

**BRADFORD STRATEGIC HOUSING LAND  
AVAILABILITY ASSESSMENT (SHLAA)**

**APPENDIX 1:**

**GLOSSARY**

**Achievability** – A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of the site, and the capacity of the developer to complete and sell the housing over a certain period (CLG Guidance 2008).

**Allocation** – Area of land identified in the Council’s development plan. The allocation will also indicate the Council’s preferred use for the land.

**Annual Monitoring Report (AMR)** – An annual assessment of the effectiveness of policies and proposals in the Local Development Framework , progress in preparing Local Development Framework documents, and performance in the processing and determining of planning applications.

**Area Action Plan (AAP)** - Area Action Plans are used to provide a planning framework for areas where significant change or conservation is proposed, in line with policies in the Core Strategy. The following Area Action Plans will form part of Bradford’s LDF:

- Bradford City Centre Area Action Plan
- Shipley Canal Road Corridor Area Action Plan

**Availability** – A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an intention to sell.

**Brown field** – More correctly referred to as ‘Previously Developed Land’. See PDL definition later in this glossary.

**Call for Sites** – Exercise carried out by the Council inviting interested parties to submit sites for consideration in the Strategic Housing Land Availability Assessment and the Local Development Framework.

**Core Strategy** – This is the key document in the Local Development Framework. It will set out the long term vision for the district and the policies and objectives required to deliver the vision. All other Development Plan Documents have to conform to the Core Strategy.

**Deliverability** – A site is considered to be deliverable if it is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within 5 years from the date of adoption of the plan.

**Density** – A measure illustrating the potential number of dwellings that can be accommodated within a defined area. (Usually measured as the number of dwellings per hectare). See also Gross Density and Net Density.

**Density Multipliers** – Measurement used to establish the potential capacity of each site.

**Developable** – A site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

**Development Plan Document (DPD)** – The LDF documents that form the statutory development plan for the District. For Bradford the following are either due to be produced or are already in the process of being produced:

- Core Strategy DPD
- Allocations DPD
- Bradford City Centre Area Action Plan DPD
- Shipley & Canal Road DPD
- Proposals Map DPD
- Waste Management DPD

**Employment Land Review (ELR)** – An assessment of the total future need for, and the available supply of, land for employment use in the District.

**Employment Zones** – a planning designation within the RUDP – these are parts of the built up area where existing employment uses predominate. The RUDP seeks to keep these areas in broadly economic use.

**GIS** – Electronic mapping & analysis software.

**Green Belt** – An area of open land defined on the Proposals Map, in accordance with Government guidance (Planning Policy Guidance 2 : Green Belts) where strict controls on development are applied in order to check the unrestricted sprawl of large built up areas, safeguard the countryside from encroachment, prevent neighbouring towns from merging with one another, preserve the special character of historic towns and assist in urban regeneration.

**Greenfield Land** – Term used to describe land that has not been previously developed.

**Gross Density** – Applying the total area of a site to the Density measurement, before discounting any land for uses not directly associated with housing.

**Housing Land Availability Database** – Database containing information on all planning permissions for residential development and their status.

**Housing Trajectory** – Report comparing past housing supply performance against future rates of predicted supply.

**Allocations Development Plan Document** – The planning document that will provide land allocations and designations for the use and protection of land for much

of the district. This document will be required to be in conformity with the Core Strategy.

**Local Development Framework (LDF)** - The new statutory development plan for Bradford, made up of a number of individual documents that set out the Council's policies for the development and use of land.

**Local Infrastructure Plan** - This study sets out the current position of infrastructure provision in the District, along with an identification of the key agencies/partners, their investment programmes and infrastructure commitments, along with any key issues for the Core Strategy. This study forms part of the LDF evidence base.

**Net Density** - Measurement of the site's area that will be developed for housing and directly associated uses (i.e. discounting land for shops, major roads, wider open spaces).

**National Land Use Database (NLUD)** - Database of brownfield (or Previously Developed ) land

**New Growth Point** – The Council has recently been awarded New Growth Point status, which means the Council can, if it decides to, access government funding to overcome infrastructure problems in return for agreeing to provide additional housing units over those required by the Regional Spatial Strategy.

**Planning Officers Society** – Body representing the most senior professionals and managers of public sector planning functions.

**Planning Policy Statement (PPS)** – Issued by Central Government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national guidance advice on practical implementation, which is better expressed as guidance rather than policy.

**Previously Developed Land (PDL)** - Land which is or was occupied by a permanent structure, including curtilage of the developed land and any associated fixed surface infrastructure. A full technical definition of PDL is contained in Annex B of PPS3. PDL is sometimes also referred to as brown field land.

**Recreation Open Space** – a designation within the RUDP. These are open spaces within the built up area identified on the RUDP Proposals Map which are currently protected because of their importance for informal recreational use e.g. parks and recreation grounds.

**Regional Spatial Strategy (RSS)** – The development strategy for the region for the next 15-20 years and possibly longer. The Regional Spatial Strategy identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The RSS remains part of the statutory development plan for Bradford but may cease to be so once the Localism Bill which is currently being considered by parliament gains Royal Assent.

**Replacement Development Plan (RUDP)** – The current statutory land use plan for Bradford. A single district wide plan based on land use issues at both the strategic and local level. The RUDP has regard to legislation and policy guidance issued by Central Government, but is otherwise prepared by the local planning authority.

**RIGS** – these are Regionally Important Geological Sites.

**Scheduled Ancient Monuments (Class 1 Archaeological Areas)** – Archaeological remains which enjoy special protection by virtue of being scheduled under the Ancient Monuments and Archaeological Areas Act 1979.

**Site of Ecological or Geological Importance (SEGI):** Areas identified by the Council as being important for their flora, fauna, geological or physiological features. They are of countywide importance.

**Site of Special Scientific Interest (SSSI)** – Areas designated by Natural England as being of special interest by reason of their flora, fauna, geological or physiological features. They are of national importance and have statutory protection and having statutory protection to preserve these features.

**Special Area of Conservation (SAC)** - Areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

**Special Protection Area (SPA)** - Areas which have been identified by the European Commission as being of international importance for certain breeding, feeding, wintering or migration of rare and vulnerable species of bird populations found within the EU countries. They have statutory protection under the EC Directive for the Conservation of Wild Birds 79/409.

**Strategic Flood Risk Assessment (SFRA)** – A detailed assessment of flood risk areas throughout the district.

**Strategic Housing Market Assessment** – This study will estimate housing need and demand for both market and affordable housing across the district.

**Suitability** – A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. For sites not allocated for housing in development plans or having the benefit of planning permission for housing, policy restrictions, physical problems or limitations, potential impacts and environmental conditions should be considered.

**Urban Audit** – Database of sites that informed the Urban Capacity Study.

**Urban Greenspace** – a planning designation within the RUDP. These are open and green areas identified on the RUDP Proposals Map which contribute to the character of the districts towns and in some cases have wildlife and ecological value.

**Urban Capacity Study (UCS)** – Study that assessed the potential of the urban areas to accommodate further development (particularly housing) in order to inform the review of the UDP.

**Village Greenspace** - a planning designation within the RUDP. These are green areas within villages identified on the RUDP Proposals Map, the visual character of which the Council seeks to protect.

**Windfall Sites** – Sites that have not been identified in the local plan process and comprising previously developed sites that have unexpectedly become available.