

Appendix One – Glossary

Advanced Engineering and Manufacturing – Business activities which use a high level of design and/or scientific skills to produce technologically complex products and processes. Because of the specialised requirements involved, these are usually goods and associated services of a high economic value. Advanced Engineering and Manufacturing can be undertaken by a wide range of modern industrial firms from large aerospace companies, such as BAE Systems, to small firms which have emerged from university research.

Allocated Land/Sites – Land which is defined in the development plan as being acceptable in principle for development for a particular purpose and which is not already in use for that purpose.

B Use Classes – Classes of land use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. The different uses are labelled A to D, along with a range of Sui Generis uses (defined below) which fall outside of the four main categories. The 'B' Use Classes are:

- B1(a) – Offices (excludes high street offices, such as banks and building societies)
- B1(b) – Research and Development (laboratories and studios)
- B1(c) – Light Industry (smaller manufacturing and engineering properties, e.g. car repair garages)
- B2 – General Industry (larger manufacturing/engineering properties and facilities)
- B8 – Storage or distribution (e.g. warehouses).

Brownfield Land – See previously developed land.

Blackpool Bay Area Company – A partnership of local authorities and private sector organisations with the aim of driving growth in Blackpool, Fylde and Wyre (the Fylde Coast). The company was set up to promote economic strategy, drive inward investment and deliver advice and support to the local authorities of the Fylde Coast on specific economic issues, such as tourism.

Contaminated Land – Land that is polluted by noxious or toxic substances.

Core Strategy – Sets out the long-term spatial vision for the local planning authority area, along with the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Local Plan Document.

Department for Communities and Local Government (DCLG) – A national government department which sets policy on supporting local government, communities and neighbourhoods, regeneration, housing, planning, building and the environment and fire protection. It replaced the Office of the Deputy Prime Minister (ODPM) in 2006.

Countryside Areas – Policy SP2 of the Fylde Local Plan (2005) defines most of the open countryside in Fylde as being 'Countryside Areas'. Most development allowed in the Countryside Areas will be for agricultural, horticultural or forestry purposes only. Some rural land, which separates the main settlements of Fylde, may alternatively be defined as Green Belt (defined below).

Density (of employment/buildings) – Relates to the number of jobs or floorspace per hectare on a site.

Employment Land Review (ELR) – Study assessing the supply and demand for employment land within the area. It allows local authorities to assess their portfolio of employment land/sites and make recommendations for future land requirements in the Local Plan.

European Regional Development Fund (ERDF) – A Europe-wide funding stream set up in 1975 to stimulate economic development in less prosperous regions of the European Union (EU).

Enterprise Zone – Specific areas where a combination of financial incentives, reduced planning restrictions and other support is used to encourage development of new (office and industrial) employment floorspace and the creation of new businesses and jobs. In relation to the Warton Enterprise Zone it should be noted that this has been established to attract inward investment (defined below) and to focus on companies in the Advanced Engineering and Manufacturing Sector (defined above). It is a specific use opportunity and not a general employment site.

Green Belt – An area of land, largely rural in character, which is adjacent to the main urban areas and which is protected from development by permanent restrictions on building. The emphasis is on restricting the sprawl of urban centres, preventing the coalescence of neighbouring towns and preserving the individual character of settlements. However, green belts may also provide suitable locations for recreational development and act as a buffer between the most rural countryside and the pressure of growing towns.

Greenfield – Land on which no development has previously taken place unless the previous development was for agriculture or forestry purpose or, the remains of any structure or activity have blended into the landscape.

Gross Value Added (GVA) – An indicator of economic prosperity. It measures the contribution to the economy of each individual producer, industry or sector. It is based on the difference between the value of goods and services produced and the cost of raw materials and other inputs that are used in production.

Hereditament – A legal term for an individual property which is in a business use and is, or has been, occupied by a company that is required to pay business rates.

Homes and Communities Agency (HCA) – The national housing and regeneration agency for England. With a capital investment budget of nearly £7 billion, the HCA provides investment for developing new affordable housing, improving existing social housing and regenerating land. The HCA is also the regulator for social housing providers (Registered Social Landlords, Housing Associations) in England.

Information and Communications Technology (ICT) – Processes and products which

combine different types of communications technology (computer hardware/software, telecommunications (telephone lines and wireless signals), broadcast media (TV and radio) and audio-visual systems such as DVD players) to enable users to create, access, store, transmit, and manipulate information.

Index of Multiple Deprivation (IMD) – A key source of evidence of poverty at neighbourhood and local levels across England. It measures disadvantage in seven areas of social and economic life: income, employment, health deprivation and disability, education, skills and training, barriers to housing and services, crime and living environment.

Inward Investment – The injection of money from an external source into an area or region, in order for a branch of a corporation to locate in, or develop its presence in, that location.

Lancashire Enterprise Partnership (LEP) – Established in April 2011, the LEP aims to provide leadership for the county's economy and be a catalyst for job creation and economic growth. It is a partnership between the private and public sectors, with a board comprising representatives from some of Lancashire's biggest employers, chambers of commerce, local councils and academic institutions.

