

GENERAL GLOSSARY TO THE LOCAL PLAN

Agriculture:	Includes horticulture, fruit growing, seed growing, dairy farming and livestock breeding and keeping, the use of the land as grazing land, meadow land, osier land, market gardens and nurseries and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.
Air Traffic Movements (atms):	The total number of landings and take offs by fixed wing aircraft and helicopters.
Ancient Monuments:	A building or structure above or below ground whose preservation is of national importance and which has been scheduled by the relevant Secretary of State because of its historic, architectural, traditional, artistic or archaeological interest.
Area of Degraded Landscape	An area where the landscape has been damaged, often by mineral workings, and identified as in need of major improvement.
Archaeological Remains:	Earthworks, remains under the soil surface, urban remains under existing towns, certain buildings and monuments and items of historic or industrial interest.
Area of Special Advertisement Control:	An area within which the display of advertisements is more stringently controlled in order to safeguard amenity.
Area of Special Landscape Character:	An area identified as making a particularly important contribution to the appearance and setting of the Borough.
Article 4 Direction:	A resolution made by the local planning authority, which brings under the control of the local planning authority any specified developments normally permitted under the Town and Country Planning General Permitted Development Order 1995.
Backland:	An area of land which lies to the rear of an established form of development and does not have any road frontage.
Bridleway:	See Rights of Way.
Buildings of Special Architectural or Historic Interest (Statutory List of):	See 'Listed Building'.
Biomass:	A quantitative estimate of animal and/or plant matter.

Business Use:	<p>Class B1 under the Town and Country Planning (Use Classes) Order, 1987, and defined as:-</p> <p>"Use for all or any of the following purposes:-</p> <ul style="list-style-type: none">(a) as an office other than a use within A2 (financial and professional services)(b) for research and development of products and processes, or(c) for any industrial process being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit". <p>(see also Use Classes Order).</p>
Caravan Site (Mobile Home Park):	<ul style="list-style-type: none">- residential. Site generally used for permanent human habitation.- touring. Site for the use of caravans for recreational purposes, and not for permanent residential occupation.
Care in the Community:	<p>The provision of services and support specifically designed for people who are affected by problems of ageing, mental illness or learning difficulties, enabling them to live as independently as possible in the community.</p>
Catchment Area:	<p>The area from which the population may travel to a particular shopping centre.</p>
Circulars:	<p>Non-statutory documents issued by Government departments, containing advice and current policy.</p>
Community Transport:	<p>Transport provision which caters for particular needs such as those of people with disabilities or movement difficulties.</p>
Compulsory Purchase Order (C.P.O.):	<p>Statutory powers available to local planning authorities or the relevant Secretary of State to acquire land for specific purposes, including to facilitate development.</p>
Conservation Area:	<p>Area designated by the local planning authority as of special architectural or historic interest, the character of which it is desirable to protect and enhance. (Planning (Listed Buildings and Conservation Areas) Act 1990).</p>

Countryside - Management:	A coordinated approach to countryside problems which aims to resolve conflicts between those who live and work in the countryside, and those who use it for leisure purposes.
Countryside Stewardship Scheme:	An initiative run by the Ministry of Agriculture, Fisheries and Food to enhance and conserve farming landscapes, wildlife habitats and cultural heritage.
Cycle Route:	A general term used to describe various types of route (including cycle lanes, cycle paths, cycleways and cycle tracks) both on the highway and separate from it.
Development:	Development as defined in Section 55 of the Town and Country Planning Act, 1990, and, subject to the exclusions mentioned in that Section, may be summarised as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land. Planning permission is normally required before development can take place (see also Permitted Development).
D.I.Y. Store:	Stores selling goods principally for the improvement and maintenance of private dwellings.
English Nature	Set up by the Environmental Protection Act 1990 as the statutory body (funded by DETR) which promotes the conservation of England's wildlife and natural features.
Equivalent Continuous Sound Level (Leq):	A measure of aircraft noise which takes account of individual noise peaks and their duration to produce a notional steady level figure.
Eutrophic:	Water enriched with nutrients (especially compounds of nitrogen and/or phosphorous) causing accelerated growth of algae and higher forms of plant life.
Footpath:	See Rights of Way.
General Permitted Development Order (G.P.D.O.):	The Town and Country Planning General Permitted Development Order 1995 (and subsequent amendments) sets out various planning procedures but particularly those relating to types of development which may be carried out without the need to seek specific planning permission from the local planning authority.
Gypsies:	Persons of nomadic habit of life, whatever their race or origin, travelling together as such for the purposes of making their livelihood, but not including members of an organised group of travelling showmen, or persons engaged in travelling circuses.

