

# Glossary

## **A1, A2, A3**

Specific uses defined by the Town & Country Planning (Use Classes) Order 1987:

- A1 - Shops
- A2 - Financial & professional services
- A3 - Food & drink

## **Accessibility**

The word 'accessible' is defined in the Oxford English dictionary as 'able to be reached'. As a strategic theme in local transport planning, it is appropriate to consider its broadest meaning. Accessibility is more than transport; it is the means of access to facilities with or without travel.

## **Affordable Housing**

Housing provided, with subsidy, for local people who are unable to resolve their housing needs in the private sector market because of the relationship between housing costs and incomes.

## **Agricultural Diversification**

Alternative employment activities undertaken by farmers in rural areas, not necessarily related to agriculture, such as the re-use of agricultural buildings for business use.

## **Agricultural Land Classification**

A classification undertaken by the former MAFF (now part of DEFRA) to indicate the quality of agricultural land. The classification ranges from 'excellent' to 'very poor' over five grades. It concentrates on the inherent physical attributes of land and not its current management. Grades 1, 2 and 3a represent the best and most versatile agricultural land.

## **Agricultural Worker's Dwelling**

Accommodation essential (due to the demands of the farming or forestry work concerned, as opposed to the personal preferences or circumstances of any individuals involved) to enable farm or forestry workers to live at or in the immediate vicinity of their place of work. In some circumstances the relaxation of strict controls on new development in the countryside may be justified to allow an agricultural worker's dwelling.

## **Area of Outstanding Natural Beauty (AONB)**

A designation made, under the National Parks and Access to the Countryside Act 1949, to an area of countryside, the natural beauty of which it is desirable to conserve and enhance. Permitted development rights, under the provisions of the General Development Order (see below), tend to be more restrictive within such areas.

## **Article 4 Direction**

Under the Town and Country Planning (General Permitted Development) Order 1995 (as amended), a Local Authority can make a direction to remove the normal 'permitted development' rights afforded to certain types of development. Under such circumstances, development which would normally be free from planning control would then require Planning Permission. Article 4 directions have a specific procedure, requiring the approval of the Secretary of State.

## **B1, B2, B8**

Specific uses defined by the Town & Country Planning (Use Classes) Order 1987:

- B1 - Business;
- B1a - Offices;
- B1b - Research and development, studios, laboratories, high-technology;
- B1c - Light industry;
- B2 - General industry;
- B8 - Storage and distribution - wholesale warehouse, distribution centres, repositories.



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## **Brownfield Site (see Previously Developed Land)**

A site which has previously been developed and has not been restored to agriculture, forestry or recreation land. The definition includes residential gardens but does not include agricultural land or buildings. For a detailed definition see PPG3, Annex C.

## **C1**

Specific uses defined by the Town & Country Planning (Use Classes) Order 1987:  
C1 - Hotels

## **Carr**

Woodland that has developed on fens and wetlands. Predominantly scrub species and colonising trees such as alder.

## **Character Assessment**

An area appraisal identifying distinguishing physical features and emphasising historical and cultural associations.

## **Circular (Government Circular)**

Statements of Government policy, often supplying guidance or background information on legislative or procedural matters, which may prove to be a material consideration in the determination of a planning application if relevant to the decision.

## **Comparison Goods**

Purchases made occasionally and where the choice is made on an informed decision, for example by the comparison of prices (such as electrical goods, clothing, etc).

## **Conservation Area**

Areas designated by the Local Planning Authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being "of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

## **Constant Environmental Assets**

Environmental assets whose loss individually might be tolerated but which it would be desirable to replace.

## **Contaminated Land**

Contaminated land is land on/under which toxic substances have built up, either through man-made developments or processes (such as old gas works, sewage works, landfill sites, and industrial sites) or through the discharges of gases naturally occurring in the earth. Contamination can pose a threat to the health of future users of the site and to the surrounding environment if the contaminant is able to escape and cause pollution.

