

# Tamworth Local Plan 2022–2043

## Glossary of Terms and Abbreviations

*Draft Consultation Version · August 2026*

### How to use this glossary

Planning has a language of its own. This glossary explains the terms and abbreviations used in the Tamworth Local Plan and its supporting annexes, so that everyone taking part in the consultation — residents, community groups, agents, developers and statutory consultees alike — can engage with the plan on equal terms.

Entries are set out in two layers. The first is a plain-English explanation of what the term means in everyday language. Beneath it, in smaller grey italics, is a technical note giving the statutory or National Planning Policy Framework definition, its source, and how the term is applied in this plan.

Where a term has a precise legal meaning, that meaning prevails. This glossary is provided to aid understanding and does not form part of the plan's policies. It does not override the National Planning Policy Framework, Planning Practice Guidance, or the statutory definitions to which it refers.

References to the NPPF are to the December 2024 version, against which this plan has been prepared. Policy references direct the reader to the relevant policy in the plan; a full list of policies appears at the

front of the plan. Where a term is drawn from one of the supporting annexes — Annexe A: Amenity Standards, Annexe B: Residential Design Standards, Annexe C: Shopfronts, Advertisements and Signage, or Annexe D: Non-Residential and Employment Design Standards — the technical note identifies the annexe and, where helpful, the section.

*Comments on this glossary — including terms you feel should be added, removed or explained differently — are welcome as part of the consultation.*

### Glossary of terms

*Terms are listed alphabetically. Cross-references are shown as 'see'.*

#### 2

#### **25-degree vertical angle test**

A daylight check used where an existing main window of a habitable room faces directly on to a proposed development.

*A line is drawn in section at 25 degrees above the horizontal from the mid-point of the affected window towards the proposal (for floor-to-ceiling windows, taken at approximately 1.6 metres above internal floor level). Development falling below the line is likely to retain adequate daylight; a breach may indicate a material reduction. Annexe A: Amenity Standards, Section 5.*

## 4

### 45-degree rule

A two-stage test — one on plan, one on elevation — used to judge whether a development would cut out daylight to a neighbour's window or appear overbearing.

*Most commonly applied to extensions and to development close to a shared boundary. Stage 1 assesses the depth of projection on plan by drawing a 45-degree line from the furthest corner of the proposal towards the affected dwelling; Stage 2 repeats the assessment on elevation. Annex A: Amenity Standards, Section 5.*

## A

### Active frontage

A ground floor that gives something back to the street — windows you can see into, doors that face the pavement, activity and light rather than blank walls.

*Annexe C expects clear glazing to display windows, avoidance of blank, solid or obscured frontages (including full covering with vinyl, graphics, posters or stock), clearly defined entrances facing the street, and internal display and lighting contributing to the street outside trading hours.*

### Active travel

Journeys made under your own steam — mainly walking, wheeling and cycling — rather than by motor vehicle.

*Strategic policy SP9 sets the overall approach, delivered through policies TA1–TA3. Distinguished from 'sustainable transport', which also covers public transport.*

### Advertisement

Any sign, notice, poster, fascia or illuminated display used to advertise or direct. Most require express advertisement consent from the council.

*Controlled under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Assessment is limited by law to two considerations only: amenity and public safety. See policy DE8.*

### Affordable housing

Housing for people whose needs are not met by the open market, made available at below-market cost and kept affordable for future occupiers.

*Defined in NPPF Annex 2 as housing for sale or rent for those whose needs are not met by the market, meeting one of the categories of social rent, affordable rent, discounted market sales housing, or other affordable routes to home ownership. See policy HO3.*

### Affordable rent

Rented affordable housing let by a registered provider at no more than 80% of local market rent (including service charges).

*The plan requires at least 75% of new affordable homes to be for affordable rent, reflecting evidence that the majority of local need is from households unable to buy or rent on the open market.*

### Agricultural Land Classification

A national system grading farmland from Grade 1 (excellent) to Grade 5 (very poor) according to its versatility for growing crops.

*Grades 1, 2 and 3a together comprise Best and Most Versatile (BMV) agricultural land, which national policy requires to be protected. See policy EP3.*

### **Allocation (site allocation)**

A specific parcel of land that the plan identifies and reserves for a particular type of development — housing, employment or mixed use.

*Allocated sites are shown on the Policies Map. Housing allocations are made under strategic policy SP4 and the employment allocation under SP5. Allocation establishes the principle of development; a planning application is still required.*

### **Amenity**

The quality of life people enjoy in and around a building or space — daylight, sunlight, privacy, outlook, quiet, freedom from smells, dust and disturbance.

*‘Residential amenity’ refers to these qualities as experienced by people in their homes. Policy EP1 and the Amenity Standards Annexe set out how the council assesses amenity impacts.*

### **Ancient woodland**

Land that has been continuously wooded since at least 1600 AD. It cannot be recreated once lost.

*Classified in the NPPF as an irreplaceable habitat. Development resulting in its loss or deterioration should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.*

### **Appropriate Assessment**

A detailed check of whether a plan or project would harm a European-designated wildlife site, carried out where a likely significant effect cannot be ruled out.

*Stage 2 of the Habitats Regulations Assessment process, required under the Conservation of Habitats and Species Regulations 2017 (originating in the EU Habitats Directive). Applies to Special Areas of Conservation, Special Protection Areas and Ramsar sites.*

### **Asset of Community Value**

A building or piece of land listed by the council because it furthers the social wellbeing or interests of the local community — for example a pub, shop or village hall.

*Listed under the Localism Act 2011. Listing does not prevent development or loss, but is a material consideration and may provide evidence of a facility’s community value under policy HC1.*

### **Awnings, blinds and canopies**

Fabric or rigid coverings projecting over a shopfront to give shade or shelter.

*Annexe C, Section 8 expects these to be traditional retractable fabric awnings within the shopfront opening where appropriate, rather than fixed plastic or internally illuminated canopies, and to be designed so they do not obscure architectural features or obstruct the footway.*

## **B**

### **Back-to-side and angled relationships**

Where the rear of one property faces the side of another, or where two properties meet at an angle rather than squarely.

*Supported as a means of achieving higher densities while protecting privacy, provided direct views between habitable room windows are avoided. Separation standards are set out in Table A1 of Annexe A.*

### **Backland development**

Building on land behind existing properties — typically rear gardens or land with no direct road frontage.

