

Glossary of Terms

Term	Meaning
A	
Active travel	An approach to travel and transport that focuses on physical activity (walking and cycling) as opposed to motorised means.
AECB The Sustainable Building Association	The Association of Environment Conscious Building. An independent not for profit organisation which promotes sustainable building.
Affordable Housing	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 Rented Housing	Rented housing usually owned and managed by housing associations but not subject to the national rent regime, but is subject to other rent controls.
Air Quality Management Areas (AQMA)	An area that a local authority has designated for action, based upon a prediction that national air quality objectives will not be met.
Anaerobic digestion	The process by which biodegradable material is broken down in the absence of oxygen in an enclosed vessel, yielding carbon dioxide, methane and solids/liquors, which can be used as fertiliser or compost.
Annual Monitoring Report (AMR)	This assess whether targets and indicators in relation to a range of policy areas are being met.
Area Plan	A detailed development plan document setting out proposals for a specific part of the county (e.g. Hereford), including site allocations.
Area of Outstanding Natural Beauty (AONB)	A statutory landscape designation, which recognises that a particular landscape is of national importance. The special qualities of the AONB encompass natural beauty, amenity, heritage and landscape assets. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. Parts of the Wye Valley and Malvern Hills AONBs lie within Herefordshire.
B	
Belmont Transport Package	The emerging Belmont Transport Package seeks to improve travel conditions along the A465 in Belmont, Hereford. When finalised, the package of measures will include a combination of both road and non-road transport improvements.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The variety of plants and animal life on earth, encompassing the diversity of habitats, species and genetic variation. Biodiversity provides our life support system as well as having social and economic value.
Biodiversity Action Plan (BAP)	Local BAPs identify national and local targets for species and habitats conservation and actions.

Borders Broadband Project	A project to enable all rural areas within Herefordshire and Gloucestershire to gain access to at least 2Mbps (megabits per second) broadband speeds, with many people receiving much higher speeds. The project is a partnership between Herefordshire and Gloucestershire County Councils and telecoms provider BT.
BREEAM	Building Research Establishments Environmental Assessment Method is the most widely recognised method of assessing the environmental quality of a building design.
Brownfield Land	Both land and premises are included in this term, which refers to a site that has previously been used or developed. It may be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use.
C	
Capacity (transport)	A measure of the volume of traffic that a point or link in transport infrastructure can accommodate, and often an evaluation of the extent to which that infrastructure is coping with the traffic that makes use of it; for example, underused, at or near capacity etc.
Carbon footprint	A measure of the impact human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.
Catchment Flood Management Plan	Produced by the Environment Agency; these give an overview of the flood risk across each river catchment and recommend ways of managing those risks now and over the next 50-100 years. They consider all types of inland flooding, from rivers, ground water, surface water and tidal flooding and also take into account the likely impacts of climate change, the effects of how land is used and managed, and how areas could be developed.
Census	An official count or survey of a population, typically recording various details of individuals. Last undertaken in 2011.
Climate Change	The term climate change is generally used when referring to changes in our climate, which have been identified since the early parts of the 1900's. The changes that we have seen over recent years, and those which are predicted over the next 80 years, are thought by many to be mainly as a result of human behaviour, rather than due to natural changes in the atmosphere.
Community facilities	Land and buildings uses to help meet health, education and social needs in terms of developing and maintaining the health and wellbeing of all.
Community Infrastructure Levy (CIL)	A mechanism that empowers local authorities to apply a levy or charge on new developments in their areas to support community infrastructure delivery.

