

South Tyneside  
Local development  
framework

**Glossary of Planning Terms**

February 2012



South Tyneside Council

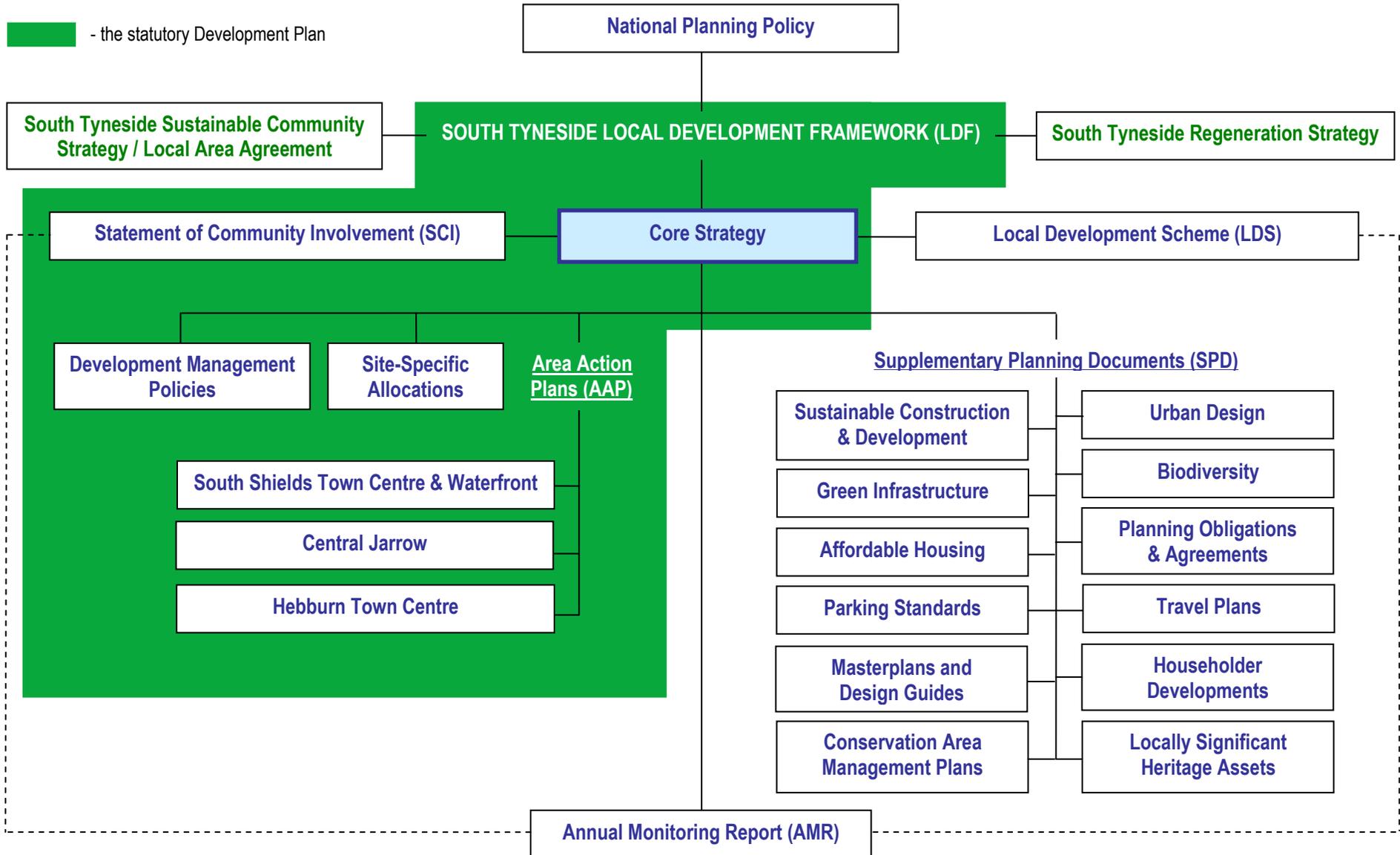
The New Development Plan  
for your Borough



# **Glossary of Planning Terms**

February 2012

## South Tyneside Local Development Framework – Family Tree



### **Purpose and Background**

This Planning Glossary is a summary guide of over 550 words and phrases relating to land use and planning matters and which may be used within our Local Development Framework. Its contents cover a large variety of issues ranging from new development and regeneration, to conservation and environmental protection.

The glossary is presented in an alphabetical format, making it easy to use. Wherever possible terms have been written in plain English (although some listings are of a more technical nature – see further information below).

### **Status of Glossary**

In many cases terms and phrases are taken and abbreviated from national planning policy relating to England. However, the Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning issues.

If there is anything in this document that you do not understand please contact us:

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# Glossary: A

<b>Accessibility</b>	The ability of everybody to conveniently go where they want.
<b>Adoption</b>	The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
<b>Adopted Proposals Map</b>	A component of a Local Development Framework and an important part of the development plan, or DPD itself, showing the location of proposals in all current Development Plan Documents, on an Ordnance Survey base map.
<b>Advisory Team for Large Applications (ATLAS)</b>	Body funded by Government to help unblock the issues holding up decisions on large planning applications, increase the knowledge and expertise of local authorities in handling such projects, share good practice across the sector and act as a partner to local authorities and independent reviewer of large applications and issues.
<b>Aerobic Digestion</b>	Biological treatment of biodegradable organic waste in the presence of oxygen, producing a residue suitable for use as a soil improver.
<b>Affordable Housing</b>	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. For planning purposes, the following are considered to be affordable housing: <ul style="list-style-type: none"><li>• Social rented housing</li><li>• Affordable rented housing</li><li>• Intermediate housing</li></ul>
<b>Affordable Rented Housing</b>	Housing is let by local authorities to private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent.
<b>Aftercare (in terms of minerals operations)</b>	The steps to be taken to bring land to the required standard for use for its chosen after use.
<b>Aggregates</b>	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
<b>Aggregate Working Parties</b>	Established in 1970s to identify and consider problems in the supply of aggregates. They provide technical advice in relation to the supply of, and demand for aggregates.

<b>Agricultural (Forestry or Other Rural Occupational) Dwelling</b>	A dwelling which is subject to a condition or legal agreement that it shall only be occupied by someone who is employed, or was last employed, in agriculture, forestry or other appropriate rural employment.
<b>Agricultural Waste</b>	Waste arising from a farm or market garden, consisting of matter such as manure, slurry and crop residues.
<b>Air Quality Management Area (AQMA)</b>	An Air Quality Management Area is designated where certain air quality pollutants exceed nationally designated minimum thresholds, after which measures to monitor and improve air quality will be initiated. Two AQMA have been designated in the borough at Boldon Lane/Stanhope Road, South Shields and at Leam Lane/Lindisfarne Roundabout, Jarrow.
<b>Air Quality Action Plan</b>	This describes the processes that are in place and the measures currently being considered to improve air quality within South Tyneside as a whole, and specifically those areas declared as Air Quality Management Areas (AQMA).
<b>Air Quality Management Strategy (AQMS)</b>	A designation made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of air.
<b>Allocation</b>	An area of land identified on the proposals map for a particular land use.
<b>Alteration</b>	Work intended to change the function or appearance of a place.
<b>Amenity</b>	A positive element or elements that contribute to the overall character of an area, for example open land, trees, historic buildings and how they relate to each other.
<b>Amenity Green-space</b>	Amenity green-space can provide opportunities for informal activities such as sports, and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds (by providing a buffer).
<b>Anaerobic Digestion</b>	Organic matter broken down by bacteria in the absence of air, producing a gas (methane) and solid (digestate). The by-products can be useful, for example biogas can be used in a furnace, gas engine, turbine or gas-powered vehicles, and digestates can be reused on farms as a fertiliser.
<b>Ancient Woodland</b>	Woodland that is believed to have existed from at least medieval times without use other than timber production.