Local Plan – A plan setting the statutory planning framework and defining development planning policies for a local authority area. The Local Plan was replaced by the Local Development Framework (LDF) in 2004. However, the recently published National Planning Policy Framework (defined below) has re-established the Local Plan as the main planning policy document at the local authority level.

Local Planning Authority – The body responsible for carrying out statutory planning functions.

Localism Bill – National parliamentary legislation, it was published in December 2010 and received Royal Assent (becoming law) on the 16th November 2011. The Bill sets out a range of plans aimed at giving communities and local government greater powers and freedom from national government. It also seeks to abolish much of the regional tier of government in England, notably the Regional Assemblies and Regional Development Agencies which produce the Regional Spatial Strategies and Regional Economic Strategies (defined below) reviewed in this Employment Land Study.

Lower Super Output Area (LSOA) – Based on population characteristics rather than administrative boundaries, LSOAs form the smallest geographic unit at which local information on topics such as population, health, deprivation and employment is made available. Middle Super Output Areas (defined below) are made up of several Lower Super Output Areas.

Market Segment – A group of people or organizations sharing one or more characteristics that cause them to have similar product and/or service needs. A true market segment meets all of the following criteria: it is distinct from other segments (different segments have different needs), it is homogeneous within the segment (exhibits common needs); it responds similarly to a market stimulus, and it can be reached by a market intervention.

Middle Super Output Area (MSOA) – Based on population characteristics rather than administrative boundaries, MSOAs form mid-level geographic units for displaying information on topics such as population, health, deprivation and employment. Middle Super Output Areas are made up of several Lower Super Output Areas (defined above).

National Planning Policy Statement (NPPF) – Adopted in March 2012, this document sets out the government's planning policy guidance on various topics that can constitute a material consideration in determining planning applications. It replaces the Planning Policy Statements and Planning Policy Guidance Notes (defined below).

North West of England Plan Regional Spatial Strategy to 2021 (RSS) – A document prepared by the North West Regional Assembly (4NW) on behalf of the Secretary of State which sets a spatial development framework for the region. It was adopted in September 2008. At the time of writing, the RSS (and 4NW) are in the process of being abolished by the Localism Bill (defined above).

Northwest Regional Development Agency (NWDA) – Previously responsible for stimulating economic growth and regeneration in England's North West. The five key priority areas of its work were: business, skills and education, people and jobs, infrastructure and quality of life. The NWDA was abolished by the Public Bodies Bill (2011) and ceased operation in March 2012.

Planning Policy Statement (PPS) – Previously known as Planning Policy Guidance Notes (PPGs), these give the government's planning policy guidance on various topics that can constitute a material consideration in determining planning applications. These were superseded by the National Planning Policy Framework (defined above) in March 2012.

Policy On and Policy Off – In this context, 'Policy On' refers to methods of forecasting a local authority area's employment land needs which take into account plans, recognised in public sector policy documents, for the development of employment floorspace and the generation of jobs. 'Policy Off' forecasting methods do not take into account policy plans and proposals which have not yet been implemented.

Previously Developed Land (PDL) – Land which is or has been occupied by a permanent (non-agricultural) structure and associated infrastructure, including the area of land attached to a structure as well as the structure itself (e.g. residential property and garden). It excludes land and buildings used for agricultural purposes, forest and woodland and urban open space such as parks, allotments and recreation grounds. Also known as brownfield land.

Regional Economic Strategy (RES) – Produced by the NWDA (defined above), this was the blueprint for economic development in England's North West. It set out a vision for the region's economy and identified specific priority actions to meet the economic challenges and opportunities of the next ten years. The NWDA was abolished by the Public Bodies Bill (2011) and ceased operation in March 2012.

Requirement – In this context, a requirement is the stated need of an individual private, public or voluntary sector organisation for land and/or property. A requirement can be for land/property to buy (freehold) or to lease (leasehold). This land/property can be in addition

to or, as an alternative to, land/property already held by that organisation.

Sites of Special Scientific Interest (SSSIs) – a conservation designation denoting a protected area of land in the UK. Sites can be protected for their biological/ecological interest (Biological SSSIs) and/or their geological interest (Geological SSSIs). There are over 4,000 SSSIs in England, covering around 7 percent of the land area.

Section 106 Agreement – Section 106 of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally binding agreement or planning obligation with a developer over a related issue (e.g. the provision of an element of affordable housing within a larger residential development). The obligation is commonly referred to as a 'Section 106 (S106) Agreement'.

Standard Industrial Classification (SIC) – classifies businesses by type of economic activity.

Strategic Housing Land Availability Assessment (SHLAA) – This is an assessment of the potential housing land supply within a local authority area with the intention of demonstrating that sufficient housing supply exists, or is likely to exist, over different time bands.

Sui Generis – Classes of land use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. The different uses are labelled A to D, along with a range of 'Sui Generis' uses which fall outside of the four main categories. Sui Generis land uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards, petrol filling stations, shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.

Sustainable Development – One of the core principles underpinning planning. It can be described as development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Take Up – Employment land where construction of an employment use is now complete, or is being completed, and no further development is possible.

Windfall(s) – Development which comes forward on sites outside of those allocated on the proposals map of the Development Plan is known as a 'windfall(s)'.