## **Convenience Goods**

Purchases made on a regular (daily) basis (such as newspapers, food).

## **Countryside**

Land outside the defined settlement boundaries and development frontages of towns and villages (as shown on the Proposals and Inset Maps).

## **Countryside Management**

The process of enhancing the environment, increasing recreational opportunities and resolving problems through a partnership of communities and agencies undertaking small-scale projects.

## **Critical Environmental Capital**

Environmental assets that are effectively irreplaceable and which cannot afford to be lost.

## **Cultural Heritage**

Cultural and historic features, including archaeological sites, historic buildings and Conservation Areas, which form an important element of the local landscape and character, and a record of the area's past.

## **Curtilage**

The area attached to a property as part of its enclosure.

## **D1, D2**

Specific uses defined by the Town & Country Planning (Use Classes) Order 1987:

D1 - Non-residential institutions;

D2 - Assembly and leisure

## **DEFRA**

The Department of Environment, Food and Rural Affairs. DEFRA was created in June 2001 to bring together the responsibilities of a number of bodies including the former MAFF. The Department should be consulted by the local planning authority when development is proposed which would result in the loss of high grade agricultural land.

## **Density**

The accommodation per unit area of land. Density in residential areas is generally expressed as dwellings per hectare. Densities may be expressed as gross or net according to whether ancillary uses and activities such as open space and planting belts are included.

## **Design-Led Approach**

An approach to preparing a development proposal to ensure the use of the site is optimised and the effect of development on the character of the area is positive.

## **Development**

The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change of use of any buildings or other land.

## **Development Brief**

A document produced by the Local Planning Authority or a developer providing guidelines and setting principles for the development of a particular site.

## **Development Frontages**

A substantially built-up frontage where suitable development may be permitted in gaps in the frontage. Development frontages are shown on the Inset Maps and are subject to Proposal H.3.

## **Development Plan**

This comprises the provisions of the extant Structure Plan and Local Plan for the area along with the relevant Minerals and Waste Local Plan.

## **Distributor Road**

A road that distributes traffic within an area and forms the link between more major roads and local roads.

## **District Centre**

Groups of local shops usually containing at least one food supermarket or superstore and non-retail services such as banks, building societies and restaurants.

## **DTLR (Formerly DETR)**

Department of Transport, Local Government and the Regions. DTLR was created in June 2001 and has responsibility for local government and planning.



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## **Dwelling**

Any type of independent living accommodation (house, bungalow, flat, maisonette, etc) however provided (new build, conversion, sub-division or change of use), but excluding institutional uses.

## **Edge of Centre**

A location within easy walking distance of a town centre (generally up to 300 metres of the Primary Shopping Area).

## **English Nature (EN)**

Formerly the Nature Conservancy Council. This is a statutory nature conservation service for wildlife and natural features.

## **Environment Agency (EA)**

A Government agency responsible for: conserving and managing water resources; river pollution control; flood defences; protection of freshwater fisheries; water conservation and recreation as well as pollution control and other activities.

## **Environmental Assessment**

Required for certain (usually major) developments under the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988 (No.1199), this is a process involving the identification and analysis of the environmental effects of a project prior to a decision being taken on a planning application.

## **Environmentally Sensitive Location**

Areas which may be locally, nationally or internationally important for their nature conservation, landscape and/or heritage value.

## **Farm Diversification**

Alternative on-farm business enterprises to augment farm income to help to maintain the agricultural holding.

## **General Permitted Development Order (GPDO)**

The Town and Country Planning General Permitted Development Order 1995 specifies certain forms of development which have deemed consent and do not usually require an application for planning consent. It also sets out certain provisions relating to dealing with planning applications.

## **Green Travel Plan**

A general term for a package of measures tailored to the needs of individual sites and aimed at promoting greener, cleaner travel choices and reducing the reliance on the car. It involves the development of a set of mechanisms, initiatives and targets that together can enable an organisation to reduce the impact of travel and transport on the environment, whilst also bringing a number of other benefits to the organisation and to staff.