<b>Ancillary Use / Operations</b>	A subsidiary or secondary use or operation connected to the main use of a building or piece of land.
<b>Annual Monitoring Report (AMR)</b>	A report produced on an annual basis which monitors the progress of the LDF and the effectiveness of LDF policies.
<b>Appeal</b>	The process whereby a planning applicant can challenge a decision made by the Local Planning Authority. Appeals can also be made against the failure of the planning authority to issue a decision, against conditions attached to permission, and against the issue of an enforcement notice.
<b>Apportionment (amount of minerals needed)</b>	The splitting of regional supply guidelines for minerals demand between planning authorities or sub regions.
<b>Appropriate Assessment</b>	Appropriate assessment is required to ensure that the protection of the integrity of European sites is a part of the planning process. This is in response to the EU Habitats Directive 92/43/EEC, and assessment should be confined to the effects on the internationally important habitats and species for which the site is classified.
<b>Aquifers</b>	The special underground rock layers that hold groundwater, which are often an important source of water for public water supply, agriculture and industry.
<b>Archaeological Assessment / Evaluation</b>	Rapid and inexpensive operation involving ground survey and small-scale trial trenching carried out by professionally qualified archaeologist(s) looking for historical remains.
<b>Archaeological Deposits and Remains</b>	Man-made objects, structures, or burials that have been preserved on the earth's surface, underground, or underwater and serve as the objects of archaeological study.
<b>Archaeological Interest</b>	An interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begin with traces of early humans and continues to be created and destroyed.
<b>Archaeological Reserve</b>	A non-statutory designation for protecting archaeological remains.

<b>Archaeology</b>	The systematic study of past human life and culture by the recovery and examination of remaining material evidence, such as graves, buildings, tools, and pottery.
<b>Architectural and Artistic Interest</b>	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
<b>Area Action Plan</b>	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).
<b>Area of Outstanding Natural Beauty (AONB)</b>	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, they represent the finest landscapes.
<b>Area of Search</b>	A broad area within which some development may be acceptable, subject to detailed consideration. For example, housing, mineral extraction, or renewable energy.
<b>Arms Length Management Organisation (ALMO)</b>	A company set up by a local authority to manage and improve all or part of its housing stock.
<b>Article 4 Direction</b>	Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building.
<b>Article 14 Direction</b>	A 'holding' direction (often a letter) made by Government saying that a local planning authority cannot grant planning permission until further notice.

# Glossary: B

<b>Back-land development</b>	Development of sites, such as rear gardens and private open space, usually within predominantly residential areas. This type of development is often known as 'Garden Grabbing'.
<b>Best Available Techniques (BAT)</b>	In terms of assessing the potential effects of pollution, a system that aims to balance the costs to the operator against the benefits to the environment.
<b>Best and Most Versatile Agricultural Land</b>	Land identified by the Department for Environment, Food and Rural Affairs (DEFRA) as falling within classification grades 1, 2 or 3a, based on the physical characteristics of the land and the limits these impose upon its agricultural uses.
<b>Best Practicable Environmental Option (BPEO)</b>	The BPEO is the waste management option that provides the most benefit or least damage to the environment as a whole, at an acceptable cost, in both the short and long term.
<b>Best Value</b>	The way an authority measures, manages and improves its performance with regard to Government targets.
<b>Betterment</b>	Means through the tax system of capturing the development value of land for the benefit of the community.
<b>Biodegradable Waste</b>	Waste that is capable of breaking down, such as food, garden waste and paper.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
<b>Biodiversity Action Plan (BAP)</b>	A strategy prepared for a local area aimed at conserving biological diversity.
<b>Biological Treatment</b>	Any biodegradable (breaking down) process that changes the properties of waste, such as anaerobic digestion and composting.
<b>Biomass</b>	Living matter within an environmental area, for example plant material, vegetation, or agricultural waste used as a fuel or energy source.
<b>Blight</b>	In general terms, blight is the depressing effect on property caused by potential development proposals, for example where a development plan allocates land for public use such as a new road.

<b>Birds and Habitats Directives</b>	Council Directive on the conservation of wild birds of 2 April 1979 (79/409/EEC) and 2009/14/EC, and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora of 21 May 1992.
<b>Borrow Pit</b>	A temporary mineral working to supply material for a specific construction project.
<b>Breach of Conditions Notice</b>	A notice served by a local planning authority where they suspect that a planning condition linked to a planning permission has been breached.
<b>Brief / Planning Brief</b>	A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development.
<b>Bring systems / Sites (public recycling facilities)</b>	Recycling schemes where the public deliver their recyclables to a central collection point, such as those in supermarket car parks for bottles and cans.
<b>Broadband</b>	A range of internet connection speeds being faster than 'dial up'. Its availability can help to encourage development.
<b>Brownfield Land</b>	Land that is or was formerly occupied by a permanent building that has become vacant or derelict and now has the potential for development.
<b>Buffer Zone</b>	An area of land separating certain types of development from adjoining sensitive land uses. Often used in relation to minerals and/or waste development.  <b>World Heritage Site context:</b> The area around the World Heritage Site which has been identified to protect the visual setting of the Site.
<b>Building</b>	The term building refers to the whole or any part of any structure or erection. It does not include plant or machinery comprised in a building.
<b>Building Preservation Notice</b>	A form of temporary listing served by the local planning authority under section 3 of the Planning (Listed Buildings and Conservation Area) Act 1990. Planning authorities have the power to serve a notice on the owner of a building which is not listed, but which they consider is of special architectural or historic interest and is in danger of demolition or alteration in such a way as to affect their character as buildings of such interest. A Building Preservation Notice provides protection to a building for a period of six months; it is subject to the same rules as if it were listed, allowing time for a formal assessment to be carried out.

**Bulky Goods**

Goods of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.

**Bund**

An artificial embankment formed from natural material, used to either screen a site from view, or reduce noise emissions.

# Glossary: C

<b>CABE</b>	Commission for Architecture and the Built Environment. CABE and the Design Council merged on 1 April 2011. They provide design support and advice to industry, communities, central and local government. The merged organisation will have a particular focus on achieving good design at a local level.
<b>'Call-in' or Called-in Planning Application</b>	The Secretary of State has reserve powers to direct the local planning authority to refer an application to him/her for decision. This is what is meant by a 'called-in' application
<b>Capacity (in retailing terms)</b>	Money available within the catchment area with which to support existing and additional retail floorspace.
<b>Carbon Challenge (eco-villages)</b>	A Government programme to accelerate the house-building industry's response to climate change by fast-tracking the creation of a number of zero and near zero carbon communities. The key objective is to raise the environmental performance of new communities while still delivering quality and high standards of design.
<b>Catchment (in retailing terms)</b>	An area, often considered within easy walking or driving distance, in which people are happy travelling to shops.
<b>Certificate of Immunity from Listing</b>	Certificate granting immunity from listing or issuance of a Building Preservation Notice for a period of five years. Only granted when planning permission has been granted or is being sought for a development.
<b>Change of Use</b>	A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change a "use class".
<b>Character</b>	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
<b>Circular</b>	A Government publication setting out policy approaches.
<b>City Centre</b>	The highest order centre, often a regional or sub-regional retailing and service centre, serving a wide catchment.

<b>City Region</b>	A functionally inter-related geographical area comprising a central, or Core City, as part of a network of urban centres and rural hinterlands.
<b>Civic Amenity Site</b>	A facility provided by the Waste Disposal Authority that is available to the public to deposit waste which cannot be collected by the normal household waste collection round.
<b>Claw-back (a retailing term)</b>	The ability of a new retail store to ‘claw-back’ trade or customers that may otherwise travel further afield.
<b>Climate Change</b>	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth’s climate. Often regarded as a result of human activity and fossil fuel consumption.
<b>Climate Change Mitigation and Adaption</b>	Involves adjustments to natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploits beneficial opportunities.
<b>Clusters (a term used in economic regeneration)</b>	Networks of specialised creative, industrial or high-tech businesses concentrated within a particular location, whose co-location may enhance their competitive advantage.
<b>Coalescence</b>	The merging or coming together of separate towns or villages to form a whole entity.
<b>Coastal Change</b>	Physical change to the shoreline i.e. erosion, coastal landslip, permanent inundation and coastal accretion.
<b>Coastal Change Management Area (CCMA)</b>	An area identified by the Local Planning Authority as likely to be affected by physical changes to the coast i.e. erosion, coastal landslip, permanent inundation and coastal accretion and where the Shoreline Management Plan for the area has identified the section of coast as one where the existing coast line is not to be defended.
<b>Code for Sustainable Homes</b>	Is an environmental assessment method for rating and certifying the performance of new homes.
<b>Combined Heat and Power (CHP)</b>	The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.

