plants and animals, which are rare, endangered or vulnerable in the European Community. The term Natura 2000 comes from the 1992 EC Habitats and Species Directive which symbolises the conservation of precious natural resources for the year 2000 and beyond.
Natural Areas	Natural Areas are sub-divisions of England, each with a unique identity resulting from the interaction of wildlife, landforms, geology, land use and human impact.
Objective 2	ERDF Objective to support Economic and Social conversion of areas facing structural difficulties.
'Plan led system'	Section 54a of the Town and Country Planning Act 1990 requires that planning decisions made should be in accordance with the development plan unless material considerations indicate otherwise.
'Plan, monitor and manage'	Approach to housing provision involving: plan for an overall annual rate and distribution of housing, monitor the proposed provision against targets and indicators, and manage the process (defined in PPG3).
Planning Policy Guidance Notes (PPGs)	Documents produced by central Government setting out its policy guidance on different areas of planning.
Potable water supply	Drinkable supply.
Previously-developed land	As defined in Annex C of PPG3 i.e. land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated infrastructure.
Pure office development	Refer to B1 use definition above.
Regional Development Agency (RDA)	The RDA (Yorkshire Forward for the Yorkshire and Humber area) represents the region to central government as a non-departmental public body. Responsible for preparing the RES, regeneration and for inward investment.
Regional Employment Land Survey (RELS)	Survey to be carried out and kept up to date by the Y&HA. Its findings will be published in Y&HA's annual monitoring report.
Renewable energy	Energy flows that occur naturally and repeatedly in the environment, for examples, sun, wind, ocean, fall of water, geothermal, combustible waste.
Regional Economic Strategy (RES)	Yorkshire Forward's 10-year strategy for sustainable economic growth in the region.

Regional Housing Statement	Annual statement produced jointly by GOYH and the Housing Corporation, looking at housing in Yorkshire and the Humber and setting out priorities for investment and activity.
Regional Landscape Character Areas (RLCAs)	A large and regionally distinctive area of land usually defined because of physical features. Each area will consist of at least one, and usually more than two, local landscape types.
Regional Planning Guidance (RPG) for Yorkshire and the Humber	Regional spatial strategy that provides a framework within which local authority development plans and transport plans can be prepared.
Regional Sustainable Development Framework	A strategic framework providing the context for regional activity, which sets targets and indicators, identifies necessary regional action and sets out a sustainability appraisal mechanism.
Regional Transport Strategy (RTS) for Yorkshire and the Humber	The main land use issues from the RTS are contained within RPG for Yorkshire and the Humber.
Right-size	In relation to housing stock, this term refers to reducing the number of houses in Hull to a more realistic size (that is, taking into account the number of empty houses and the reduced population in the City).
Rural renaissance	The process by which economic prosperity and social well being are promoted whilst respecting and enhancing the existing character and features of rural communities and the countryside.
Sea level rise	The raising of sea levels relative to land levels in response to natural changes, including global warming.
Sequential approach – flood risk	Requirement to apply a ‘risk based approach’ to the identification of land for development, in relation to minimising the risk of flooding.
Sequential approach – housing land	Requirement to apply a search sequence to the identification of housing land to ensure that future development is located in sustainable locations.
Sites of Nature Conservation Interest (SNCIs)	Locally designated nature conservation sites.
SMPs	Shoreline Management Plans
Social exclusion	A short hand label for what can happen when individuals or areas suffer from a concentration of linked problems such as unemployment, poor skills, poor housing, high crime, bad health and family breakdown.

Social inclusion	Process by which efforts are made to ensure that everyone, regardless of their experiences and circumstances, can achieve their potential in life.
Strategic employment sites	Regionally or sub-regionally important sites identified to satisfy the requirements of RPG for Yorkshire and the Humber.
Strategic flood risk assessments (SFRAs)	Prepared by each local authority specifically to inform the preparation of the JSP. Providing guidance on the risk of flooding and the implications for land use planning.
Sustainable Urban Drainage System (SUDs)	An environmentally friendly way of dealing with surface water run-off in developments, which avoids the problems associated with conventional drainage practices.
Sustainability appraisal	Any plan will have an impact upon the environment and upon people's economic and social wellbeing. The purpose of the appraisal is to measure this impact and to highlight where appropriate how any impact could be minimised. Sustainability appraisal is an integral part of plan making.
Take-up rate	Proportion of land developed over a period of time.
Targets	Desired changes which policies are intended to achieve. Where possible they are in terms of a measurable change in a specified period of time, or, if not, in terms of a desired direction of change.
Tidal flooding	Flooding from tidal action (i.e. the sea or the estuary).
Town cramming	The over-development of built-up areas resulting in environmental damage and threats to the character of an area.
Trans-European Transport Network (TEN)	Strategic rail and road routes and airports designated by the European Union because of their importance for the future development of Europe.
Urban greenspace	Areas of open space in urban areas of a generally 'green' nature.
URC	Urban Regeneration Company.
Urban renaissance	The process of encouraging the redevelopment and renewal of the built environment within urban areas in order to provide high quality environments and reduce the pressures for the decentralisation of people and activity.

Urban Village	A mixed-use development on a sustainable scale and in a sustainable location. Characterised by variety, high quality environment and activity. Often developed as part of the regeneration of urban areas.
Village design statements	Non-statutory documents produced by communities to ensure new development in their village fits comfortably with their surroundings and in keeping with local character and distinctiveness.
Washlands	Area of floodplain where water is stored in time of flood. Such an area may have its effectiveness enhanced by the provision of structures to control the amount of water stored and the timing of its release to alleviate peak flood flows downstream.
Windfall development	Sites which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available.
Yorkshire & Humber Assembly (Y & HA)	Formed in October 2001 following the merger of the Regional Assembly for Yorkshire and Humberside (RAYH) and the Regional Chamber for Yorkshire and Humberside (RCYH).

