

Glossary and explanation of Commercial land terms

November 2012



Commercial Land Use Survey

http://www.kent.gov.uk/your_council/kent_facts_and_figures/housing_and_commercial_land.aspx

Commercial Land Use monitoring in Kent (KCC area) is part of the Commercial Information Audit (CIA). Note Medway Unitary Authority was established on 1st April 1998 from Rochester upon Medway and Gillingham. It conducts its own monitoring survey and publications. The Kent (KCC area) CIA grew out of what was the County's Employment Land System (ELS).

Originally land use monitoring was to monitor the effectiveness of Kent and Medway Structure Plan policies and to assist town planners and researchers when considering planning applications and planning future strategy and facilities. Monitoring also helped consultants and developers identify sites for investment and opportunity.

The Kent and Medway Structure Plan was superseded in July 2009 by the South East Plan. Monitoring results were sent annually to the Region. In 2010 the South East England Regional Assembly was closed. However Kent County Council and District Authorities continue to monitor and use Commercial land use information.

Methodology and data capture in Kent has changed several times over the years. The methodology underlying the capture of data underwent a major change after 1990/91. As a result earlier records are limited in content and should be treated with caution, especially if building a time series. Other changes occurred when computer software and procedures were upgraded and more recently when the Regional Assembly required land use monitoring for the South East Plan. The monitoring methodology established in 2007/8, when the requirement for additional land use classes was included, was redesigned in 2011.

This document provides a list of some of the terms and abbreviations used in commercial land monitoring. Currently a separate report is published for each local authority in Kent with a Kent summary. In addition supplementary information gathered from independent sources such as the Valuation Office Agency (VOA) and the Land Registry (LR) are also published separately.

If you require supplementary in depth information please contact Kent County Council employmentland@kent.gov.uk or the local District Council

Documentation of the very early surveys is now no longer available and the earliest paper copies that are still available give a limited amount of information from 1986/87

The annual Commercial information Audit documents are not a substitute for Employment Land Reviews (ELR). Users should contact individual Local Authorities to obtain the latest position regarding progress and content of individual district ELR's.

Glossary of terms used in the commercial land reports

This glossary has been compiled by KCC's Research & Evaluation Team. For more information, please email employmentland@kent.gov.uk or telephone 01622 221623.

1 APP	The planning application form introduced on 6 th April 2008. The form can be completed online
ADMPD	Site Allocations & Development Management Plan/Policies Document
AMR	Annual Monitoring Reports produced by District Councils
Application	Either a full or outline planning application. Which has not yet been granted a planning permission
Brownfield	Another description of previously developed land
CIA	Commercial Information Audit
Commercial Land Use	As Employment Land (below) but includes A1, A3-5, C1, C2, D1 (part), D2 and Sui generis. For definition of Use Classes see below.
Commitments	Sites with planning consent but not yet implemented plus Local Plan allocations.
Development	The process through which a planning consent is implemented. It may involve the construction of a new building, the replacement of an existing building with a new one, the conversion of an existing building through redevelopment within an existing building shell, or a change of use with no substantial structural changes.
Development Completed	Sites or buildings which have been completed (either occupied or vacant) for the first time or where a change of use has been implemented.
Development not Started	Sites with planning consent with no visible building construction above ground level or where a change of use has not been implemented.
ELR	Employment Land Review produced by District Councils
ELS	Employment Land System (replaced by CIA)
Employment Land Use	All activities within the A2 and B1 to B8 Use Classes. Measurements may be in land (hectares) or floorspace (square metres). For definition of Use Classes see below.

Greenfield	Land not previously developed usually described as rural, farm or countryside land
Gains (development complete)	Sites which have resulted in an increase in the quantity of commercial land use.
Gross (gains or losses)	All floor space contributing to an increase/decrease (or potential increase/decrease) before any other discounting in the area is applied
KCC Area	12 District Councils in Kent excluding Medway Unitary Authority
LDD	Local Development Documents produced by District Councils
LDF	Local Development Framework produced by District Councils
Local Plan Allocations	Sites allocated in Local Plans (Local Plans are being phased out and replaced by Local Development Frameworks)
Losses (development complete)	Sites which have resulted in a decrease in the quantity of commercial land use.
Net	'Gross' minus sites contributing to a decrease (or potential decrease) in the quantity of commercial land use.
PDL	Previously developed land
Pending Gains	Sites which will lead to an increase in the quantity of commercial land use but has not yet been started. See gains above
Pending Losses	Sites which will lead to a decrease in the quantity of commercial land use but has not yet been started. See losses above
Planning Consents	Sites which have been approved for development or change of use by the granting, by the Local Authority, of a planning application, or special planning regulations.
Planning permission	A planning application that has been granted permission by the Local Authority. See application