<b>Commercial Waste</b>	Controlled waste arising from premises used wholly or mainly for trade, sport, recreation or entertainment.
<b>Commitments (or committed development)</b>	All land with current planning permission or allocated in adopted development.
<b>Committee</b>	At a planning authority, a committee of locally elected Councillors that makes decisions upon planning matters.
<b>Communities and Local Government</b>	Communities and Local Government is the Government department with responsibility for planning, housing, urban regeneration and local government.
<b>Community Forest</b>	A large area of land transformed into a wooded landscape by a partnership of local authorities, national agencies and private, voluntary and community organisations to support employment, recreation, education and wildlife. (e.g. The Great North Forest)
<b>Community Hub</b>	Several social and community facilities, such as libraries, community centres and day centres, brought together into a new strategic high quality and easily accessible core.
<b>Community Infrastructure Levy</b>	CIL is a levy on new development that will be set by local planning authorities. The power to charge CIL is set out in the Planning Act 2008 but it is entirely at the discretion of local planning authorities as to whether to have a CIL scheme. Local authorities that implement CIL would use the money raised from it, rather than a Section 106 agreement, to fund infrastructure schemes across their area, such as schools and roads. This means in turn that such authorities could only use Section 106 agreements to fund affordable housing or environmental improvements on the development site
<b>Community Involvement</b>	A key principle of sustainable development, whereby local communities are actively involved in developing the vision for an area and how this vision can be achieved.
<b>Community Land Trusts (CLTs)</b>	Independent non-profit trusts which own or control land and facilities in perpetuity for the benefit of the community.
<b>Community Right to Build</b>	This allows community organisations to bring forward smaller-scale development on a specific site, without the need for planning permission.

<b>Community Strategy</b>	A strategy prepared by local authorities to help deliver local community aspirations, under the Local Government Act 2000.
<b>Comparison Shopping</b>	The provision of retail items not obtained on a frequent basis, for example televisions and white goods.
<b>Composting</b>	The process that converts biodegradable material such as garden or kitchen waste, in the presence of oxygen (aerobic) into a stable material that can be used as a soil improver. Composting can be done at different scales, from home composting to a large centralised facility.
<b>Compulsory Purchase Order (CPO)</b>	An order issued by the Government or a local authority to acquire land or buildings for public interest purposes. For example the redevelopment of certain brownfield sites.
<b>Conditions (or 'planning condition')</b>	Requirements attached to a planning permission to limit or direct the manner in which a development is carried out.
<b>Conservation</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.
<b>Conservation Area</b>	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
<b>Conservation Area Character Appraisal</b>	A published document defining the special architectural or historic interest that warranted the area being designated.
<b>Conservation Area Consent</b>	Consent required for the demolition of an unlisted building within a conservation area.
<b>Conservation Area Management Plans</b>	Documents which set out proposals for the preservation and enhancement of Conservation Areas. Management Plans form part of the Local Development Framework (LDF) and will, as Supplementary Planning Documents (SPDs), be a key material consideration in the determining of development proposals.

<b>Construction and Demolition Waste</b>	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
<b>Contaminated Land</b>	Land designated under Part IIA of the Environment Act that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.
<b>Controlled waste</b>	Waste that requires a licence for its treatment or disposal.
<b>Contextual Importance</b>	Any relationship with other places that is relevant to the heritage value of a heritage asset and its setting. These relationships can be cultural, intellectual, spatial or functional and are not confined by distance, but can extend well beyond what is considered to be the setting of a heritage asset. They can also include the relationship of one heritage asset to other assets of the same period or serving the same function, or designed by the same architect.
<b>Conurbation</b>	A large densely populated urban area formed by the growth and coalescence of individual towns or cities.
<b>Convenience Goods</b>	Everyday essential items, such as food.
<b>Convenience Shopping</b>	The provision of everyday essential items, such as food.
<b>Conversions</b>	Generally means the change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.
<b>Core and Feeder Public Transport Network</b>	A network of bus routes serving major destinations/corridors often having standards for frequencies, times of operation, vehicle quality, levels of bus priority and passenger information. Feeder networks link into the core networks.
<b>Core strategy</b>	A Development Plan Development setting out the spatial vision and objectives of the planning framework for an area, having regard to the Community Strategy (see also DPDs).
<b>Cost-Benefit Analysis</b>	An assessment method that is sometimes used to consider the benefits and costs of a development proposal, such as a major infrastructure project.

<b>Countryside Agency</b>	The organisation responsible for advising Government and taking action on issues affecting the social, economic and environmental well being of the English countryside.
<b>Countryside Character Areas</b>	Areas of distinctive landscape, wildlife and natural features as defined by the Countryside Agency.
<b>County Archaeologist</b>	An officer within a County Council responsible for maintaining and compiling Sites and Ancient Monuments Records on behalf of English Heritage, and advising on development affecting archaeological remains.
<b>County Council</b>	A 'higher tier' local authority providing strategic planning functions in non-unitary local authority areas.
<b>Critical Drainage Area</b>	An area within a low flood risk zone (Flood Zone 1) which has been notified by the Environment Agency to the Local Planning Authority, and where there are potential critical drainage problems such as surface water and sewer flooding.
<b>Crushed Rock</b>	Hard types of rock, which have been quarried, fragmented and graded for use as aggregate.
<b>Cultural Strategy</b>	A Cultural Strategy aims to "promote the cultural well-being" of the area it covers.
<b>Culture</b>	Culture includes arts, media, sports, libraries, museums, parks, and the countryside, built heritage, tourism, and the creative industries.
<b>Cumulative Impact</b>	A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.
<b>Curtilage</b>	The area normally within the boundaries of a property surrounding the main building.
<b>Cycle Network</b>	An integrated network of both on and off road routes to facilitate an easier and safer journey for cyclists.

# Glossary: D

<b>Decent Home</b>	Communities and Local Government standard which states that a home must be warm, weatherproof and have reasonably modern facilities in order to be classed as 'decent'.
<b>Delegated Powers</b>	A power conferred to designated planning officers by locally elected Councillors so that officers may take decisions on behalf of the Council upon specified planning matters.
<b>Demand Responsive Transport</b>	A local transport service tailored to passenger needs, operating not unlike a taxi service. Usually provided where there are infrequent bus services, such as rural areas.
<b>Density</b>	In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
<b>Departure</b>	A proposed development that is not in accordance with the adopted local development plan.
<b>Deposit</b>	A term describing the statutory consultation period for plans being progressed under transitional arrangements.
<b>Design Code</b>	A set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such as a masterplan or other design and development framework for a site or area.
<b>Design Guide</b>	A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organisation often with a view to retaining local distinctiveness.
<b>Design Statement</b>	A design statement can be made at a pre-planning application stage by a developer, indicating the design principles upon which a proposal is to be based. It may also be submitted in support of a planning application.
<b>Design Quality</b>	Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development.
<b>Designated Heritage Asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

<b>Determination</b>	Local planning authority process to decide whether a proposed development requires planning permission.
<b>Development</b>	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development".)
<b>Development Control &amp; Development Management</b>	The process whereby a local planning authority manages, shapes, and considers the merits of a planning application and whether it should be given permission.
<b>Development Limits</b>	Development limits identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.
<b>Development Plan</b>	A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements, and new Regional Spatial Strategies and Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004.
<b>Development Plan Documents (DPDs)</b>	Local Development Documents that have development plan status. Once adopted, development management decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare, include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's report.
<b>Disabled Access</b>	The ability of disabled people (as defined in the Disability Discrimination Act 1995) to conveniently go where they want.
<b>Distributor Road</b>	Roads that distribute traffic and bus services within the main residential, commercial and industrial built-up areas.

<b>District Centres</b>	Usually comprising groups of shops and some services, separate from the town centre, but with more variety than local centres. Can include suburban centres.
<b>Dormant Site</b>	A site with planning permission on which mineral operations has now ceased.
<b>Dwelling and Dwelling house</b>	A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

# Glossary: E

<b>Ecclesiastical Exemption</b>	Ecclesiastical buildings (for example some churches) that are being used for ecclesiastical purposes are exempt from listed building and conservation area controls.
<b>Eco-Towns</b>	Exemplar “green developments”. They will meet the highest standards of sustainability, including low and zero carbon technologies and quality public transport systems. They will make use of brownfield land and surplus public sector land where practical and lead the way in design, facilities and services, and community involvement.
<b>Ecological Networks</b>	These link sites of biodiversity importance and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment.
<b>Edge-of-Centre</b>	For retail purposes, a location that is well connected to and within easy walking distance (i.e. up to 300 meters) of the primary shopping area. For all other main town centre uses, this is likely to be within 300 metres of a town centre boundary. In determining whether a site falls within the definition of edge-of-centre, accounts should be taken of local circumstances.
<b>E-government / E-planning</b>	Initiatives helping local authorities provide planning services ‘on-line’ and accessible via the internet and email.
<b>Elevation</b>	The actual facade (or face) of a building, or a plan showing the drawing of a facade.
<b>Employment Land Availability (ELA)</b>	The total amount of land reserved for industrial and business use awaiting development.
<b>Employment Uses</b>	These are B1 Business, B2 General Industrial and B8 Storage and Distribution.
<b>Enabling Development</b>	Development that would be unacceptable in planning terms but for the fact that it would bring heritage benefits sufficient to justify it being carried out, and which could not otherwise be achieved.
<b>Energy Crops</b>	A ‘carbon neutral’ energy source contributing to renewable energy. For example, short rotation coppice or willow plantation uses carbon dioxide to grow plants. Crops may then be burned to create energy – hence carbon neutral.
<b>Energy from Waste</b>	The conversion of waste into a useable form of energy, often heat or electricity.