*Assessed under policy DE4 alongside infill development, with particular attention to access arrangements, overlooking, and the established character and grain of the surrounding area.*

### **Best and Most Versatile (BMV) agricultural land**

The most productive farmland — Grades 1, 2 and 3a in the Agricultural Land Classification.

*National policy requires the economic and other benefits of BMV land to be recognised, and that poorer quality land is used in preference where significant development of agricultural land is demonstrated to be necessary. Also valued for soil health, carbon storage and landscape. See policy EP3.*

### **Biodiversity**

The variety of living things in an area — the range of animals, plants, fungi and micro-organisms and the habitats that support them.

*Addressed in policies NE1–NE6, covering designated sites, Biodiversity Net Gain and no net loss.*

### **Biodiversity Net Gain (BNG)**

A requirement that development leaves nature measurably better off than it was beforehand — by at least 10%.

*Mandatory for most development under Schedule 7A to the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), measured using the statutory biodiversity metric and secured for at least 30 years. See policy NE4. Policy NE5 applies a ‘no net loss’ approach to development exempt from mandatory BNG.*

### **Biological Alert Site (BAS)**

A locally identified site of nature conservation interest, recorded because of the species or habitats it supports.

*A non-statutory local designation forming part of the Local Wildlife Site network in Staffordshire, alongside Sites of Biological Importance and Ecological Sites.*

### **Blue infrastructure**

The network of water features in an area — rivers, canals, ponds, streams, wetlands and drainage features — and the benefits they provide.

*In Tamworth this centres on the River Tame, the River Anker and the Coventry Canal. Planned together with green infrastructure under policy NE1.*

### **Boundary treatment**

How the edge of a site is defined — walls, railings, fencing, hedging or planting.

*Annexe D expects public-facing boundaries to be designed as part of the architecture rather than added afterwards, with palisade and high security fencing to prominent frontages resisted. Security should be achieved first through layout, natural surveillance, defensible space and access control.*

### **Brownfield land**

Land that has previously been built on. See Previously developed land.

## C

### **CAVAT (Capital Asset Value for Amenity Trees)**

A recognised method of putting a monetary value on a tree, based on its size, condition, life expectancy and how many people benefit from it.

*Used by the plan to calculate off-site contributions where the loss of a tree cannot be replaced on site. See policy NE6.*

### **Climate change adaptation**

Designing development so it can cope with a changing climate — hotter summers, heavier rainfall, more frequent extreme weather.

*Distinct from mitigation. Covered by strategic policy SP2 (Climate change) and reflected in the design, flooding and green infrastructure policies.*

### **Climate change mitigation**

Reducing the greenhouse gas emissions that cause climate change — through energy efficiency, renewable energy, low-carbon construction and reducing the need to travel.

*See strategic policy SP2 (Climate change) and the plan's response to the council's declared climate emergency.*

### **Communal amenity space**

Shared outdoor space serving more than one home — a courtyard, roof terrace or shared garden in a block of flats.

*Required for apartments and flatted development in accordance with Table B2 of Annexe B, which also sets expectations for its quality, usability and management.*

### **Community facilities**

Buildings and spaces that support community interaction, social cohesion and recreation.

*The plan defines these as including (but not limited to) meeting halls and community centres, public houses, places of worship, cultural and arts venues, allotments and community growing spaces, and small-scale convenience stores meeting day-to-day needs. See policies HC1–HC3.*

### **Community Infrastructure Levy (CIL)**

A fixed charge a council can set on new floorspace, pooled to help fund the infrastructure needed to support growth across the area.

*Enabled by the Planning Act 2008 and the CIL Regulations 2010 (as amended).*

*Distinct from a section 106 planning obligation, which relates to a specific site. See policy IO2.*

### **Conservation area**

An area designated for its special architectural or historic interest, where the character and appearance as a whole is worth protecting or enhancing.

*Designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Designation brings additional controls over demolition, works to trees and some permitted development rights. See policy HE3.*

### **Console bracket**

A decorative bracket at each end of a shopfront fascia, marking where the shopfront stops.

*One of the key shopfront components identified in Annexe C, Section 3, defining the edges of the shopfront and expressing the structural bay. Shown in Figure C1.*

### **Contaminated land**

Land affected by substances left by former uses — typically industrial — which could harm people, buildings, water or wildlife if disturbed.

*Where a site is known or suspected to be affected, policy EP2 requires investigation and, where necessary, remediation before development proceeds.*

### **Cornice**

The projecting moulding running along the top of a shopfront fascia.

*Throws rainwater clear of the fascia and visually terminates the shopfront composition. A key shopfront component under Annexe C, Section 3.*

### **Curtilage**

The land immediately around a building that is used with it and forms part of its setting — usually the garden or yard.

*Significant for heritage: structures within the curtilage of a listed building that pre-date 1 July 1948 are treated as listed in their own right.*

## **D**

### **Defensible space**

Space that clearly belongs to someone — a front garden, a low wall, a change of surface — so that it is obvious where public space ends and private space begins.

*A crime prevention principle applied in Annexe A (Section 3) and Annexe D. Annexe A treats the intervening street in a front-to-front relationship as itself a defensible space, which is why front-to-front separation standards are lower than rear-to-rear.*

### **Density**

How many homes are built on a given area of land, normally expressed as dwellings per hectare (dph).

*Policy HO2 sets density expectations, reflecting the plan's emphasis on making efficient use of a very limited land supply while safeguarding character and amenity.*

### **Design code**

A set of illustrated, site-specific or area-wide rules setting out how development should look and function — street widths, building heights, materials, frontages, landscaping.

*Encouraged by the NPPF and the National Model Design Code. Required for larger and more complex schemes under policy DE2, normally alongside a masterplan.*

### **Designated heritage asset**

A heritage asset given statutory protection at national level.

*Comprises World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (NPPF Annex 2). See policy HE1.*

### **Developer contributions**

Money or works secured from a developer to meet the costs that their development places on local infrastructure and services.

*Delivered through planning obligations (section 106 agreements) and, where charged, the Community Infrastructure Levy. Section 106 obligations must meet the three statutory tests in Regulation 122 of the CIL Regulations 2010: necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. See policy IO2.*

## Development

Building, engineering, mining or other operations in, on, over or under land, or a material change in the use of a building or land.