## **Greenfield Land/Sites**

Land or sites which have not previously been developed or which were developed but have now blended back into the landscape.

## **Greenway**

A public right of way for pedestrians, and possibly cyclists and horse riders, set in a landscaped corridor.

## **Groundwater**

Water held in water-bearing rocks and pores and fissures underground. Groundwater not only sustains the flow of water in rivers but is also an essential source of water for public consumption and agriculture.

## **Habitat**

The customary dwelling place of a species or distinct community of plants and animals, having particular characteristics (for example: heathland).

## **Housing Corporation**

Government body which provides funding for affordable housing and regulates registered social landlords.

## **Indicative Floodplain Maps**

Maps produced by the Environment Agency indicating areas likely to flood. The areas shown are potentially at risk from river flooding from an event with a 1% annual probability of occurring (100 year average return period) for rivers under present conditions.

## **Infilling/infill Development**

New development which occupies gaps within built-up areas between existing developments.

## **Infrastructure**

The system of communications and utility services (water, sewerage, sewage disposal, roads, land drainage, gas and electricity, waste disposal and telecommunications) which serves developments.

## **Integrated Transport Strategy**

An approach co-ordinating land-use and transportation planning; a strategy which identifies the transportation requirements for an area taking into account its economic, environmental and social needs. The package of proposals developed from strategies may include public transport, walking, cycling and traffic management and highway improvements.

## **Landscape Assessment**

A broad term encompassing several techniques of describing, analysing, classifying and evaluating the landscape.

## **Landscape Character**

A distinct pattern or combination of elements occurring consistently in a particular landscape.

## **Legal Agreement**

An agreement between a developer and the local authority, constituting a planning obligation. Legal Agreements are usually made in conjunction with a planning application, under Section 106 of the Town and Country Planning Act 1990 (as amended).

## **Listed Building**

A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are selected by the Secretary of State for National Heritage and documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.

## **Live-work Units**

A building providing accommodation for living and working in the same building. Where permitted, a legal agreement may be necessary to maintain the balance between living and working areas to prevent either being lost.

## **Local Distinctiveness**

The positive features of a place and its communities which contribute to its special character and sense of place.



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## **Local Gap**

An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements. Local gaps are defined to preserve the separate identities of smaller settlements at risk of coalescence and cover locally important areas of open and undeveloped land.

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

Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.

## **Local Plan**

Consists of a Written Statement and Proposals Map setting out the Local Planning Authority's policies on development within the district. Under Section 36 of the Town and Country Planning Act 1990, planning authorities are required to produce a local plan covering the whole of their district.

## **Major Development Area (MDA)**

An area identified in the Hampshire County Structure Plan (Review) for large-scale, mixed-use development (2000 or more homes).

## **Master Plan**

A long-term plan approved and adopted by the Local Planning Authority, providing comprehensive guidance and instruction on the location, mix, type, design, and layout of new development, including infrastructure requirements, and setting out guidance on the phasing, timing and co-ordination of a development scheme.

## **Modal Split**

The proportion of trips by different types of transport, e.g. walking, cycling, bus, train and cars.

## **Monitoring**

The collection of data on a regular basis to determine how well the proposals of the Plan are being implemented.

## **National Nature Reserve (NNR)**

Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.

## **Non-renewable Resources**

Materials and energy forms which, once used up, cannot be recreated naturally, such as coal, oil and rainforest timber.

## **Operational Parking**

That level of parking (cars and/or service vehicles) essential to enable the proposed use to function.

## **Out-of-centre**

A location that is clearly separate from a town centre but not necessarily outside the urban area.

## **Overlooking**

Overlooking is where people can look into the garden / open area of a neighbouring property from the main living rooms of their own home / buildings.

## **Overshadowing**

Overshadowing occurs when a structure blocks out sunlight from neighbouring properties on the northern side of that structure. It can affect the amount of daylight let into neighbouring properties when the shadow cast falls across windows or glazed doors.