<b>Energy Performance Certificates (EPCs)</b>	Energy Performance Certificates give home buyers and sellers A to G ratings for their home's energy efficiency and carbon emissions.
<b>Energy Saving Trust (EST)</b>	Non-profit organisation, funded both by the Government and the private sector set up to address the damaging effects of climate change. Its aim is to cut emissions of carbon dioxide by promoting the sustainable and efficient use of energy.
<b>Enforcement Action</b>	Procedures by a local planning authority to ensure that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.
<b>Enforcement Notice</b>	A notice served by a local planning authority setting out the remedial action necessary to put right work or correct an activity that appears to have been undertaken without planning permission.
<b>English Heritage</b>	Government body with responsibility for all aspects of protecting and promoting the historic environment.
<b>Environment Agency</b>	A governmental body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up to date information on waste arising and deals with other matters such as water issues including flood protection advice.
<b>Environmental Impact Assessment (EIA), and Environmental Statement (EA)</b>	Applicants for certain types of development are required to submit an "environmental statement" accompanying a planning application. This evaluates the likely environmental impacts of the development, together with an assessment of how the severity of the impacts could be reduced.
<b>Established need (in minerals terms)</b>	A need for a mineral when assessed against existing permitted reserves of suitable material, taking into account any apportionment and other appropriate policy guidance.
<b>European Marine Sites (EMS)</b>	Sites of European importance for nature conservation based upon sub-tidal and/or inter-tidal areas. In the UK they include areas designated under the European Union Habitats Directive, EU Birds Directive and Ramsar sites.
<b>European Site</b>	Includes Sites of Community Importance, Special Areas of Conservation and Special Protection Areas.

**Evidence Base**

The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

**Examination in Public  
(EIP)**

The examination of a draft plan, held in public by an independent planning inspector.

# Glossary: F

<b>Factory Outlet Centre</b>	Groups of shops often specialising in selling seconds and end-of-line goods at discounted prices.
<b>Fascia</b>	Part of the face or elevation of a building, where the shop or occupier's name is usually displayed.
<b>First Secretary Of State</b>	The lead Minister for all policies relating to Town & Country Planning, having powers of intervention on Development Plans and Planning Casework under certain circumstances.
<b>First Time Buyers Initiative</b>	Part of Communities and Local Government's HomeBuy low-cost home-ownership initiative. It is positioned to target key workers and other eligible groups that have sufficient income to sustain home ownership but are currently prevented from entering the housing market by the prevailing demand/supply conditions.
<b>Flight Path</b>	The route taken by aircraft between destinations.
<b>Flood Plain</b>	Generally flat-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.
<b>Flood Risk Assessment</b>	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
<b>Flood Risk Mitigation</b>	Managing and reducing the risk of flooding to communities and business.
<b>Flood Risk Zone</b>	A geographic area within which flood risk is identified as being within one of three categories ranging from no risk to high risk, in relation to river, tidal and coastal flooding, as defined in PPS25.
<b>Fly Tipping</b>	The illegal disposal of waste on land.
<b>Footfall / Pedestrian Flow</b>	The numbers and movements of people to provide a health indicator of shopping centres, whilst also informing potential businesses of the likely level of passing trade.
<b>Fossil Fuels (a non-renewable fuel)</b>	Carbon-rich fuel (coal, oil and natural gas) formed from the remains of ancient animals and plants. Their combustion is considered to contribute to the 'greenhouse effect'.
<b>Front-loading</b>	Community involvement in the production of Local Development Documents to gain public input and seek consensus from the earliest opportunity.
<b>Full Application</b>	A planning application seeking full permission for a development proposal with no matters reserved for later approval.

# Glossary: G

<b>Garden Grabbing</b>	The process in which homeowners sell off their large gardens to developers, who then build new houses on them; (see Back land Development).
<b>Gasification and Pyrolysis (Advanced Thermal Treatment)</b>	A means of recovering energy from waste, known as advanced thermal treatment. Waste is heated at high temperatures and a useable gas is produced.
<b>General Conformity</b>	Case law in planning tends to indicate that a policy is in general conformity if it upholds the general principles of the policy or issue it is concerned with. Therefore in a neighbourhood planning context, 'general conformity' provides a vital element of flexibility in the system. It is not strict conformity with every single strategic policy but overall conformity with the strategic policies of the plan. In each case the local authority and independent examiner will need to come to a view as to whether this test has been satisfied.
<b>General Permitted Development Order (GPDO)</b>	A Government policy order outlining that certain limited or minor forms of development may proceed without the need to make an application for planning permission.
<b>Geoconservation</b>	The conservation of geodiversity and concerns the identification and beneficial use of the great variety of geological and geomorphological features to be found within the landscape.
<b>Geodiversity</b>	The natural range (diversity) of geological, geo morphological and soil features.
<b>Geographic Information System (GIS)</b>	A computer based system whereby mapping and information are linked for a variety of uses, such as justifying Local Development Documents.
<b>Geothermal Technology</b>	Technology related to the transfer of energy from heat inside the Earth, usually carried to the surface by superheated water and steam.
<b>Government Offices (GOs)</b>	Representatives of central Government in the regions, bringing together the work of ten government departments.

<b>Green Belt (not to be confused with the term 'greenfield')</b>	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of Green Belt are to:</p> <ul style="list-style-type: none"> <li>• check the unrestricted sprawl of large built up areas;</li> <li>• prevent neighbouring towns from merging;</li> <li>• safeguard the countryside from encroachment;</li> <li>• preserve the setting and special character of historic towns; and</li> <li>• assist urban regeneration by encouraging the recycling of derelict and other urban land.</li> </ul>
<b>Green Corridor / Wildlife Corridor</b>	<p>Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between urban green spaces and the countryside.</p>
<b>Green Infrastructure</b>	<p>Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.</p>
<b>Green Wedges</b>	<p>Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the merging of adjacent places and can also provide recreational opportunities.</p>
<b>Greenfield Land or Site</b>	<p>Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.</p>
<b>Greenhouse Effect / Global Warming</b>	<p>The gradual heating of the Earth due to greenhouse gases, leading to climate change and rising sea levels. Renewable energy, energy efficient buildings and sustainable travel are examples of ways to help reduce the greenhouse effect.</p>
<b>Greenhouse Gas Emissions</b>	<p>The release of greenhouse gases into the atmosphere. Greenhouse gases 'trap' energy radiated by the Earth within the atmosphere and include carbon dioxide (CO<sub>2</sub>), methane, nitrous oxide and fluorinated gases. Carbon dioxide is the main greenhouse gas from the UK.</p>
<b>Groundwater</b>	<p>An important part of the natural water cycle present underground, within strata known as aquifers.</p>
<b>Guided Buses / Segregated Bus Route</b>	<p>Buses for which travel direction is controlled automatically by electronic or kerb guidance along a defined route.</p>

# Glossary: H

<b>Habitable Rooms</b>	Any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.
<b>Habitat</b>	The characteristic natural home or locality of a group of plants and animals.
<b>Habitats Directive</b>	European Law which provides for the creation of a network of protected areas, for the conservation of natural habitats and of wild flora and fauna, across the European Union known as Natura 2000.
<b>Hard Rock</b>	Consolidated rock such as limestone and granite.
<b>Hazardous Waste</b>	Wastes that have the potential to cause harm to human health or the environment.
<b>Health Check (in terms of shopping areas)</b>	A survey of factors indicating the 'health' of a town centre or other shopping area. For example, the quality of the environment, retail sales, or amount of customers.
<b>Heavy Rail</b>	Traditional rail using fixed rail networks and standard rolling stock.
<b>Heritage Asset</b>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in this PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).
<b>Heritage Coast</b>	A strip of UK coastline designated as having notable natural beauty or scientific significance.
<b>High Court Challenge</b>	A procedure whereby an applicant may challenge a planning decision or a notice of intention to adopt a development plan via the High Court. (However, other appeals procedures may apply first and prior legal advice is advisable).
<b>High demand housing areas</b>	Locations with a high demand for housing resulting in expensive pricing and rents making it difficult to enter the housing market.
<b>High Hedges</b>	High Hedges are dealt with under Part 8 of the Anti-social Behaviour Act 2003.
<b>Highway</b>	A publicly maintained road, together with footways and verges.