Proposal	Site with undetermined planning applications or proposed for major projects and which are subject to consultation prior to the submission of a planning application.
Residual Floorspace	Floorspace remaining on a site (or permission) after being deducted from the original floorspace.
SELAA	Strategic Employment Land Availability Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
Structure Plan	A planning document prepared by Kent County Council and replaced by the South East Plan in 2009, The Structure Plan is no longer used for monitoring requirements
South East Plan 2009	A planning document prepared by the Government Office for the South East, which is no longer functioning. However, the South East Plan is being used for monitoring requirements until such times as the Local Authority adopt different formal requirements. Contact the local authority for the latest position.
Total Land Supply	Consists of allocations, commitments and pending losses
Under Construction	Sites with planning consent with building construction visible above ground level but not available for occupation.
Vacant Land	Land allocated for commercial land use but which has not been approved for development by the granting of a planning consent.

Use Class Orders

A1 Shops	Retail sale of goods to the public – shops, post offices, travel agencies & ticket agencies, hairdressers, funeral directors, domestic hire shops, dry cleaners, sandwich bars, internet cafes.
A2 Financial & Professional Services	Financial services – banks, building societies & bureau de change, professional services (other than health or medical services), estate agents & employment agencies. Other services – betting shops. Principally where services are provided to visiting members of the public.
A3 –A5 Restaurants & cafes, drinking establishments, hot food takeaways	Restaurants & cafes – use for the sale of food for consumption on the premises (excluding internet cafes – A1), public houses, wine bars or other drinking establishments, takeaway establishments – for the sale of food for consumption off the premises.
B1 Business	a Offices other than in a use within Class A2 above. b Research & development – laboratories, studios c Light industry
B1 mixed (a,b,c)	A combination of any of the sub groups in the B1 class. See previous B1 business entry for categories.
B2 General Industrial	General industry (other than classified in B1) The former ‘special industrial’ Use Classes B3-B7, are now all encompassed in the B2 Use Class
B8 Storage & Distribution	Storage or distribution centres – wholesale warehouses, distribution centres & repositories
B1-B8	Includes all categories from B1 to B8.
C1 Hotels	Hotels, boarding houses & guest houses. Development falls within this class if ‘no significant element of care is provided’
C2 Residential Institutions	Hospitals, nursing homes, residential education & training centres. Use for the provision of residential accommodation and care to people in need of care.

C3 Dwelling Houses	Dwellings for individuals, families or not more than six people living together includes – students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.
D1 Non-Residential Institutions	Medical & health services – clinics & health centres, crèche, day nursery, day centres & consulting rooms (not attached to the consultants or doctors house), museums, public libraries, art galleries, exhibition halls, non-residential education & training centres, places of worship, religious instruction & church halls.
D2 Assembly & Leisure	Cinemas, dance & concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls & casinos. Other indoor & outdoor sports & leisure uses, not involving motorised , vehicles or firearms.
Sui Generis (see footnote)	For example: retail warehouse clubs, amusement arcades, launderettes, petrol filling stations, taxi businesses, car/vehicle hire businesses & the selling & displaying of motor vehicles, nightclubs, theatres, hostels, builders yards, garden centres.

Footnote: Whilst the most commonly found uses are contained within the 1987 Use Classes Order, there are many uses that are not specifically categorised by the four main use classes.

These uses are classified as sui generis. Some of the suis generis use classes are illustrated in the above table, but they are not intended to be exhaustive. Sui generis uses are their own specific use and planning permission is normally required for any change of use. This list is a general guide only and is not intended to be comprehensive.

Glossary of terms used by the Valuation Office Agency (VOA) for rateable values

Area Code A unique identifier for administrative geographies as specified by the Office for National Statistics (ONS).

Business rates

The commonly used term for non-domestic rates - are charged on most non-domestic premises, including most commercial properties such as shops, offices, pubs, warehouses and factories.

Region A geographical unit formerly referred to as Government Office Region (GOR). The GOR framework was the primary classification for regional statistics and comprised nine regions of England, which combined with the devolved administrations collectively spanned the United Kingdom. From 1 April 2011 the term dropped GOR in favor of region.

Hereditament

The legal name for a unit of non-domestic property that is, or may become, liable to national non-domestic rates, and thus appears on the rating list.

Multiplier The rates bill for a property is the product of its rateable value and the relevant national non-domestic rating multiplier.

NNDR Nationally-set non-domestic rates

Non-domestic rates

Sometimes called the business rate. This is the commercial equivalent of the council tax (Domestic rates)

Rateable value

The legal term for the notional annual rent of a hereditament, assessed by the VOA. Every property has a rateable value that is based, broadly, on the annual rent that the property could have been let for on the open market at a particular date (this is 1 April 2003 for the 2005 local list and 1 April 2008 for the 2010 list.)

RV See Rateable value.

SBRR Small business rate relief scheme