Community Strategy	This is a practical tool for promoting or improving the economic, social and environmental wellbeing of the local authority area. Such strategies are prepared allowing for local communities to identify and share their aspirations, needs and priorities.
Comparison retail	Clothing materials and garments, shoes and other footwear, materials for maintenance and repair of dwellings, furniture and furnishings, major household textiles, books, audio visual equipment, hardware and DIY supplies, chemist goods, jewellery, watches and clocks, bicycles and recreation goods.
Condition (of SSSIs)	The <i>condition</i> of SSSIs is a reporting system for land with that designation, assessed by Natural England and established by the Joint Nature Conservation Committee. There are six reportable <i>conditions</i> : favourable, unfavourable recovering, unfavourable no-change, unfavourable declining, part destroyed, and destroyed.
Connect2	The Hereford Connect2 Greenway is a shared use footway/cycleway between Hereford city centre, and the B4399 Holme Lacy Road via a new river crossing.
Conservation Areas	An area defined in the Town and Country Planning Act (1990) as being of special architectural or historical interest, requiring extra protection in planning terms, the character and appearance of which it is desirable to preserve or enhance.
Conservation Objectives	Conservation objectives in relation to Special Areas of Conservation are those referred to in the Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations) and Article 6(3) of the European Union Habitats Directive 1992. They are used when either the appropriate nature conservation body (here Natural England) or competent authority (e.g. Herefordshire Council; the Environment Agency) is required to make an Appropriate Assessment under the relevant parts of the respective legislation. Conservation objectives for relevant sites can be viewed on the Natural England website.
Conservation status (of EU Natura 2000 sites and species)	<u>Conservation status</u> is a definition from the EU Habitats Directive for reporting on the condition of habitats and species identified as being of European Importance. In relation to habitats these form part of the 'Natura 2000 Network' and in Herefordshire are represented by Special Areas of Conservation. For both habitats and species various parameters are assessed and there are four levels of status: Favourable; Unfavourable – Inadequate; Unfavourable – Bad; and Unknown.
Convenience retail	Goods bought frequently or out of necessity, requiring minimum effort in selection and buying e.g. food, tobacco, newspapers and other goods of a standardised type for which there is a wide market.

Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life. A slightly different definition relates to listed buildings – please check with the planning department.
Custom Build	Custom build is when an individual or group of people work closely with a developer to build new homes. This could include fully commissioned homes or fitting out a previously constructed shell. (also see Self Build)
D	
Demand management	The application of strategies and policies to reduce or redistribute travel by road. A demand management approach has the potential to deliver better environmental outcomes, improved public health and stronger and more prosperous communities.
Destination Hereford	A project promoting sustainable travel choices for getting to, or around, Hereford.
Developer Contributions	This includes section 106 agreements and the Community Infrastructure Levy (CIL)
Development Plan Documents (DPD)	Component parts of the Local Plan which makes up the Development Plan.
E	
Economic output	Output in economics is the quantity of goods or services produced in a given time period, by a firm, industry, county, region or country.
Edgar Street Grid (ESG) Masterplan	This sets out the principles for layout and design of the regeneration area. It shows the relationship between buildings and space; the connections between streets, squares and open spaces; the movement patterns; the height, massing and bulk of buildings; the distribution of uses; the location of street furniture and landscaping; and how well the new urban neighbourhood is integrated with the surrounding urban context.
Edge of centre (retail)	For retail development: a location that is well connected and up to 300 metres away from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 50 metres of a public transport interchange.
Employment land	Land used for office, industrial and warehousing purposes.
Energy efficiency	Making the best or the most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Environmental assets	Features in the physical environment that are valued for a variety of cultural and scientific reasons.

Environmental capacity	The limit of acceptable environmental change within a defined area.
Enterprise Zone	An area in which incentives such as tax and planning concessions are offered to encourage investment and provide jobs.
European Landscape Convention (ELC)	Is a treaty produced by the Council of Europe and voluntarily signed and ratified by the UK government in 2006; the provisions of the ELC came into effect in March 2007. Articles 5 and 6 of the ELC highlight the need to develop policies and recognise in law the protection, management and planning of all landscapes.
Evidence base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Development Plan Documents, including physical, economic and social aspects of the area.
Exception sites	A location where development would not otherwise be granted planning permission under normal circumstances
Exception test (flooding)	In respect of flooding, if following the application of the sequential test, it is not possible for development to be located in zones with a lower probability of flooding, the exception test can be applied. NPPF paragraph 102 outlines the elements that have to be passed for development to be allocated or permitted.
F	
Favourable condition (conservation)	When designated nature conservation sites (e.g. Sites of Special Scientific Interest) are managed in a way which maintains their nature conservation value, determined by reference to their 'conservation objectives', they are said to be in 'favourable condition'.
Floodplain	This is identified as the area of land at risk of flooding, when water flowing into a watercourse channel overtops its banks.
Flood zone	An area identified by the Environment Agency as being at risk of flooding, flood zone 3 having the greatest risk.
Formal open space	This refers to sites which have a clearly defined boundary, and which are 'gardened' frequently. Usually these are high profile or important sites and often accommodating high, or higher than average visitor usage.
Food web	A local network of links between people who buy, sell, produce and supply food.
Functional Need Test	A requirement for the occupier to be present with close and continual supervision at the business for the majority of the time and essential for the economically sustainable enterprise. Businesses should be established for at least three years and be currently financially sound.
G	
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Greenfield land	Land that has not been previously developed, often in agricultural use.