<b>Highways Agency</b>	An executive agency of the Department for Transport. The Highways Agency is responsible for operating, maintaining and improving the strategic road network of England.
<b>Historic Battlefield</b>	Areas of historic interest where important battles are sufficiently documented to be located on the ground. Designated by English Heritage.
<b>Historic Environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.
<b>Historic Environment Record</b>	Historic environment records are information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. Typically, they comprise databases linked to a geographic information system (GIS), and associated reference material, together with a dedicated staffing resource.
<b>Historic Parks and Gardens</b>	A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.
<b>Household Waste</b>	Refuse from household collection rounds, waste from street sweepings, public litter bins, bulky items collected from households and wastes which householders themselves take to household waste recovery centres and “bring sites”.
<b>Household Waste Recovery Centres / Civic Amenity Sites</b>	A facility provided by the Waste Disposal Authority that is available to the public to deposit waste which cannot be collected by the normal household waste collection round.
<b>Housing Density</b>	Density is a measure of the number of dwellings which can be accommodated on a site or in an area.
<b>Housing Land Availability (HLA)</b>	The total amount of land reserved for residential use awaiting development.
<b>Housing Market Area</b>	Geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work.

**Housing & Planning  
Delivery Grant**

HPDG was a fund which resourced and incentivised regional planning bodies and local authorities to improve the planning system and deliver sustainable communities. The grant was scrapped in 2010.

**Human Rights Act**

The Human Rights Act 1998 incorporated provisions of the European Convention on Human Rights (ECHR) into UK law. The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every person together with the limitations placed on these rights in order to protect the rights of others and of the wider community. The specific Articles of the ECHR relevant to planning include Article 6(Right to a fair and public hearing), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).

# Glossary: I

<b>Improvement and Development Agency for local government (IdeA)</b>	Body owned by the Local Government Association that works for local government so councils can serve people and places better. It lets councils share best practice, promote the development of local government's management and workforce, advise councils on customer service and value for money and also helps councils work through local partnerships to tackle local priorities such as health, children's services and economic development.
<b>Incineration</b>	The controlled burning of waste. Energy may also be recovered in the form of heat (see Energy from Waste).
<b>Independent Examination</b>	The process by which an Independent Planning Inspector may publicly examine a 'Development Plan Document' or a 'Statement of Community Involvement', and any representations, before issuing a report.
<b>Independent Retailer</b>	A non-multiple retailer operating separately and outside of a larger company chain.
<b>Index of Multiple Deprivation (IMD)</b>	A ward level index currently made up from six indicators (income; employment; health deprivation and disability; education, skills and training; housing; and geographical access to services).
<b>Industrial Waste</b>	Waste from a factory or industrial process.
<b>Inert Waste</b>	Waste not undergoing significant physical, chemical or biological changes following disposal, as it does not adversely affect other matter that it may come into contact with, and does not endanger surface or groundwater.
<b>Infill Development</b>	Building on a relatively small site between existing buildings.
<b>Information Technology (I.T.) / Information and Communication Technology (I.C.T.)</b>	The technology required for information processing. In particular the use of computers and computer software to convert, store, process, transmit and retrieve information.
<b>Infrastructure</b>	The physical features (for example roads, rails, and stations) that make up the transport network.

<b>Infrastructure Delivery Plan</b>	Assesses current infrastructure, what is being planned with committed investment and what new infrastructure will be needed in the future. The IDP's primary role is to support the delivery of planning proposals and site allocations set out in the LDF. The document also provides an important evidence base for independent examinations.
<b>Inquiry (sometimes known as a Public Local Inquiry)</b>	A public examination of certain development plans and planning applications, by an Independent Planning Inspector, who will then issue a report of recommendations into the matters discussed.
<b>Inset Map</b>	A larger scale map that covers a small part of the wider proposals map (such as a town centre).
<b>Inset Village / Village Envelope</b>	A village that is 'inset' from the green belt or other countryside protection policies on the proposals map, sometimes allowing appropriate development.
<b>Inspector's Report</b>	A report issued by an Independent Planning Inspector regarding the planning issues debated at the independent examination of a development plan or a planning inquiry.
<b>Instrumentation operated in the national interest</b>	Includes meteorological and climate monitoring installations, satellite and radio communication, defence and national security sites and magnetic calibration facilities operated by or on behalf of the Government, delegated authorities or for defence purposes.
<b>Integrated Coastal Zone Management</b>	A process for the management of the coast using an integrated approach, regarding all aspects of the coastal zone, including geographical and political boundaries, to achieve sustainability.
<b>Interchange</b>	To transfer between different transport modes to complete a single journey. Transport Interchanges are places where the change between modes of travel is easy, for example a Bus/Rail station or an airport with rail access.
<b>Intermediate Housing</b>	Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

<b>International, national and local sites of importance for biodiversity</b>	All sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protection Areas (SPA), and Ramsar Sites, Local Sites and natural habitats and areas identified for habitat restoration.
<b>Inward Investment</b>	New business investment or expansion of an existing investment into a region from a source outside of the region.
<b>Issues, Options and Preferred Options</b>	The “pre-submission” consultation stages on DPDs with the objective of gaining public consensus over proposals ahead of submission to Government for independent examination.

# Glossary: J & K

<b>Judicial Review</b>	A procedure by which the high court may review the reasonableness of decisions made by administrative authorities or lower courts, for example a planning decision.
<b>Kerbside Collection</b>	The collection by local authorities of recyclable goods directly from households, or occasionally industrial and commercial premises.
<b>Key Diagram</b>	The diagrammatic interpretation of the spatial strategy as set out in the Core Strategy Development Plan Document.
<b>Key Worker Living</b>	A Government scheme running since 2004 helping key workers in London, the South East and East of England to buy a home, upgrade to a family home or rent a home at an affordable price.
<b>Knowledge based Industry</b>	High technology industries (such as computers and office equipment, and pharmaceuticals) and knowledge based services (for example telecommunications, information technology, finance, insurance, and business services), which are important to economic development.

# Glossary: L

<b>Land Compensation</b>	Provisions for the compensation of land compulsorily acquired in the public interest. (See also CPOs)
<b>Landbank (in minerals terms)</b>	A stock (overall amount) of planning permissions that relate to non-energy minerals giving continuity of production.
<b>Landfill (including land raising)</b>	The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of land forms above ground level (land-raising).
<b>Landfill Directive</b>	European Union requirements on landfill to ensure high standards for disposal and to stimulate waste minimisation.
<b>Landfill Gas</b>	The gas generated in any landfill site accepting biodegradable material. It consists of a mixture of gases, mainly methane and carbon dioxide.
<b>Landscape Appraisal</b>	A method of assessing landscape sensitivity and its capacity to accommodate a particular type of development, for example in terms of visual impact.
<b>Landscaper Character</b>	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
<b>Lawful Development Certificate</b>	A procedure by an application can be made to a local planning authority seeking certification that an existing or proposed uses, and other forms of development, can be considered as lawful for planning purposes.
<b>Layout</b>	The way buildings, routes and open spaces are placed or laid out on the ground in relation to each other.
<b>Leachate (usually associated with landfill)</b>	Water coming into contact with decomposing waste materials and which has drawn pollutants out of those materials into solution thereby contaminating the water.
<b>Legibility (in terms of settlement patterns)</b>	Locations, streets, open spaces and places that have a clear image and are easy to understand. For example, a location that is easy to find your way around.