*The statutory definition in section 55 of the Town and Country Planning Act 1990. Development generally requires planning permission unless it falls within permitted development rights.*

## Development plan

The suite of adopted documents against which planning applications must be determined — for Tamworth, this local plan together with any made neighbourhood plans and the county minerals and waste plans.

*Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.*

## Dominance and enclosure

The sense that a building looms over a neighbouring property or boxes it in, even where daylight and privacy standards are met.

*Assessed in the round under Section 6 of Annexe A, having regard to height, bulk, proximity and the outlook from habitable rooms and private amenity space. Also referred to as an overbearing impact. Separation distances alone do not demonstrate that this matter is acceptable.*

## Dual aspect / single aspect

A dual-aspect home has windows on two or more sides; a single-aspect home has them on one side only.

*Dual aspect supports daylight, outlook and cross-ventilation. Annexe B expects single-aspect dwellings with three or more bedrooms to be avoided, flatted layouts to be arranged to maximise dual aspect, and long single-loaded corridors to be*

*avoided. Where a dwelling would be single aspect, a dynamic overheating assessment is expected.*

## Duty to co-operate

The legal obligation on councils to work constructively and on an ongoing basis with neighbouring authorities and prescribed bodies on strategic, cross-boundary matters.

*Section 33A of the Planning and Compulsory Purchase Act 2004. Particularly important in Tamworth given the tightly drawn borough boundary and the need to work with Lichfield District Council and North Warwickshire Borough Council on unmet housing need.*

## E

## Edge of centre

For retail, a site within 300 metres of a primary shopping area; for other main town centre uses, within 300 metres of a town centre boundary.

*Defined in NPPF Annex 2. Sits between 'in centre' and 'out of centre' in the sequential test hierarchy. See policies TC1 and TC5.*

## Evidence base

The studies, assessments and data that underpin the plan and demonstrate that its policies are justified.

*For this plan this includes the Housing and Economic Development Needs Assessment (HEDNA), the Gypsy and Traveller Accommodation Assessment (GTAA), the Infrastructure Delivery Plan (IDP), open space and biodiversity studies, and the Sustainability Appraisal.*

## Examination

The independent scrutiny of a submitted local plan by a Planning Inspector appointed by the Secretary of State, including public hearing sessions.

*The Inspector tests whether the plan is 'sound' and legally compliant. See Soundness.*

## Exception test (flood risk)

A two-part test applied where development must go ahead in a flood risk area — it must deliver wider sustainability benefits that outweigh the risk, and be safe for its lifetime without increasing flood risk elsewhere.

*Applied only after the sequential test has been passed. Both elements must be satisfied. See policy FL1.*

## Extra care housing

Purpose-built or adapted self-contained homes for older people with a medium to high level of care available on site if needed, alongside communal facilities.

*Also called housing-with-care. Care is provided by an on-site agency registered with the Care Quality Commission (CQC). Residents live independently with 24-hour access to support. Sometimes marketed as a retirement community or village. See policy HO4.*

## F

### Fascia

The horizontal band above a shop window where the shop name goes.

*Should be contained within the shopfront surround and proportionate to the host building. Alterations to the fascia surround generally constitute development requiring planning permission, in addition to any advertisement consent. Annexe C, Sections 1 and 3.*

### Five year housing land supply

A rolling supply of specific, deliverable sites sufficient to provide five years' worth of housing against the plan's requirement.

*Required by the NPPF. Where a council cannot demonstrate one, the 'presumption in favour of sustainable development' in NPPF paragraph 11(d) is engaged and the plan's housing supply policies are treated as out of date.*

### Flood Risk Assessment (FRA)

A study submitted with an application showing what flood risk affects a site, what risk the development might create elsewhere, and how both will be managed.

*Required for all development in Flood Zones 2 and 3, and for sites of 1 hectare or more in Flood Zone 1, or where other sources of flooding are present. See policy FL2.*

### Flood zones

A national mapping of the probability of river and sea flooding, ignoring existing defences. Zone 1 is low risk, Zone 2 medium, Zone 3 high.

*Zone 3 is subdivided into 3a (high probability) and 3b (the functional floodplain, where water has to flow or be stored in times of flood). Mapped by the Environment Agency and refined by local flood risk evidence.*

## **Fluvial flooding**

Flooding from rivers and watercourses that overtop their banks.

*In Tamworth, principally associated with the River Tame and the River Anker. Distinguished from surface water (pluvial) flooding, which occurs when rainfall overwhelms drainage.*

## **Freight**

The movement of goods — including deliveries, servicing and heavy goods vehicle (HGV) traffic.

*Policy TA3 addresses freight, servicing and logistics, reflecting the proximity of Tamworth's industrial estates to residential areas.*

## **G**

## **Garden depth**

How far a rear garden extends back from the house, as distinct from its total area.

*Annexe B sets a minimum garden depth of 10.5 m for houses of all sizes, alongside minimum private amenity space areas. Depth matters independently of area because a shallow but wide garden offers less usable privacy.*

## **Geodiversity**

The variety of rocks, minerals, fossils, landforms and soils in an area, and the natural processes that shape them.

*The geological counterpart to biodiversity. Tamworth's locally important sites are Local Geodiversity Sites (formerly RIGS). See policy NE3.*

## **Green Belt**

A designation whose fundamental aim is to prevent urban sprawl by keeping land permanently open.

*Serves five purposes set out in NPPF paragraph 143. Boundaries may only be altered through a local plan where exceptional circumstances are fully evidenced and justified. The plan proposes limited Green Belt release to meet housing need. See strategic policy SP3.*

## **Green infrastructure**

The network of green and open spaces and features — parks, verges, street trees, gardens, green roofs, hedgerows — and the benefits they provide for people and wildlife.

*Planned together with blue infrastructure under policy NE1. Functions include recreation, cooling, drainage, air quality, habitat and carbon storage.*

## **Greenfield land**

Land that has not previously been built on — typically fields, open countryside or open space.

*The counterpart to previously developed (brownfield) land. Tamworth has very few remaining greenfield opportunities, which is central to the plan's spatial strategy.*

## **Grey belt**

Land in the Green Belt comprising previously developed land, or other land, that does not strongly contribute to the Green Belt's purposes.