Habitable Room:	Any room in a dwelling except a bathroom, toilet, or a kitchen of less than 13 sq metres (140 sq.ft.).
Hazardous Substance:	Toxic, highly reactive and explosive, and/or flammable substance.
Government Office for the South East:	Government region covering Oxfordshire, Buckinghamshire, Berkshire, Hampshire, Surrey, East & West Sussex and Kent.
Greenfield Sites:	This is a term used to describe sites which have not been previously developed.
Housing Associations:	Non-profit making organisations usually providing subsidised houses for sale or rent. They are usually financed by grants from the Housing Corporation (a Government body).
Housing Investment Programme (HIP):	An annual statement of housing strategy incorporating the Council's bid for capital allocation from Central Government for housing purposes.
Infilling:	The development of a vacant site in a substantially developed frontage or area.
Infrastructure:	Basic services necessary for development, for example, roads, electricity, sewerage.
Listed Building:	A building of special architectural or historic interest included in a list prepared by the Secretary of State in accordance with Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Local Nature Reserves:	Nature reserves established and usually managed by District/Borough Councils. Local Authorities are empowered to designate such sites under the National Parks and Access to the Countryside Act 1949. Sites are established due to their natural interest, provision of informal enjoyment of nature, environmental education and management value within the local context.
London and South East Regional Planning Conference (SERPLAN):	Regional planning and transportation organisation constituted by the London Borough Councils and County and District Councils in the South East. Replaced by the South East England Regional Assembly (SEERA) from April 2001.
Macroinvertebrate:	Small organism having no backbone often used as indicator species because of tolerance or vulnerability to water quality change and pollutants.

Metropolitan Green Belt:	The statutorily designated area of open land surrounding Greater London which has the strategic function of defining the built up area and preventing the coalescence of existing settlements.
Mesotrophic:	Water with medium levels of nutrients especially compounds of nitrogen and/or phosphorous.
Minerals:	Rock or other materials occurring naturally in the ground with a commercial value for which it may be extracted. (A planning, not a geological, definition.)
Minerals - After-care:	The treatment and management of land on which mineral working and restoration has been completed in order to ensure that the land is fully capable of supporting its long term after-use.
Minerals - After-use:	The land use to which it is intended that a mineral working site should be put following extraction and restoration.
Minerals - Restoration:	The process of returning a mineral working site following extraction, to a physical state capable of supporting satisfactorily the agreed after-use for that site.
National Nature Reserve	Sites managed by English Nature or an approved body, established as reserves under the National Parks and Access to the Countryside Act 1949.
Non-Retail Use:	Any use which is not covered in Class A1 of the Use Classes Order (see Use Classes Order). Includes banks, buildings societies, take-aways etc.
Odonata:	Dragonflies and damselflies.
Permitted Development (PD):	Development authorised under the General Permitted Development Order as development not normally requiring an application for planning permission.

<p>Planning Policy Guidance (PPG) Notes:</p>	<p>These are documents produced by the relevant Secretary of State setting out guidance to local authorities on a range of planning policy issues. They are taken into account by the Secretary of State in the determination of appeals. PPGs were introduced in 1988 and among the most relevant to this Plan are:-</p>
<p>PPG1</p>	<p>General Policy and Principles</p>
<p>PPG2</p>	<p>Green Belts</p>
<p>PPG3</p>	<p>Housing</p>
<p>PPG4</p>	<p>Industrial and Commercial Development and Small Firms</p>
<p>PPG6</p>	<p>Town Centres and Retail Developments</p>
<p>PPG7</p>	<p>The Countryside – Environmental Quality and Economic and Social Development</p>
<p>PPG8</p>	<p>Telecommunications</p>
<p>PPG9</p>	<p>Nature Conservation</p>
<p>PPG10</p>	<p>Planning & Waste Management</p>
<p>PPG11</p>	<p>Regional Planning</p>
<p>PPG12</p>	<p>Development Plans</p>
<p>PPG13</p>	<p>Transport</p>
<p>PPG14</p>	<p>Development on Unstable Land</p>
<p>PPG15</p>	<p>Planning and the Historic Environment</p>
<p>PPG16</p>	<p>Archaeology and Planning</p>
<p>PPG17</p>	<p>Sport and Recreation</p>
<p>PPG19</p>	<p>Outdoor Advertisement Control</p>
<p>PPG21</p>	<p>Tourism</p>
<p>PPG22</p>	<p>Renewable Energy</p>
<p>PPG23</p>	<p>Planning and Pollution Control</p>
<p>PPG24</p>	<p>Planning and Noise</p>
<p>PPG25</p>	<p>Development of Flood Risk (consultation document)</p>
<p>Public Open Space (P.O.S.):</p>	<p>Parks, recreation grounds and gardens provided by the local authority or central government for public use. Public open spaces may be closed at certain times and do not include school playing fields, nor residential amenity areas nor pedestrian precincts.</p>
<p>Pre-Act Pit:</p>	<p>A reference to older mineral workings commenced prior to the operation of the Town and Country Planning Act, 1947, which brought such operations under planning controls.</p>
<p>Protected Urban Open Space Site:</p>	<p>Specific site identified for protection under Policy BE17 of this Plan.</p>