<b>Life Cycle Analysis</b>	A technique intended to quantify the total impact of a product during its production, distribution, use and recycling, treatment or disposal. Can be applied to sustainable waste management.
<b>Life Time Homes Standard</b>	Criteria developed to help house builders produce new homes flexible enough to deal with changes in life situations of occupants.
<b>Light Rail</b>	A local railway or tram system designated direct, accessible and sometimes capable of sharing roads with traffic and heavy railways, for example Tyne and Wear Metro.
<b>Limits of Development</b>	See: Development Limits.
<b>Listed Building</b>	A building of special architectural or historic interest. Graded I (highest quality), II* or II. Designated by English Heritage
<b>Listed Building Consent</b>	Consent required for the demolition, in whole or in part of a listed building, and for any works of alteration or extension that would affect the character of the building.
<b>Listed Building Enforcement Notice</b>	A notice issued if work is carried out on a Listed Building without consent, and requiring that the building be brought back to its former state or other remedial works.
<b>Listed Building Purchase Notice</b>	A notice served on a Local Authority where Listed Building consent is refused or is granted subject to onerous conditions, and where the owner can demonstrate that land is incapable of reasonably beneficial use.
<b>Local Access Point</b>	Locally accessible social and community facilities that are provided in addition to new strategic Community Hubs.
<b>Local Agenda 21</b>	A comprehensive action strategy prepared by local authorities to help achieve sustainable development.
<b>Local Centre</b>	Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment. Sometimes also referred to as a local neighbourhood centre.
<b>Local Development Documents (LDDs)</b>	These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.

<b>Local Development Framework (LDF)</b>	The local development framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority’s local development documents (comprised of development plan documents, which will form part of the statutory development plan, and supplementary planning documents). The local development framework will also comprise the statement of community involvement, the local development scheme and the annual monitoring report.
<b>Local Development Order (LDO)</b>	An order made by a local planning authority extending permitted development rights for certain forms of development, with regard to a relevant LDD.
<b>Local Development Scheme (LDS)</b>	The local planning authority’s time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.
<b>Local Enterprise Partnership</b>	Locally-owned partnerships between local authorities and businesses which perform a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.
<b>Local Geodiversity Site</b>	Sites with substantive geological or geomorphological value that are considered worthy of protection for their educational, research, historical or aesthetic importance. They are equivalent to Local Wildlife Sites.
<b>Local Housing Company</b>	A local authority-promoted housing development and management organisation, possibly with wider regeneration objectives, likely to be established in partnership ownership between a local authority with other public and/or private sector organisations.
<b>Local Landscape Designation (for example, ‘Area of High Landscape value’)</b>	Non-statutory and locally designated areas outside the national landscape designations, which are considered to be of particular landscape value to the local area.
<b>Local List</b>	A list of locally significant heritage assets. To be included on the council’s updated Local List (2011) a building, structure or space has been assessed to meet one or more of the following criteria: heritage interest, historic association, architectural and design merit or townscape merit.

<b>Local Listing</b> (Sometimes listed as a 'Building of Local Importance').	Locally important building valued for contribution to local scene or for local historical situations but not meriting Listed Building status.
<b>Local Nature Reserve</b>	Non-statutory habitats of local significance designated by local authorities and English Nature where protection and public understanding of nature conservation is encouraged and where the Local Authority owns or has long-term control of the land.
<b>Local Need Housing</b>	Housing requirements generated by the indigenous population rather than by in-migration.
<b>Local Plan</b>	An old-style development plan prepared by District and other Local Planning Authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.
<b>Local Planning Authority</b>	The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council, such as South Tyneside Council.
<b>Local Strategic Partnership (LSP)</b>	An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.
<b>Local Transport Plan</b>	A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local transport plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the RSS.
<b>Local Wildlife Site</b>	Areas of substantive nature conservation value that are considered worthy of protection for their educational, research, historical or aesthetic importance.

<b>Localism Act</b>	<p>The Localism Bill was introduced to Parliament December 2010, and was given Royal Assent on November 2011, becoming an Act. The Localism Bill includes five key measures that underpin the Government’s approach to decentralisation.</p> <ul style="list-style-type: none"> <li>• Community rights</li> <li>• Neighborhood planning</li> <li>• Housing</li> <li>• General power of competence</li> <li>• Empowering cities and other local areas.</li> </ul>
<b>Low Carbon Economic Area</b>	<p>These areas were introduced through the Government’s Low Carbon Industrial Strategy (2009) and their purpose was to capitalise on the strengths of particular regions where existing geographic and industrial assets could help give the UK a global advantage. The North East of England was designated as the country’s second Low Carbon Economic Area, linked to the production of energy storage technology for electric cars.</p>
<b>Low Cost Home Ownership programme</b>	<p>An important mechanism for delivering a variety of government objectives since the 1980s. The programme has consisted of a number of schemes with differing characteristics and objectives, which have evolved over time.</p>
<b>Low Demand Housing (or areas of housing abandonment)</b>	<p>A location where the housing market has collapsed or is close to doing so resulting in a low demand for housing or actual abandonment.</p>
<b>Low level restoration</b>	<p>The re-establishment of land following mineral extraction, without infilling (filling the hole created by extraction).</p>

# Glossary: M

<b>Maisonette</b>	A flat at more than one level.
<b>Major Planning Application</b>	The type of planning application required for 10 dwellings or more and 1,000sqm gross floorspace or more.
<b>Management Plan</b>	A plan devised by people or groups interested in the management or conservation of important areas, including nature conservation or historic environment interests.
<b>Marine Dredged Aggregate</b>	Sand and gravel dredged from deposits on the seabed and landed at shipping wharves for use in the construction industry.
<b>Marine Nature Reserves</b>	Sites designated under the Wildlife and Countryside Act to conserve marine flora and fauna or geological or physiographical features or to allow study of such features.
<b>Market Housing</b>	Private housing for rent or for sale, where the price is set in the open market.
<b>Market Towns</b>	Towns that hold a regular public market of varying catchment areas. These are often rural service, social and economic centres.
<b>Master Plan</b>	A type of planning brief outlining the preferred usage of land and buildings, as a framework for planning applications.
<b>Mast-sharing (including mobile phone masts)</b>	More than one antenna sharing a mast or a site, perhaps helping to reduce visual impact.
<b>Material Consideration</b>	A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.
<b>Materials Recycling Facility (MRF)</b>	A facility for sorting and packing recyclable waste.
<b>Mechanical Biological Treatment (MBT)</b>	The treatment of residual waste using a combination of mechanical separation and biological treatment.
<b>Mineral</b>	Rock or other material that has a commercial value when extracted.

<b>Mineral Consultation Area</b>	An area identified in order to ensure consultation between the relevant Minerals Planning Authority, the minerals industry and others before certain non-mineral planning applications made within the area are determined.
<b>Mineral Development</b>	Any activity related to the exploration for or winning and working of minerals, including tipping of spoil and ancillary operations such as the use of processing plant.
<b>Minerals Local Plan</b>	A statutory development plan prepared by a minerals planning authority under transitional arrangements, setting out policies for the control of development constituting of the winning and working of minerals or the deposit of mineral waste.
<b>Mineral Planning Authority (MPA)</b>	The planning authority responsible for planning control of minerals development – for example South Tyneside Council.
<b>Minerals Policy Guidance Note (MPG)</b>	Documents issued by the Government setting out advice on mineral planning issues. The MPG's are currently being replaced by Mineral Planning Policy Statements (MPS).
<b>Mineral Policy Statement (MPS)</b>	Mineral Policy Statements (MPSs) set out the Government's national planning policies for minerals planning in England. These complement but do not replace or overrule, other national planning policies, and should be read in conjunction with other relevant statements of national planning policy.
<b>Mineral Resource</b>	A potential mineral deposit where the quality and quantity of material present has not been tested.
<b>Minerals Reserves</b>	Mineral deposits which have been tested to establish the quality and quantity of material present and which could be economically and technically exploited.
<b>Mineral Safeguarding Area (MSA)</b>	An area of known mineral resources that are of sufficient economic or conservation value (such as building stones) to warrant protection for future generations.
<b>Mixed use (or mixed use development)</b>	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
<b>Multi Use Games Area (MUGA)</b>	An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side soccer or netball.

<b>Multimodal Study</b>	A detailed study of options to address a specific transport problem. A multi-modal study assesses a range of options across a number of modes of transport against the Government transport objectives of environment, safety, economy, integration and accessibility.
<b>Multiple Retailer</b>	Stores within a company chain of local, regional, national or international significance.
<b>Multiplier Effect</b>	The extended impact of an economic action upon employment. For example, a new major business may place orders with a smaller one helping to create extra jobs.
<b>Municipal Solid Waste (MSW)</b>	Household waste and any other waste collected by a Waste Collection Authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials.