Green infrastructure	A planned and delivered network of green spaces and other environmental features designed and managed as a multifunctional resource providing a range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Green space	A collective term used to describe all parks, public gardens, playing fields, children's play areas, woodlands, nature reserves, allotment gardens, linear and other open spaces.
GVA (Gross Value Added)	A measure of the value of goods and services produced in Herefordshire, used as an indicator of the state of the county's economy.
Gypsies and Travellers	When used in combination this means persons of a nomadic habit of life whatever their race or origin, including such persons who, on the grounds only of their own or their family's or dependents' educational or health needs or old age, have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
H	
Habitats Regulation Assessment	A Habitats Regulations Assessment is the assessment of the impacts of implementing a plan or policy on a Natura 2000 site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
Hereford Futures	A partnership of public and private sector organisations leading and co-ordinating a range of regeneration projects in Hereford.
Herefordshire Biological Records Centre	The local centre for the collation, management and dissemination of biodiversity data necessary for the consideration of development proposals.
Herefordshire Economic Assessment	A comprehensive analysis of the local economy, including future prospects that may generate and attract inward investment into the county.
Herefordshire Learning Village	A purpose-built state of the art learning centre. The Learning Village will provide a co-ordinated range of courses that are specifically targeted to meet the needs of local employers, a business development unit and high technology engineering and craft workshop.
Herefordshire Local Nature Partnership	A partnership of organisations working together to implement and review the Biodiversity Action Plan.
Heritage asset	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 assets and assets identified by the local planning authority.

Historic Landscape Characterisation	Historic Landscape Characterisation is a new GIS-based archaeological method for defining the historic and archaeological dimension of the present-day landscape.
Historic parks and gardens	Gardens, parks and designated landscapes which are of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historic interest in England.
Home & Communities Agency	A public body that supports and funds new affordable housing and regeneration projects in England. Established by the Housing and Regeneration Act 2008 as one of the successor bodies to the Housing Corporation.
Housing affordability	The ability of families and individuals to qualify for the purchase of a house which is especially dependent on wage levels and housing market prices in an area.
Housing Market Area	Areas identified as local housing markets within Herefordshire, through an analysis of key indicators such as; tenure and housing type profile, incomes, affordability, house prices, geographical proximity and travel to work patterns.
Housing quality indicators	A system used by the Homes & Communities Agency to measure the quality of housing schemes it funds. There are ten indicators which are used to assess the individual housing units and their design in detail, as well as assessing their context and surroundings.
Housing trajectory	This identifies how much potential housing can be provided and at what point in the future.
I	
Informal open space	Areas for unsupervised and unstructured outdoor play. These can consist of casual or informal playing space within housing estates, including safe shared space such as play streets or kick about areas. It includes outdoor equipped play areas for children of all ages, and play facilities that offer specific opportunities for outdoor play, such as BMX tracks.
Infrastructure	A collective term for services such as roads, electricity, sewerage, water, social services, health facilities and recycling and refuse facilities.
Infrastructure Delivery Plan	This sets out details of the infrastructure required to support development in the future.
Intermediate housing	Homes for sale and rent provided at a cost above social rent, but below market levels.
L	
Land bank	A means of implementing proposals that involves the acquisition, leasing or other method of land access; by which required parcels of land are assembled until development can proceed.
Landfill sites	The place where controlled waste is deposited. References to landfill may also refer to land raising and waste disposal.
Landscape Character Assessment (LCA)	Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape

	and identifies important or sensitive features. LCAs often identify objectives in respect of landscape planning, design and management of the areas.
Lapse rates	An estimate of the levels of planning permission which will expire without being implemented based upon an analysis of historic records.
Lifetime Homes	Lifetime Homes are ordinary homes designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. See http://www.lifetimehomes.org.uk/
Listed Buildings	Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. There are three categories of listing depending on the importance and special interest of the building: Grade I, Grade II* and Grade II.
Locality Working	This involves Herefordshire Council working at a local level, in partnership with communities, in order to: <ul style="list-style-type: none"> • gain a fuller understanding of local needs and resources; • encourage service providers to work better together; • develop local solutions to improve the lives of residents.
Local Development Scheme (LDS)	This is a public statement of a local authority's programme for the production of Local Development Documents.
Local Enhancement Zone	Areas identified in the Green Infrastructure Strategy 2010, which would benefit from improvement in terms of green infrastructure
Local Geological Sites	Local Geological Sites are selected on a local or regional basis using nationally agreed criteria. These are based on the value of a site for educational purposes as well as historical and aesthetic value, particularly in promoting public awareness and appreciation of earth sciences.
Local Housing Market Assessment (LHMA)	An area-wide analysis of housing demand and housing need.
Herefordshire Local Housing Requirement Study	A study undertaken as an addendum to the Herefordshire Local Housing Needs Assessment to inform the developments for the Core Strategy including demographic projections for population, households and dwellings, taking account of past trends and forecasted economic performance.
Local Needs	Local needs housing is the housing developed to meet the needs of existing and concealed households living within the parish and surrounding parishes which is evidenced by the Housing Needs Survey for the parish, the Housing Register and the Local Housing Market Assessment.
Local Strategic Partnerships (LSP)	These are non-statutory, multi-agency partnerships, within local authority boundaries, bringing together different parts of the public, private, community and voluntary sectors; allowing different initiatives and services to work together more effectively.