Public Safety Zone:	Area defined by the Civil Aviation Authority, within which no development which would result in a significant increase in people living, working or congregating, will be allowed.
Ramsar Site:	A wetland of international importance especially as a waterfowl habitat, designated under the "Ramsar" Convention 1971 (as amended).
Recreation - Formal:	Recreational activity in which participants usually require special skills or equipment and access to specially constructed or adapted locations. Dual use can occur where a Council owned sports facility is used more widely by the general public. Joint provision occurs when the public and private sections combine to secure new facilities. Intensive use pitches are non-turf sports pitches capable of sustaining higher levels of use than conventional pitches.
Recreation - Informal:	Recreational activity in which participants require no specific skills or equipment, e.g. walking, picnicking.
Regional Planning Guidance (RPG) Notes:	Regional planning guidance provided by the Secretary of State to assist County Councils in updating their Structure Plans.
Renewable Energy:	Includes wind, water and biofuel sources of energy.
Retail Warehouse:	Single level store selling non-food goods with at least 1000 sq.m. (10,750 sq.ft) gross floorspace, from a warehouse/industrial type of building, with adjacent surface car parking. (Based on the definition of the Unit for Retail Planning Information).
Rights-of-Way:	Paths over which the public have right of access, including footpaths, bridleways, byways open to all traffic and roads used as public paths.
Riparian:	On or of the river bank.
River Corridor:	Land which has visual, physical or ecological links to a water course and which is dependent on the quality or level of water within the channel.
Ruderal:	Plants which grow on waste ground.
Sheltered Housing:	Group housing suitable for elderly people and which includes a warden service and/or communal facilities.

Shopmobility:	A scheme which assists shopping by making a variety of wheelchairs and scooters available for loan, and/or providing a guide/escort, for people with any mobility handicap to use on shopping or other visits to a town centre.
Shopping: Convenience	Grocery and provision dealers, other food retailers, confectioners, tobacconists and newsagents. (Census of Distribution definition)
Shopping: Durable	Clothing and footwear shops, household goods shops, other non-food retailers, general stores, including variety and department stores. (Census of Distribution definition).
Site of Nature Conservation Importance (SNCI):	Non-statutory sites which have been identified because their flora and fauna are of County or Regional wildlife value.
Site of Special Scientific Interest (SSSI):	Area designated under the National Parks and Access to the Countryside Act, 1949, and re-notified under the Wildlife and Countryside Act, 1981, as being of special importance by reason of its flora, fauna or geological features.
South East England Regional Assembly (SEERA):	Responsible for regional planning and transportation covering the Counties of Oxfordshire, Buckinghamshire, Berkshire, Hampshire, Surrey, East & West Sussex and Kent.
Special Areas of Conservation (SAC):	Areas to be designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) (EC Habitats Directive) to protect the habitats of threatened species of wildlife.
Special Protection Area (SPA):	An area of international importance for bird conservation defined under the EC Directive on the Conservation of Wild Birds (79/409/EEC): The Birds Directive.
Statutory Undertaker and Public Utilities:	Persons or bodies authorised by any enactment to carry out certain undertakings, principally concerned with the supply of electricity, gas water, sewage and telecommunications.
Street Furniture:	A general term for equipment erected in the street by local or statutory authorities, e.g. traffic lights, road signs, litter bins, seats, bus shelters, bollards, lighting columns etc.

Superstore:	Single level self-service store selling a wide range of food, or food and non-food goods, of between 2,500 and 7,000 sq. m. (27,000-75,000 sq. ft.) sales area, with adjacent surface car parking. (Based on the definition of the Unit for Retail Planning Information).
Sustainable Development:	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The principle of 'sustainability' is concerned with controlling and reducing damage to the environment, including longer term interests of preserving the ozone layer and finite resources.
Traffic Calming:	Measures to reduce vehicle speeds and in other ways reduce conflicts arising between pedestrians and vehicles, such as road humps, street narrowing or new surface materials.
Traffic Management:	Measures to maximise the use of the existing street system and improve road safety, without impairing environmental quality, such as traffic signals, one-way systems, parking controls and the speed and flow of traffic (includes traffic calming measures).
Tree Preservation Order (TPO):	An order, made under Section 198 of the Town and Country Planning Act 1990, to preserve trees of high amenity value and to prevent felling or pruning without the consent of the Local Planning Authority.
Urban Area:	This is a general term to refer to the built-up areas of the Borough and does not include isolated development in open areas.
Use Classes Order:	An Order made by the Secretary of State under the Town and Country Planning Act, 1990, defining various classes of use. A change of use of land or buildings from one use to another within the same class does not involve development. The current Use Classes Order came into force in 1987.