*Introduced in the December 2024 NPPF. Where housing comes forward on grey belt land, the 'golden rules' apply, including a higher affordable housing requirement than on non-Green Belt sites.*

### **Gross internal area**

The total internal floor area of a home, measured within the external walls.

*Used to demonstrate compliance with the Nationally Described Space Standard through a schedule of accommodation at application stage. Annexe B, Section 3.*

### **Gypsies and Travellers**

Persons of nomadic habit of life whatever their race or origin.

*The plan adopts the definition in Planning Policy for Traveller Sites: including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. See policy HO5.*

## **H**

### **Habitable room**

A room used, or intended to be used, for living purposes within a dwelling.

*This includes (but is not limited to) bedrooms, living rooms, dining rooms, studies and kitchens, where the kitchen is of a size capable of accommodating dining or living activity. Bathrooms, WCs, shower rooms, utility rooms, halls, landings, staircases, garages, stores and similar ancillary spaces are not habitable rooms. Where a habitable room has more than one window, the window to be protected is the principal window, being an existing opening of reasonable size which forms the primary source of daylight to that room. Where a room has, or originally had, two or more windows, the principal window will usually be the window overlooking the garden, normally to the rear. Defined at Section 4 of Annexe A: Amenity Standards. Applied through policy EP1 and relevant to policies DE3, DE4 and DE5.*

### **Habitats Regulations Assessment (HRA)**

The process of checking whether a plan or project could harm internationally important wildlife sites.

*Required under the Conservation of Habitats and Species Regulations 2017. Screening establishes whether a likely significant effect can be ruled out; if not, an Appropriate Assessment is required.*

### **Halo illumination**

Lettering lit from behind so the light glows around the edges of each letter rather than shining out through the sign face.

*Annexe C prefers external trough or spotlighting, halo illumination or individually illuminated letters over internally illuminated box signs.*

### **Heritage asset**

A building, monument, site, place, area or landscape identified as having heritage significance — whether or not it is formally designated.

*NPPF Annex 2. Includes designated heritage assets and assets identified by the local planning authority, such as locally listed buildings. See strategic policy SP7 and policies HE1–HE3.*

### **Hierarchy of centres**

The plan's ranking of shopping and service centres by role and scale, from the town centre down to neighbourhood centres.

*Directs main town centre uses to the most appropriate location, with the town centre at the top. See strategic policy SP6 and policy TC1.*

### **Host building**

The existing building that an extension, shopfront, sign or alteration is being added to.

*Proposals are assessed for how they relate to the proportions, form, architectural composition and materials of the host building. Used throughout Annexes B, C and D.*

### **Houses in multiple occupation (HMO)**

A property occupied by three or more people forming more than one household, who share facilities such as a kitchen or bathroom.

*Small HMOs (3–6 people) fall within Use Class C4; larger HMOs are sui generis. Some changes of use may be permitted development unless an Article 4 Direction applies.*

### **Housing and Economic Development Needs Assessment (HEDNA)**

The technical study that establishes how many homes of what type are needed, and how much employment land the area requires.

*The 2025 HEDNA underpins the plan's housing mix, affordable housing and employment policies.*

### **Housing market area (HMA)**

The geographical area within which most people looking for a home would consider moving — reflecting travel-to-work and moving patterns rather than council boundaries.

*Where a council cannot meet its own need, it must work with neighbouring authorities and others across the HMA to address the shortfall.*

## **I**

### **Infill development**

Building on a small gap within an otherwise built-up frontage — for example a single plot between two existing houses.

*Assessed under policy DE4 alongside backland development, with attention to plot rhythm, spacing, character and amenity.*

### **Infrastructure Delivery Plan (IDP)**

The document that sets out what infrastructure is needed to support the growth planned, when it is required, who will deliver it and how it will be funded.

*Prepared alongside the local plan and updated over time. Underpins policies IO1 and IO2.*

### **Irreplaceable habitat**

Habitat so complex, or so long in the making, that it cannot be recreated if lost.

*Includes ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen. Subject to the strongest protection in NPPF paragraph 193.*

## **L**

### **Level difference uplift**

Extra separation required where a new building sits higher than its neighbour, because height increases overlooking.

*An additional 2 metres of separation for every 1 metre of difference in level, comparing the finished floor level of the proposal with the finished floor level of the affected habitable room or the ground level of the affected private amenity space,*

*whichever applies. Added to the rear-to-rear, front-to-front and rear-to-side standards. Annexe A, Section 4.*

### **Listed building**

A building or structure included on the National Heritage List for England because of its special architectural or historic interest.

*Graded I, II\* or II. Listed building consent is required for works affecting special interest, in addition to any planning permission. The statutory duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to preserving the building, its setting and any features of special interest.*

### **Local Geodiversity Site (LoGS)**

A locally designated site of geological or geomorphological importance.

*Previously known as a Regionally Important Geological and Geomorphological Site (RIGS). Non-statutory. Tamworth contains one LoGS. See policy NE3.*

### **Local Nature Recovery Strategy (LNRS)**

A statutory strategy, prepared for each area of England, mapping where action for nature will do the most good.

*Introduced by the Environment Act 2021 and prepared by a responsible authority for the area. Informs where biodiversity gains and habitat creation should be directed.*

### **Local Nature Reserve (LNR)**

A site declared by a local authority for its wildlife or geological value and for people to enjoy and learn from.

*Declared under the National Parks and Access to the Countryside Act 1949. A material consideration in decision making. See policy NE2 (National and local sites of importance for biodiversity).*

### **Local plan**

The plan prepared by a local planning authority setting out the vision, strategy, policies and site allocations for the area.

*A statutory development plan document. Once adopted, it is the starting point for determining planning applications under section 38(6) of the Planning and Compulsory Purchase Act 2004. This plan covers the period to 2043.*

### **Local Transport Plan (LTP)**

The county council's strategy for transport across its area — roads, public transport, walking and cycling.

*Prepared by Staffordshire County Council as local highway and transport authority. Informs policies TA1–TA4.*

### **Local Wildlife Site (LWS)**

A site identified locally as important for nature conservation because of the habitats or species it supports.

*Non-statutory. In Staffordshire this network includes Sites of Biological Importance (SBI), Biological Alert Sites (BAS) and Ecological Sites. See policy NE2 (National and local sites of importance for biodiversity).*

### **Luminance**

How bright a sign actually appears, measured in candelas per square metre (cd/m<sup>2</sup>).