## **Permeability**

The degree to which an area has a variety of pleasant, convenient and safe routes through it, particularly for pedestrians and cyclists.

## **Permitted Development Rights**

Specific categories of development permitted by the Town and Country Planning (General Permitted Development) Order 1995 and which do not require express planning permission.

## **Perspective**

Illustration showing the view from a particular point as it would be seen by the human eye.

## **Planning Condition**

A condition imposed on a planning permission to enable a proposal to proceed where it would otherwise be necessary to refuse permission. Conditions must be: necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

## **Planning Obligations (S.106 obligations)**

Comprise both legal agreements (Local Planning Authority and developer) and unilateral undertakings (developer only) concerning development. Made under Section 106 of the Town and Country Planning Act 1990, planning obligations may control or place requirements on the development and use of land. Obligations run with the land, and pass on to a new owner upon sale of the affected land.

## **Plot Ratio**

A measurement of density generally expressed as gross floor area divided by the net site area.

## **Policy Boundaries**

These usually contain the built-up area of a settlement and define the area within which suitable development may be permitted. Policy boundaries are shown on the Inset Maps and are subject to Proposal H.2.

## **Pollution**

Pollution is the release of substances into the environment. This may harm human health, property or organisms supported by the wider environment. Pollution can be released into the air or water or can contaminate land.

## **Primary Shopping Area (PSA)**

The main shopping area where retail uses dominate and non-retail uses are restricted so as to maintain the shopping attractiveness and character of the centre. In the main settlements the Primary Shopping Areas are defined on the Inset Maps and are subject to proposals SF.1-SF.6.

## **PPGs**

Planning Policy Guidance notes, which set out the Government's policies on different aspects of planning, and which should be taken into account in the preparation of development plans and in determining planning applications.

## **Protected Species**

Species (both plant and animal) protected under the Wildlife and Countryside Act 1981, as amended, and other specific legislation (such as The Badgers Act 1991).

## **Ramsar Sites**

Areas designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.





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### **Regional Planning Guidance (RPG)**

Guidance issued by the local Government Office setting out Government policy to guide development in the region and provide a framework for Structure Plan reviews. Revised Regional Planning Guidance for the South East was published in March 2001.

### **Registered Social Landlord**

A Housing Association or a non-profit making organisation registered by the Housing Corporation to provide affordable housing.

### **Renewable Energy/Resources**

Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power.

### **Retail Warehouse**

Large single-level stores specialising in the sale of household goods (such as carpets, furniture, and electrical goods) and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

### **Scheduled Ancient Monuments**

The most important archaeological sites nationally are identified as Scheduled Ancient Monuments by the Secretary of State for the Environment, Transport and the Regions under the Ancient Monuments and Archaeological Areas Act 1979.

### **Section 106 Agreement**

A legal agreement reached between a developer and the local authority under section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991. Such agreements usually commit the developer to undertake certain works, such as highway improvements or open space provision, which are necessary in order for the development to proceed.

### **SEERA - South East England Regional Assembly**

A representative organisation of local authorities in South East England which considers regionally important land-use and transportation matters and provides advice to the Government for inclusion in Regional Planning Guidance.

### **Sequential Approach**

A systematic approach to deciding which sites are the most appropriate for development and the sequence in which development should take place. This principle is applied when selecting housing sites; (brownfield sites are generally preferable to greenfield sites; sites in or near town centres are preferable to sites at the edge of the settlement) and sites for retail and leisure schemes (the most preferable site is that nearest the town centre, then edge-of-centre, then out-of-centre).

### **Sites and Monuments Record (SMR)**

Maintained by the County Council, the SMR contains information on all known archaeological sites (both on land and water) in Hampshire.

### **Sites of Importance for Nature Conservation (SINCS)**

Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, English Nature and the Hampshire Wildlife Trust.