Local Transport Plan 3	A five-year integrated transport strategy being prepared by the council as highway authority, in partnership with the community; which seeks funding to help provide local transport projects.
Local Wildlife Site	Previously known as Sites of Importance for Nature Conservation or County Wildlife Sites these are areas of land with significant wildlife value in a county.
M	
Market housing	Housing sold or rented at full market value.
Mitigation	Measures taken to reduce adverse impacts; for example, changing the way development is carried out to minimise adverse effects through appropriate methods or timing.
Monitoring	Process where outcomes of policies and proposals are checked on a continuous or periodic basis in order to assess their effectiveness and impact.
Multiple deprivation	Where people are deprived in respect of a number of attributes such as income, housing, healthcare and education.
N	
NHS Herefordshire	In 2008, Herefordshire Council and NHS Herefordshire became the first local authority and primary care trust to form a new kind of partnership to achieve more efficient and better value for money services Herefordshire residents.
National Nature Reserve	Designated by Natural England these are sites for wildlife and/or geology national importance with legal protection.
National Planning Policy Framework	This sets out the Government's planning policies for England and is the framework within which Herefordshire Council has produced the Local Plan – Core Strategy.
Neighbourhood Development Plan	The development plan written by a community which has come together through a local parish council to shape new development by saying where a development should be located and what it should look like. Introduced via the Localism Act 2011.
O	
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.
P	
Park and Choose	Facilities which seek to reduce town centre congestion and support more sustainable and active travel modes by encouraging motorists to leave their vehicles on the edge of the urban area, and continue their journey by a range of sustainable travel options. This may be by regular bus service, walking, cycling or car-sharing.
Passivhaus	A standard where the heating requirement is reduced to the point where a traditional heating system is no longer considered essential. Cooling is also minimised by the same principles and through the use of shading and in some cases

	via the pre-cooling of the supply air. The Passivhaus standard can be applied to residential dwellings, commercial, industrial and public buildings.
Permitted development rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission.
Perpetuity	Meaning 'forever' regardless of changes in circumstances including land ownership.
Planning obligations	See section 106 Agreements.
Previously developed land (PDL)	See Brownfield land.
Primary shopping areas	These will be defined in the Area Plans and will include the primary and secondary shopping frontages.
Primary shopping frontages	Defined areas in town centres; likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
Public transport interchange	A place where there are facilities to allow people to change their method of transport from and to walking, cycling, buses and trains.
R	
Rain garden	A rain garden is a shallow depression, with absorbent, yet free-draining soil and planted with vegetation that can withstand occasional temporary flooding.
Regeneration	The redevelopment of decaying or run-down parts of older urban or rural areas, in order to bring them new life and economic vitality.
Registered social housing providers	Either not for profit or profit making organisations (subject to the same standards and address the same housing priorities) providing social housing and regulated by the Homes and Community Agency.
Renewable energy	Power derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.
Residual land value	In the context of this plan this is defined as the difference between the total value of a development scheme and all the costs of the development, including land acquisition.
Retail hierarchy	A hierarchy of shopping centres ranging from regional and sub-regional centres through to town centres, district and local centres.
River Wye SAC Nutrient Management Plan	Prepared by Natural England and the Environment Agency the Plan for the River Wye, this will aim to control and reduce phosphates in the SAC to facilitate the delivery of the proposed development.
Rural housing market area (HMA)	A term used in rural housing section to describe the rural element of each housing market area.
Rural Regeneration Zone	A vehicle for bringing together partners from the public, private and voluntary sectors to develop and implement a programme of economic regeneration for the area.