*Annexe C requires luminance not to exceed the levels recommended in the Institution of Lighting Professionals' Professional Lighting Guide on the Brightness of Illuminated Advertisements for the relevant environmental zone and sign size. Applications for illuminated signage should specify the illumination method and the luminance proposed.*

## M

### M4(2) and M4(3)

Building Regulations standards for homes that are easier to live in as needs change. M4(2) covers accessible and adaptable homes; M4(3) covers wheelchair user dwellings.

*Part M, Volume 1 of the Building Regulations. Policy DE3 requires all new dwellings to meet M4(2) and a proportion on larger schemes to meet M4(3). Annex B expects these to inform design from the outset — step-free approach, level access entrance, adequate door and corridor widths, entrance-level WC — rather than being addressed at building regulations stage. M4(3) dwellings should be distributed through a scheme rather than grouped.*

### Main town centre uses

The uses that belong in a centre — retail, leisure, entertainment, offices, arts, culture and tourism development.

*Defined in NPPF Annex 2. These uses are directed to centres first through the sequential test. See policies TC1 and TC5.*

### Masterplan

A plan showing how a larger site will be laid out and developed as a whole — where buildings, streets, open space and infrastructure will go, and in what order.

*Required for larger or more complex sites under policy DE2, normally supported by a design code.*

### Material consideration

Anything relevant to the use and development of land that must be taken into account when deciding a planning application.

*Includes national policy, emerging plans, highway safety, amenity, heritage and design. Matters such as loss of a private view, property values or the identity of the applicant are not material.*

### Mineral Safeguarding Area (MSA)

An area identified as containing mineral resources of economic importance, defined so those resources are not needlessly sterilised by other development.

*Designated by the mineral planning authority (Staffordshire County Council). Where non-mineral development is proposed within an MSA, policy EP3 requires applicants to assess the feasibility of prior extraction.*

### Modal shift

People switching from one form of transport to another — usually from private car to walking, cycling or public transport.

*A core objective of strategic policy SP9 and policy TA1 (Managing car use).*

### Mullion and transom

The slender vertical (mullion) and horizontal (transom) bars that divide a large display window into panes.

*Expected where the width of a display window requires subdivision, helping maintain the rhythm and scale of the street. Annex C, Section 3.*

## N

### National Planning Policy Framework (NPPF)

The Government's national planning policy for England, setting out what local plans and decisions must achieve.

*Local plans must be consistent with it. This plan has been prepared in accordance with the December 2024 version.*

### Nationally Described Space Standard (NDSS)

The national minimum internal floor area and storage standards for new homes, set by bedroom and bed space numbers.

*An optional technical standard that must be adopted through a local plan and justified by need and viability evidence. Applied through policy DE3.*

### Natural surveillance

Designing places so that they are overlooked by people going about their daily business — passive security through windows, entrances and active frontages rather than fences and cameras.

*A crime prevention principle applied through Section 3 of Annexe A and reflected in Annexes C and D. Concealed or poorly overlooked spaces — rear alleys, service yards, undercroft parking, bin and cycle stores and residual land — should be avoided.*

### Neighbourhood centre

A small local centre providing convenience shopping and services for the surrounding community.

*The lowest tier in the plan's hierarchy of centres. See policies TC1 and TC6.*

### Non-designated heritage asset

A building, monument, site or landscape identified as having local heritage significance but not formally designated at national level.

*Includes locally listed buildings. Under NPPF paragraph 216, a balanced judgement is required having regard to the scale of harm and the significance of the asset. See policy HE2.*

## O

### Obscure glazing

Frosted or textured glass used so a window admits light but cannot be seen through.

*Annexe A treats this as mitigation of last resort. It may be acceptable for a secondary window serving a habitable room that retains a principal window elsewhere, but will not normally be accepted where applied to the principal window, since it secures privacy at the expense of outlook and daylight.*

### Open mesh or lattice grille

A security grille you can see through, as opposed to a solid roller shutter.

*Annexe C sets a preference order for security: laminated or reinforced glazing first, then internally fitted removable grilles or demountable bars, then internally fitted open mesh or lattice grilles retracting into a concealed housing, then alarms, CCTV and discreet security lighting. Solid external shutters are resisted because they deaden the street outside trading hours, remove natural surveillance and attract graffiti and flyposting.*

### **Open space**

All land of public value — parks, playing fields, amenity greenspace, allotments, natural greenspace, play areas, churchyards — whether or not the public has access.

*Assessed for quantity, quality and accessibility. Existing provision is protected under policy HC5, with new provision required under policies HC6 and HC7.*

### **Optimum viable use**

The use that causes the least harm to a heritage asset's significance while still being economically viable.

*Relevant where a heritage asset is redundant or at risk. Not necessarily the most profitable use — the test is the least harmful use that is genuinely viable in the medium term.*

### **Out of centre**

A site that is neither in a centre nor edge of centre.

*Main town centre uses proposed out of centre must pass both the sequential test and, above the relevant floorspace threshold, an impact test. See policy TC5.*

### **Outlook**

What you see when you look out of a window — the sense of openness or confinement from inside a home.

*Assessed separately from daylight, sunlight and privacy under Section 6 of Annexe A. Meeting the separation distances in Table A1 does not by itself demonstrate that outlook is acceptable.*

### **Overheating**

Homes becoming uncomfortably or dangerously hot in warm weather, a growing risk as summers become hotter.

*Annexe B applies a fabric-first hierarchy: reduce demand through orientation, shading, glazing proportions and cross-ventilation before addressing residual demand through services and renewables. A dynamic overheating assessment is expected for single-aspect dwellings, or where noise or air quality constraints would require windows to remain closed. Reliance on mechanical cooling as the primary means of managing internal temperatures should be avoided.*

### **Overlooking**

Being able to see into a neighbour's home or private garden to a degree that causes a loss of privacy.

*Annexe A requires assessment of direct, oblique and elevated views, in relation to both habitable room windows and private amenity space, taking account of balconies, terraces, roof terraces, raised decking and platforms as well as windows.*

## **P**

### **Permitted development**

Development that may be carried out without a planning application because national legislation already grants permission for it.