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

These are designated by English Nature under the Wildlife and Countryside Act 1981, for their special ecological or geological interest. The General Development Order requires planning authorities to consult English Nature before granting consent for development within an SSSI.



## **Special Areas of Conservation (SAC)**

Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.

## **Special Protection Areas (SPA)**

Habitats classified under the EC Directive on the Conservation of Wild Birds of international importance for birds, including rare and migratory species. Their purpose is to ensure the survival and reproduction of these species.

## **Strategic Gap**

An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities. The general extent of Strategic Gaps is set out in the Structure Plan and defined in detail in the Local Plan and must only include land necessary to achieve these objectives.

## **Structure Plan**

A statutory document produced by the Hampshire County Council, Southampton City Council and Portsmouth City Council setting out general land-use policies and proposals for the County. Structure Plans may cover part of a county, but under Section 31 of the Town and Country Planning Act 1990, new plans are required to be prepared for the whole of the former Hampshire administrative area. The Hampshire County Structure Plan 1996-2011 (Review) was adopted in March 2000.

## **Subsidised Housing**

Housing which is specifically provided, and permanently retained, for the benefit of local households currently unable to afford to rent or buy housing appropriate to meet their needs locally on the open market.

## **Supplementary Planning Guidance**

Documents prepared by the local planning authority, providing guidance or detail on specific proposals in the development plan. SPG should be formally adopted by the local planning authority following public consultation.

## **Sustainable Development**

There are numerous definitions of sustainable development. The most widely agreed definition comes from the 1987 Brundtland report, namely: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

## **Sustainable Urban Drainage Systems**

Techniques to control surface water run-off as close to its origin as possible, before it enters a watercourse. These may include: preventative measures; filter strips and swales; filter drains and permeable and porous pavements; infiltration devices; basins and ponds. Advice on the techniques available for sustainable drainage may be sought from the Environment Agency.

## **Sustainability Appraisal**

In the context of development plans, an environmental appraisal is an explicit, systematic and iterative review of the proposals of the plan, undertaken by the local planning authority, to evaluate their individual and combined impacts on the environment. See Appendix 3 for the Sustainability Appraisal of this Plan.

## **Traffic Calming**

Measures undertaken to control the movement and speed of vehicular traffic in the interests of pedestrian and general highway safety. They may be either physical measures (e.g. ramps) or regulations, but are usually a mixture of both.



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## **Telecommunications**

All forms of communications by electrical or optical, wire and cable and radio signals (whether terrestrial or from satellite), both public and private.

## **Transhipment Depot**

A collection and distribution point for the ongoing transportation of goods.

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

An order made by the Local Planning Authority, under Section 198 of the Town and Country Planning Act 1990, to protect a tree or group of trees that are considered to be of value, and whose removal would be of detriment to the environment and amenity of an area.

## **Use Classes Order (UCO)**

The Town and Country Planning (Use Classes) Order 1987 provides 16 statutory categories of "Use Classes". The use of land for uses falling within the same class is not deemed to be "development" and does not usually require planning consent for a change of use.

## **Urban Design**

The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes that facilitate successful development.

## **Viability**

In the context of a business/services, viability relates to whether that business/service is economically feasible or practicable to run. In the context of a settlement or town centre, viability refers to the ability to attract continuing investment, both to maintain the fabric of the area and to allow for improvement and adaptation to changing needs.

## **Village Design Statements**

An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as Supplementary Planning Guidance.

## **Vitality**

In the context of settlement or town centre, vitality refers to the liveliness of the area, reflected in the amount of activity at different times and in different parts.

## **Whole Farm Plans**

Plans which, in whole or in part, address the economic, environmental and social resources over which a land owner/occupier has some control and which set out the objectives for the use and management of the land and buildings.

## **Windfall Sites**

A site (usually for housing) which unexpectedly becomes available for development or re-development over the plan period and which has not been specifically allocated or identified within the Plan or associated studies. Planning permission may be granted if the site is suitable in planning terms and the development contributes towards achieving development plan objectives.