S	
Scheduled Ancient Monument	A nationally important archaeological site or monument given legal protection.
Secondary shopping frontages	Defined areas within town centres where there is greater opportunity for a wider mix of uses than in primary shopping frontages such as restaurants, cinemas and businesses.
Section 106 agreements	An agreement by the local authority with a landowner/developer restricting or regulating the development or use of land either permanently or temporarily, in accordance with the Town and Country Planning Act (1990).
Self-build housing	Self-build projects are where an individual or group of people directly organise and commission the design and construction of their new homes. (also see Custom Build)
Self-sufficiency (waste management)	The European Community (EC) Framework Directive on Waste and the EC Landfill Directive set out a common framework for action on waste. Waste management should protect human health and the environment by establishing an integrated network of waste facilities. Member States should promote self-sufficiency by dealing with waste as close as possible to its point of origin and promoting waste avoidance by recycling, reclamation and energy recovery.
Sequential approach	A planning principle that seeks to identify, allocate or develop certain types of locations of land before others. For example, town centre retail sites before out-of-centre sites. In terms of employment a sequential approach would favour an employment use over mixed use and mixed use over non-employment uses.
Sequential test	In relation to flooding, this aims to steer new development to areas with the lowest probability of flooding.
Settlement hierarchy	Settlements defined by their role and function in a specified list.
Significant urban extensions	Large-scale housing growth on the periphery of towns.
Sites of Special Scientific Interest (SSSI)	These are legally protected sites, designated by Natural England in view of their wildlife and geological value.
Social well-being	The provision of development to assist with medical or social support
Social rented housing	Subsidised housing provided by a Registered Provider or local authority allocated on the basis of need.
Soundness	Legislation does not define the term 'sound', however, the Planning Inspectorate consider it in the context of its ordinary meaning - 'showing good judgement' and 'able to be trusted', and within the context of fulfilling the expectations of legislation.
Special Areas of Conservation (SAC)	SACs are sites designated under the Habitats Directive (Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora). Together with Special Protection Areas they form the Natura 2000 network of sites.

Stakeholders	Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.
Statement of Community Involvement (SCI)	This sets out the standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications. This SCI is a clear public statement enabling the community to know how and when they will be involved in the preparation of Local Development Documents, and how they will be consulted on planning applications.
Strategic locations	For this Core Strategy defined as around 500 homes in Hereford, around 100 homes in the market towns and around 5ha of employment land.
Strategic Environmental Assessment (SEA)	A formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Local authorities who prepare and adopt such a plan or programme must prepare a report on its likely environmental effects. They must consult environmental authorities and the public, and take the report and the results of the consultation into account during the preparation process, before the plan or programme is adopted.
Strategic Highway Network	A categorisation of the road network into different categories determined by the functions they perform.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The Herefordshire SHLAA assesses the potential availability of land for housing across the county up to the end of the plan period, and explores any constraints that might affect their suitability, achievability or availability for development.
Strategic Housing Market Assessment	Sub regional market analysis of housing demand and housing need which identified the key drivers in the West Housing Market Area which covers Shropshire, Telford & Wrekin and Herefordshire.
Supplementary Planning Documents (SPD)	Additional planning documents to provide further details on selected policy areas. These are not subject to examination but will be available for public consultation before being adopted. These can take the form of design guides or area development briefs and will be clearly cross-referenced to the relevant plan policy or proposal that it supplements.
Sustainable development	In broad terms, this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SUDS)	Measures introduced in developments which aim to minimise surface water run-off and the level of waste water generated by the development. These can include use of reed beds to filter water and water storage areas.

Sustainability Appraisal (SA)	The Planning and Compulsory Purchase Act (2004) requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. Sustainability Appraisal is a systematic process that is used to appraise the social, environmental and economic effects of the strategies and policies set within a Local Development Document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development.
South Hereford	This comprises the two wards of Belmont and St Martins & Hinton
T	
Town Centre Uses	Retail, leisure and commercial uses.
Travellers	When used on its own and for the purposes of planning policy 'travellers' means 'gypsies and travellers' and 'travelling showpeople' (see specific definitions for each of these).
Travelling showpeople	Members of groups organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers (see specific definition for these).
Traveller Sites	Sites either for settled occupation, temporary stopping places, or transit sites for people of a nomadic way of life, such as Travellers.
U	
Unfavourable Condition	See 'Condition'.
Unitary Development Plan	Adopted on 23rd March 2007, it guides development within the county and will be in use with most of its policies 'saved' until they are superseded by other emerging Local Plan documents.
W	
Waste Management Facilities	These include facilities for waste treatment and disposal.
West Midlands Region	An official region of England, covering the western half of the area traditionally known as the Midlands. It contains the second largest British city, Birmingham, and the larger West Midlands conurbation, which includes the city of Wolverhampton and large towns of Dudley, Solihull, Walsall and West Bromwich and a number of shire counties including Herefordshire.
Windfalls	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.
Z	
Zero Carbon Development	Development that achieves zero net carbon emissions from energy use on site, on an annual basis.