*Set out in the Town and Country Planning (General Permitted Development) (England) Order 2015. Some rights require prior approval; rights can be withdrawn by an Article 4 Direction or by condition.*

### **Pilaster**

A shallow column or pier framing each side of a shopfront.

*Defines the edges of the shopfront and expresses the structural bay of the building. A key shopfront component under Annexe C, Section 3.*

## **Placemaking**

Designing and managing development so that it creates places people value and want to use — not just individual buildings.

*Set out in strategic policy SP8 and delivered through policies DE1–DE8 and the public realm policy (HC9).*

## **Plan period**

The years the plan covers, over which its targets and land supply are calculated.

*This plan runs from 2022 to 2043.*

## **Planning obligation (section 106 agreement)**

A legal agreement between a council and a developer requiring them to do, provide or pay for something to make a development acceptable.

*Made under section 106 of the Town and Country Planning Act 1990. Must meet the three tests in Regulation 122 of the CIL Regulations 2010. Commonly used for affordable housing, open space and infrastructure. See policy IO2.*

## **Plant (building services)**

The mechanical equipment a building needs to run — air handling units, chillers, flues, lift overruns, substations and similar.

*Annexe D expects plant to be integrated into the design of the building and screened or enclosed, particularly at roof level, rather than added as an afterthought. Noise and disturbance from plant are assessed under Section 10 of Annexe A.*

## **Policies Map**

The map that shows, geographically, where the plan's policies and designations apply — allocations, employment areas, centres, Green Belt, conservation areas, open space.

*Forms part of the adopted development plan and must be read alongside the written policies.*

## **Previously developed land**

Land that is or was occupied by a permanent structure, including its curtilage and any fixed surface infrastructure. Commonly called brownfield land.

*NPPF Annex 2. Excludes land in built-up areas such as residential gardens, parks, recreation grounds and allotments — an important distinction given the plan's position on garden land.*

## **Primary shopping area**

The defined part of a town centre where retail development is concentrated.

*Used as the reference point for the sequential test for retail proposals, and for defining edge of centre locations. Shown on the Policies Map.*

## **Principal window**

Where a habitable room has more than one window, the principal window is the one that matters for assessing impacts such as overlooking and loss of daylight.

*An existing opening of reasonable size forming the primary source of daylight to the room. Where a room has, or originally had, two or more windows, this will usually be the window overlooking the garden, normally to the rear. Annexe A: Amenity Standards, Section 4. See Habitable room.*

### **Private amenity space**

Usable private outdoor space serving a single home — in practice, the back garden.

*Annexe B, Table B1 sets minimums of 30 sqm (1-bed), 45 sqm (2-bed), 65 sqm (3-bed) and 100 sqm (4 or more bedrooms), each with a minimum garden depth of 10.5 m. Excludes front gardens, driveways, parking areas, vehicle access, bin and cycle storage, land beneath a projecting upper storey, and any area less than 1.5 m in any dimension.*

### **Projecting and hanging signs**

Signs fixed at right angles to a building so they can be read along the street.

*Annexe C, Section 10 expects these to be limited in number and size, positioned at fascia level or below where practicable, and designed to respect the architecture of the host building and the character of the street.*

### **Public realm**

The spaces between and around buildings that everyone can use — streets, squares, footpaths, parks, verges and their surfaces, lighting, planting and furniture.

*Addressed by policy HC9, with requirements for quality, safety, accessibility and inclusive design.*

### **Public service infrastructure**

Facilities providing essential public services to meet the health, education, safety and welfare needs of the community.

*The plan defines these as including education facilities, healthcare facilities, emergency ('blue light') services, social care facilities, libraries and criminal justice facilities. See policies HC1–HC3.*

## **R**

### **Ramsar site**

A wetland of international importance designated under the Ramsar Convention.

*Afforded the same level of protection in national policy as European sites. Considered through the Habitats Regulations Assessment.*

### **Regeneration Opportunity Area**

An area identified in the plan for comprehensive change, where the council wants to see coordinated redevelopment rather than piecemeal proposals.

*The plan identifies Gungate (policy TC3) and Ankerside (policy TC4) in Tamworth town centre.*

### **Regulation 18 / Regulation 19**

The two formal consultation stages in preparing a local plan. Regulation 18 is the earlier, more open stage; Regulation 19 is consultation on the final version before submission.

*Town and Country Planning (Local Planning) (England) Regulations 2012. At Regulation 19 representations are directed to the tests of soundness and legal compliance, and are passed to the Inspector.*

### **Roofscape**

The appearance of a building's roof, and of the roofs of an area seen together — including the plant and equipment sitting on them.

*Annexe D, Section 9 treats the roof of a large commercial or industrial building as a visible elevation, expecting plant, screening and renewable energy installations to be designed as an integral part of it.*

## S

### **Schedule of accommodation**

A table submitted with an application setting out, for each house type, its floor areas, room sizes, storage and ceiling heights.

*Used to demonstrate compliance with internal space standards. Annexe B expects it to give the gross internal area, number of bedrooms and bed spaces, the floor area and width of each bedroom, built-in storage provision and floor-to-ceiling height for each dwelling type.*

### **Scheduled Monument**

A nationally important archaeological site or historic structure given statutory protection.

*Scheduled under the Ancient Monuments and Archaeological Areas Act 1979. Scheduled Monument Consent from Historic England is required for works affecting it, separately from planning permission.*

### **Secured by Design**

A police-supported scheme setting out design standards that reduce the opportunity for crime.

*Referred to in Annexe A, Section 3 and Annexe D as a recognised crime prevention standard against which proposals may be assessed.*

### **Separation distance**

The minimum distance kept between buildings, mainly to protect privacy between habitable rooms and private gardens.

*Table A1 of Annexe A sets indicative minimums, measured as the shortest horizontal distance between the external faces of the relevant elevations at the same level, taking account of any intervening balcony, terrace or projecting bay. Rear-to-rear directly facing habitable room windows: 21 m up to two storeys, 25 m at three*

*storeys, 30 m at four or more. Increased by the level difference uplift where levels differ.*

### **Sequential test (flood risk)**

A test requiring development to be steered to land at the lowest risk of flooding that is reasonably available.

*Applied before the exception test. See policy FL1.*

### **Sequential test (town centre uses)**

A test requiring main town centre uses to be located in a centre first, then edge of centre, and only then out of centre.