# Glossary: N

<b>National Land Use Database (NLUD)</b>	Government initiative to provide information on the amount of previously developed land (and buildings) that may be available for development.
<b>National Nature Reserves</b>	Areas designated with the aim of securing protection and appropriate management of the most important areas of wildlife habitat, and to provide a resource for scientific research. All NNRs are Sites of Special Scientific Interest.
<b>National Park</b>	The statutory purposes of National Parks are to conserve and enhance their natural beauty, wildlife and cultural heritage, and to promote opportunities for public understanding and enjoyment of their special qualities.
<b>Natural England</b>	Natural England is the Government's statutory adviser on landscape in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts. Natural England is also concerned with England's future landscapes, with involvement in planning policy and a range of environmental land management projects.
<b>Natural Surveillance (or supervision)</b>	The discouragement to wrongdoing by the presence of passers-by or the ability of people to be seen out of surrounding windows. Also known as passive surveillance (or supervision). See also: "Planning Out Crime".
<b>Nature Conservation</b>	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
<b>Need (in retail terms)</b>	The balance of supply and demand between retailers and consumers. Often measured in terms of excess expenditure (or money) available to allow new shops to be built.
<b>Neighbourhood Centre</b>	A number of shops serving a local neighbourhood and separate from the district centre. Sometimes referred to as a Local Centre.
<b>Neighbourhood Forum</b>	Neighbourhood forums are community groups that are designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to agree who should be the neighbourhood forum for the neighbourhood area

<b>Neighbourhood Planning</b>	The Localism Act introduced new rights and powers to allow local communities to shape new development by preparing neighbourhood plans. Neighbourhood planning can be taken forward by town and parish councils or 'neighbourhood forums'.
<b>New Homes Bonus</b>	A new form of Government funding (2012) which provides funding, or a 'bonus' for new homes by match funding the additional council tax raised for new homes and empty properties brought back into use, with an additional amount for affordable homes, the following six years.
<b>Non-statutory nature reserve</b>	Sites established and managed by a variety of public and private bodies e.g. Country Wildlife Trusts or the Royal Society Protection of Birds.
<b>New Town</b>	A newly planned settlement. The first New Towns were planned urban communities under the 1946 New Towns Act. Their main purpose was to reduce congestion in major cities through the creation of attractive urban units that would provide local employment for their residents.
<b>Noise Exposure Category (NEC)</b>	NEC is used by planning authorities to assess noise impacts of a development proposal.
<b>Non-Fossil Fuels</b>	Sources of energy not derived from the combustion of fossil fuels. Examples include renewable energy resources such as wind or hydroelectric (water) power.

# Glossary: O

<b>Objectives and Indicators</b>	Objectives are what are trying to be achieved, and indicators are measures that show whether or not objectives are being achieved. They can be used to help show whether planning policy is effective, or in helping to conduct a Sustainability Appraisal.
<b>Offshore Renewable Energy Projects</b>	Projects that generate electricity using wind or wave generators that are located beyond the low tide mark. Central Government may deal with these rather than local planning authorities.
<b>Older People</b>	People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
<b>Open Space</b>	All space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation. They can also act as a visual amenity and a haven for wildlife.
<b>Opencast Working</b>	A form of surface mining to win minerals, where the overburden (see definition) is literally 'cast' from the working face to the rear as the mineral is exposed.
<b>Outline Application</b>	A general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters.
<b>Out-of-Centre</b>	In retailing terms, a location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the urban area.
<b>Out-of-Town</b>	In retailing terms, an out-of-centre location on land not clearly within the current urban boundary.
<b>Outstanding Planning Permission</b>	A current planning permission that has yet to be implemented.
<b>Overbearing</b>	A term used to describe the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect.

<b>Overburden</b>	Soil and other material that overlays a mineral deposit, and which has to be excavated and either tipped or stockpiled to gain access to the underlying mineral.
<b>Over-development</b>	An amount of development (for example the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character.
<b>Overlooking</b>	A term used to describe the effect when a development or building affords an outlook over adjoining land or property causing loss of privacy.
<b>Overshadowing</b>	The effect of a development or building on the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.

# Glossary: P & Q

<b>Passenger Transport Authority</b>	A body (in some parts of the country), responsible for ensuring the area has an effective and integrated public transport system.
<b>Passive Solar Heating</b>	A solar heating system using a simple solar collector, building materials, or an architectural design to capture and store the Sun's heat. Very simple examples include a garden greenhouse, or a south-facing window in a dwelling.
<b>Permitted Development (or Permitted Development Rights)</b>	Rights to carry out certain limited forms of development without the need to make an application for planning permission, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.
<b>Permitted Reserves</b>	Mineral deposits with the benefit of planning permission for extraction.
<b>Phasing or Phased Development</b>	The phasing of development into manageable parts. For example, an annual rate of housing release for a large development that may need to be controlled so as to avoid destabilising housing markets and causing low demand.
<b>Photovoltaics / photovoltaic cells.</b>	Conversion of solar radiation (the Sun's rays) to electricity by the effect of photons (tiny packets of light) on the electrons in a solar cell. For example, a solar powered car or a calculator.
<b>Place</b>	The relationship between space, setting and landscape which interact to produce characteristics attributable to a location.
<b>Plan, Monitor and Manage (PMM) (in Housing terms)</b>	An approach to housing provision involving: <ul style="list-style-type: none"><li>• Plan for an overall annual rate and distribution of housing;</li><li>• Monitor provision against targets and indicators; and</li><li>• Manage the process.</li></ul>
<b>Plan-led System</b>	The principle that decisions upon planning applications should be made in accordance with adopted development plans (and DPDs), unless there are other material considerations that may indicate otherwise.

<b>Planning &amp; Compulsory Purchase Act 2004</b>	The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces: <ul style="list-style-type: none"> <li>• a statutory system for regional planning;</li> <li>• a new system for local planning; reforms to the development control and compulsory purchase and compensation systems; and</li> <li>• removes crown immunity from planning controls.</li> </ul>
<b>Planning Advisory Service</b>	A service set up by Government to help and advise local planning authorities struggling to meet best value performance targets for development control.
<b>Planning Aid</b>	Planning Aid provides free, independent and professional advice on planning issues to community groups and individuals who cannot afford to employ a planning consultant.
<b>Planning Casework Service</b>	An online service provided by the Planning Inspectorate which allows users in England to submit and track planning appeals.
<b>Planning Condition</b>	Condition attached to a planning permission.
<b>Planning Consultant</b>	A consultant that specialises in giving planning advice.
<b>Planning for Real</b>	A copyrighted consultation method involving a creative exercise (for example the use of maps and model buildings) designed to enable public engagement in “real” plan making.
<b>Planning Gain</b>	The benefits or safeguards, often for community benefit, secured as part of a planning approval and usually provided at the developer’s expense. For example, affordable housing, community facilities or mitigation measures.
<b>Planning Inspectorate</b>	The Government body responsible for: <ul style="list-style-type: none"> <li>• the processing of planning and enforcement appeals;</li> <li>• holding inquiries into local development plans;</li> <li>• examinations of development plan documents and statements of community involvement;</li> <li>• listed building consent appeals;</li> <li>• advertisement appeals;</li> <li>• reporting on planning applications called in for decision by the Secretary of State;</li> <li>• various compulsory purchase orders, rights of way cases; and</li> <li>• cases arising from the Environmental Protection and Water Acts and the Transport and Works Act and other highways legislation are also dealt with.</li> </ul>

<b>Planning Obligations and Agreements</b>	Legal agreements between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken.
<b>Planning Out Crime</b>	The planning and design of street layouts, open space, and buildings so as to reduce the actual likelihood or fear of crime, for example by creating natural surveillance.
<b>Planning Permission</b>	Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans.
<b>Planning Policy Guidance (PPG)</b>	Issued by central Government setting out its national land use policies for England on different areas of planning. These are being replaced by Planning Policy Statements.
<b>Planning Policy Statement (PPS)</b>	Issued by central Government to replace the existing Planning Policy Guidance notes, in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
<b>Planning Portal</b>	A national website for members of the public, local planning authorities and planning consultants seeking advice and information on planning matters.
<b>Playing Field</b>	“Playing field” is often taken to mean the whole of a site that encompasses at least one ‘playing pitch’.
<b>Pollution</b>	Any consideration of the quality of land, air, water, soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam and odour.
<b>Pollution Prevention and Control / Integrated Pollution Control</b>	A system of regulations and permit regime designed to prevent or reduce pollution.
<b>Port</b>	A harbour or sheltered piece of water into which boats can enter for repair, to trade or to allow passengers to board and depart.
<b>Precautionary Principle</b>	Taking action now to avoid possible environmental damage when the scientific evidence for acting is inconclusive but the potential damage could be great.