*Applicants must demonstrate flexibility on format and scale. The NPPF allows flexibility in applying the test to small-scale development intended to serve a neighbourhood function. See policy TC5.*

### **Setting (of a heritage asset)**

The surroundings in which a heritage asset is experienced — including views to and from it, and the way it relates to its context.

*The extent of setting is not fixed by a boundary and may change over time. Development within the setting can harm significance even where the asset itself is untouched.*

### **Site of Special Scientific Interest (SSSI)**

A site given statutory protection because of its nationally important wildlife, geology or landform.

*Notified by Natural England under the Wildlife and Countryside Act 1981. Development likely to have an adverse effect should not normally be permitted.*

## **Soundness**

The test an Inspector applies at examination. A sound plan is positively prepared, justified, effective and consistent with national policy.

*NPPF paragraph 36. All four elements must be satisfied.*

## **Spatial strategy**

The plan's overall approach to where growth will and will not go, and why.

*Set out in strategic policy SP1. For Tamworth it reflects a compact borough with a tightly drawn boundary, limited greenfield land, continued reliance on brownfield sites, town centre regeneration, and limited Green Belt release.*

## **Specialist accommodation**

Housing designed or adapted for people with particular needs — principally older people and those needing care or support.

*The plan identifies four forms: age-restricted general market housing, retirement living or sheltered housing, extra care housing (housing-with-care), and residential care and nursing homes. See policy HO4.*

## **Stall riser**

The solid panel between pavement level and the bottom of a shop window.

*Provides a visual base to the shopfront, protects the glazing and helps with accessibility. A key shopfront component under Annexe C, Section 3.*

## **Standard method**

The Government's national formula for calculating the minimum number of homes a council must plan for each year.

*The latest standard method produces a requirement of 445 dwellings per year for Tamworth. Because the plan period begins in 2022, the plan applies the method in accordance with national transitional arrangements.*

## **Strategic Environmental Assessment (SEA)**

An assessment of the likely significant environmental effects of a plan, carried out as the plan is developed.

*Required by the Environmental Assessment of Plans and Programmes Regulations 2004. Incorporated within the Sustainability Appraisal for this plan.*

## **Strategic policies**

The policies that set the overall scale, type and distribution of growth — the plan's big decisions.

*In this plan these are the SP series. Distinguished from non-strategic (development management) policies, which set detailed criteria for assessing proposals.*

## **Street scene**

How a stretch of street looks and feels as a whole, rather than any single building within it.

*Assessed in Annexes B, C and D, having regard to building lines, rhythm, scale, materials and the treatment of boundaries and frontages.*

## **Subordinate (extension)**

An extension that reads as an addition to the original house rather than competing with it or overwhelming it.

*Annexe B expects this to be achieved through measures such as setting the extension back from the principal elevation, setting rooflines below the main ridge*

or eaves, and using proportions, massing and detailing that distinguish the addition from the original. Applied through policy DE5.

### **Substantial harm / less than substantial harm**

The two categories of harm to a designated heritage asset, which determine how a proposal is weighed.

*Substantial harm or total loss requires wholly exceptional or exceptional justification (NPPF paragraphs 212–213). Less than substantial harm is weighed against the public benefits of the proposal (NPPF paragraph 215). Great weight must be given to conservation in either case.*

### **Sustainability Appraisal (SA)**

An assessment of a plan's likely economic, social and environmental effects, used to shape and test its choices.

*Required by section 19(5) of the Planning and Compulsory Purchase Act 2004 and incorporating the SEA requirements. Integrated into the preparation of this plan, informing the choice of sites and policies.*

### **Sustainable development**

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

*The NPPF sets out three interdependent objectives — economic, social and environmental — which should be pursued in mutually supportive ways. NPPF paragraphs 7–10.*

### **Sustainable drainage systems (SuDS)**

Drainage designed to mimic natural processes — slowing, storing and cleaning rainwater where it falls, using features such as swales, basins, permeable paving and green roofs.

*Written as 'SuDs' in the plan. Expected on major development. Should be designed for water quantity, water quality, amenity and biodiversity, with arrangements for long-term maintenance secured. See policy FL3.*

## **T**

### **Tenure**

The basis on which a home is occupied — for example owned outright, bought with a mortgage, shared ownership, affordable rent, social rent or private rent.

*Affordable housing policy specifies the tenure split expected on qualifying sites. See policy HO3.*

### **Transit site**

A site providing short-term accommodation for Gypsies and Travellers, usually for no more than three months.

*Distinguished from permanent pitches, which provide a long-term residential base occupied while not travelling. The plan allocates no sites but sets criteria for assessing proposals. See policy HO5.*

### **Transport Assessment / Transport Statement**

Documents submitted with an application setting out how people will travel to and from a development and what effect that will have on the

highway network. A Transport Statement is the lighter-touch version for smaller schemes.

*Scope should be agreed with the highway authority before submission. Often accompanied by a Travel Plan. See policy TA2 (Impact on the transport network and highway safety).*

### **Travel Plan**

A package of measures a developer or occupier commits to in order to reduce car use and encourage walking, cycling and public transport — with targets and monitoring.

*Usually secured by condition or planning obligation and required for developments generating significant travel demand.*

### **Travelling Showpeople**

Members of a group organised for the purposes of holding fairs, circuses or shows.

*The plan adopts the definition in Planning Policy for Traveller Sites: including such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excluding Gypsies and Travellers. See policy HO5.*

### **Tree Preservation Order (TPO)**

An order made by the council protecting a specific tree, group of trees or woodland. Consent is needed before pruning or felling.

*Made under section 198 of the Town and Country Planning Act 1990. Trees in conservation areas enjoy similar protection, with six weeks' notice required for works. See policy NE6.*

## **U**

### **Use Classes Order**

The regulations that group land uses into classes. Moving between uses in the same class is not development and needs no permission.

*The Town and Country Planning (Use Classes) Order 1987 (as amended). For employment purposes the plan defines employment development as Class E(g)(ii) research and development, E(g)(iii) industrial processes, B2 general industrial and B8 storage or distribution. Where the Order is amended, the corresponding new class applies. See policy EM1.*

## **V**

### **Veteran tree**

A tree which, because of its great age, size or condition, has biological, cultural or aesthetic value — typically with features such as decaying wood or hollowing.

*Classified with ancient trees as an irreplaceable habitat under the NPPF. See policy NE6.*

### **Viability**

Whether a development can be built and still return a competitive return to the landowner and developer after meeting all policy requirements.

*Assessed in accordance with the Planning Practice Guidance on viability. Viability is addressed primarily at plan-making stage; where an applicant argues a scheme cannot bear policy requirements, the weight given to that argument is a matter for the decision maker, and the assessment should be made publicly available.*

### Vitality and viability (of a centre)

How busy, attractive and commercially successful a centre is — measured through footfall, vacancy rates, the mix of uses and the range of occupiers.

*The plan monitors these indicators for Tamworth town centre, which has experienced rising vacancy and a shift away from comparison retail.*

## W

### Water Framework Directive

The framework requiring water bodies to be protected and improved towards ‘good’ ecological and chemical status.

*Retained in domestic law through the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017. Parts of the Tame and Anker catchment are currently in poor condition. See policy FL3.*

### Watercourse

Any natural or artificial channel through which water flows — river, stream, brook, ditch, culvert or canal.

*Ordinary watercourses are regulated by the lead local flood authority; main rivers by the Environment Agency. Policy FL3 seeks the protection, de-culverting and enhancement of watercourses where opportunities arise.*

### Wayfinding

How easily people can work out where they are and how to get where they are going, through layout, signage, lighting and visual contrast.

*Annexe D expects clear wayfinding, good visual contrast and appropriate lighting to routes and entrances, and consideration of the needs of neurodivergent users, including quieter spaces and the avoidance of excessive noise, reflection and visual complexity in circulation areas.*

### Whole life carbon

The total greenhouse gas emissions associated with a building over its whole life — both the embodied carbon in materials and construction, and the operational carbon from using it.

*Reducing embodied carbon favours retention, reuse and retrofit of existing buildings over demolition and rebuild. See strategic policy SP2.*

### Windfall site

A site that comes forward for development unexpectedly — without having been allocated in the plan.

*Councils may include a windfall allowance in housing land supply where there is compelling evidence that such sites will continue to come forward, but the allowance must not include residential gardens.*

## Abbreviations and acronyms

*Abbreviations used in the plan, including the prefixes used in policy reference numbers.*

| Abbreviation | Meaning                                     |
|--------------|---------------------------------------------|
| AA           | Appropriate Assessment                      |
| BAS          | Biological Alert Site                       |
| BMV          | Best and Most Versatile (agricultural land) |
| BNG          | Biodiversity Net Gain                       |
| CAVAT        | Capital Asset Value for Amenity Trees       |
| CCTV         | Closed-circuit television                   |
| CIL          | Community Infrastructure Levy               |

| Abbreviation | Meaning                                                       |
|--------------|---------------------------------------------------------------|
| <b>CQC</b>   | Care Quality Commission                                       |
| <b>DE</b>    | Design, placemaking and the built environment (policy prefix) |
| <b>EM</b>    | Economy and employment (policy prefix)                        |
| <b>EP</b>    | Environmental protection and amenity (policy prefix)          |
| <b>EV</b>    | Electric vehicle                                              |
| <b>FL</b>    | Flooding (policy prefix)                                      |
| <b>GHG</b>   | Greenhouse gas                                                |
| <b>GP</b>    | General practitioner (GP surgery)                             |
| <b>GTAA</b>  | Gypsy and Traveller Accommodation Assessment                  |
| <b>HC</b>    | Healthy communities (policy prefix)                           |
| <b>HE</b>    | Heritage (policy prefix)                                      |
| <b>HEDNA</b> | Housing and Economic Development Needs Assessment             |
| <b>HGV</b>   | Heavy goods vehicle                                           |
| <b>HMA</b>   | Housing market area                                           |
| <b>HMO</b>   | House in multiple occupation                                  |
| <b>HO</b>    | Housing (policy prefix)                                       |
| <b>HRA</b>   | Habitats Regulations Assessment                               |
| <b>IDP</b>   | Infrastructure Delivery Plan                                  |
| <b>ILP</b>   | Institution of Lighting Professionals                         |
| <b>IO</b>    | Infrastructure and obligations (policy prefix)                |
| <b>LGAP</b>  | Local Geodiversity Action Plan                                |
| <b>LNR</b>   | Local Nature Reserve                                          |
| <b>LNRS</b>  | Local Nature Recovery Strategy                                |
| <b>LoGS</b>  | Local Geodiversity Site                                       |
| <b>LTP</b>   | Local Transport Plan                                          |
| <b>LWS</b>   | Local Wildlife Site                                           |
| <b>MHCLG</b> | Ministry of Housing, Communities and Local Government         |

| Abbreviation | Meaning                                                                                 |
|--------------|-----------------------------------------------------------------------------------------|
| <b>MSA</b>   | Mineral Safeguarding Area                                                               |
| <b>MUGA</b>  | Multi-use games area                                                                    |
| <b>NC</b>    | Neighbourhood centre reference (NC1–NC12 in the hierarchy of centres)                   |
| <b>NDSS</b>  | Nationally Described Space Standard                                                     |
| <b>NE</b>    | Protecting the natural environment (policy prefix)                                      |
| <b>NPPF</b>  | National Planning Policy Framework                                                      |
| <b>PPG</b>   | Planning Practice Guidance                                                              |
| <b>ProPG</b> | Professional Practice Guidance on Planning and Noise                                    |
| <b>RIGS</b>  | Regionally Important Geological and Geomorphological Site (now Local Geodiversity Site) |
| <b>SA</b>    | Sustainability Appraisal                                                                |
| <b>SAC</b>   | Special Area of Conservation                                                            |
| <b>SBI</b>   | Site of Biological Importance                                                           |
| <b>SEA</b>   | Strategic Environmental Assessment                                                      |
| <b>SP</b>    | Strategic policy (policy prefix)                                                        |
| <b>SPA</b>   | Special Protection Area                                                                 |
| <b>SSSI</b>  | Site of Special Scientific Interest                                                     |
| <b>SuDS</b>  | Sustainable drainage systems                                                            |
| <b>TA</b>    | Sustainable transport and active travel (policy prefix)                                 |
| <b>TC</b>    | Town centre and retail (policy prefix)                                                  |