<b>Predominantly Industrial Area (PIA)</b>	Areas in the borough which were predominantly industrial were defined on the adopted UDP Proposals Map (1999) and safeguarded in UDP Policy ED3. Predominantly Industrial Areas are now shown on the LDF Proposals Map and safeguarded in LDF Policy DM2.
<b>Preferred Areas</b>	An area within a Mineral Consultation Area containing mineral resources which can be identified with a high degree of provision and where there is a strong presumption in favour of extraction.
<b>Previously Developed Land (PDL)</b>	<p>Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This includes defence building, but excludes:</p> <ul style="list-style-type: none"> <li>• Land that is or has been occupied by agricultural or forestry buildings.</li> <li>• Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.</li> <li>• Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.</li> </ul> <p>Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).</p>
<b>Primary Aggregates</b>	Naturally occurring sand, gravel and crushed rock used for construction purposes.
<b>Primary and Secondary Frontages</b>	Primary frontages are likely to include a high proportion of retail uses. Secondary frontages provide greater opportunities for a diversity of uses.
<b>Primary Shopping Area</b>	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are contiguous and closely related to the primary shopping frontage).
<b>Prior Approval</b>	A procedure relating for example to telecommunication or agricultural developments, where if the Local Planning Authority does not respond to the developer's application within a certain time, permission is deemed granted.

<b>Priority Habitats and Species</b>	The England Biodiversity List under section 41 of the Natural Environment and Rural Communities Act 2006 provides details of all the Species and Habitats of Principal Importance.
<b>Private Open Space</b>	Open space that is usually privately owned and is not usually accessible by members of the public.
<b>Proposals Map</b>	The component of a development plan, or LDF, showing the location of proposals in the plan, on an Ordnance Survey base map.
<b>Protected Species</b>	Plants and animal species afforded protection under certain Acts of Law and Regulations.
<b>Proximity Principle</b>	Requires that waste should be managed as near as possible to its place of production, reducing travel impacts.
<b>Public Art</b>	Permanent or temporary physical works of art visible to the general public, whether part of a building or free-standing, for example sculpture, lighting effects, street furniture, paving, railings and signs.
<b>Public Open Space</b>	Urban space, designated by a Council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).
<b>Public Realm</b>	The parts of a village, town or city (whether publicly or privately owned) that is available, without charge, for everyone to use. This includes streets, squares and parks.
<b>Public Right of Way</b>	A Public Right of Way is a highway over which the public have a right of access along the route.
<b>Quality Bus Route</b>	High quality, high frequency bus route usually operated by low floor vehicles along routes often with a higher degree of bus priority measures installed to speed up journey times.

# Glossary: R

<b>Race Relations (Amendment) Act 2000</b>	Legislation, which seeks to prevent discrimination directly or indirectly in any functions, carried out by public authorities.
<b>Ramsar Sites</b>	Sites designated under the International Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
<b>Real Time Information (RTI)</b>	Electronically displayed and up to the minute bus or train arrival information at public transport stops.
<b>Reasoned justification</b>	The supporting text in a development plan or Local Development Document explaining and justifying the approach set out in policy.
<b>Reclamation (in terms of mineral operations)</b>	Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.
<b>Recovery</b>	Value can be recovered from waste by recovering materials through recycling, composting or recovery of energy.
<b>Recycled Aggregates</b>	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
<b>Recycling</b>	The reprocessing of waste either into the same product or a different one.
<b>Refuse Derived Fuel (RDF)</b>	A fuel product produced from the combustible fraction of waste.
<b>Regeneration</b>	The economic, social and environmental renewal and improvement of rural and urban areas.
<b>Regional / Local Gateways (In Transport Terms)</b>	Airports, main rail stations, ports, and motorways that form the travellers' first point of contact with the area.

<b>Regional Aggregates Working Party</b>	A working group consisting of local authority officers, representatives of the aggregates industry and central government established to consider the supply and demand for aggregate minerals.
<b>Regional and Sub-Regional Shopping Centres</b>	Shopping centres generally over 50,000 square metres retail area, typically enclosing a wide range of comparison goods. Can be located within town and city centres but also out-of-centre or out-of-town locations.
<b>Regional Planning Guidance (RPG)</b>	Regional planning policy and guidance issued for each region in England by the Secretary of State. Most RPG becomes Regional Spatial Strategy until revised by replacement RSS.
<b>Regional Self Sufficiency</b>	Requires that most waste should be managed within the region in which it is produced.
<b>Regional Spatial Strategy (RSS)</b>	Regional Spatial Strategies provide regional level planning guidance in England. The RSS forms part of the statutory development plan along with the LDF.
<b>Regional Sustainable Development Framework (RSDF)</b>	High-level documents that set out a vision for sustainable development in each region, and the region's contribution to sustainable development at the national level. In doing so, frameworks take a wide overview of regional activity and the regional impact of Government policy. For example, "Sustaine: The Integrated Regional Framework for the North East".
<b>Regional Technical Advisory Body on Waste (RTAB)</b>	Provides specialist advice on waste to the Regional Planning Body on options and strategies for dealing with the waste that needs to be managed within the Region.
<b>Regional Transport Strategy</b>	A strategy produced by the Regional Planning Body, informing local transport plans, and providing a strategic overview of transport strategies and investment priorities.
<b>Regionally Important Geological and Geo-morphological Sites (RIGGs)</b>	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).

<b>Registered Social Landlord (RSL)</b>	Organisations that provide affordable housing. Most Housing Associations are RSLs. They own or manage some 1.4 million affordable homes, both social rented and intermediate. See <i>also</i> : Housing Association.
<b>Remedial Work</b>	The work needed to raise the quality of land to an acceptable level before it is used or developed. For example, contaminated land may need pollutants removing.
<b>Renewable Energy and Low-Carbon Energy</b>	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low-carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
<b>Residential Amenity</b>	The benefits enjoyed from within a residential property that the planning system seeks to safeguard. These include no unacceptable impact from noise, vibration, disturbance, air pollution, loss of privacy, outlook (but not particular views) and overshadowing.
<b>Residual Waste</b>	Waste remaining after materials for reuse, recycling and composting have been removed.
<b>Restoration (in terms of minerals operations)</b>	Steps to return land to its original or former condition following mineral working by using subsoil, topsoil or soil-making material.
<b>Retail Floorspace</b>	Total floor area of the property that is associated with all retail uses. Usually measured in square metres.
<b>Retail Impact</b>	The potential effects of proposed retail development upon existing shopping, businesses and the local environment.
<b>Retail Impact Assessment</b>	An assessment of the overall potential effects of new retail developments on existing centres, including retail trade diversion (one shop taking trade from another).
<b>Retail Park</b>	A grouping of at least 3 retail warehouses.

<b>Retail Warehouses</b>	Large, usually out-of-town or out-of-centre units selling non-food items such as DIY, furniture, leisure and household goods.
<b>Ribbon Development</b>	Development, usually residential development, extending along one or both sides of a road but not extended in depth.
<b>Right to Buy</b>	A scheme under which most council tenants and some housing association tenants may buy their homes at a lower price than the full market value. Only properties that are particularly suitable for occupation by elderly or disabled people, or are let in connection with the tenant's employment, are exempt. People qualify for a discount on the basis of the number of years that they have been social rented housing tenants, subject to a Government-specified maximum amount that varies region by region.
<b>Round table discussions</b>	A forum in which people making representations upon a Development Plan Document can express their views before a Government appointed Planning Inspector.
<b>Royal Town Planning Institute (RTPI)</b>	A professional body furthering the art of town and country planning. Members can be accredited the status of MRTPI.
<b>Rural Development Area</b>	A rural area suffering a concentration of economic and social needs where regeneration initiatives are focused.
<b>Rural Diversification</b>	The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities, for example new income generating enterprise like renewable energy).
<b>Rural Exceptions Policy / Site</b>	A development plan or Development Plan Document may allocate small sites within rural areas solely for affordable housing, which would not otherwise be released for general market housing.

# Glossary: S

<b>Safeguarding Zone</b>	As defined in Circular 01/03 on safeguarding aerodromes, technical sites and military explosive storage areas.
<b>Saved Policies / Saved Plan</b>	Policies within Unitary Development Plans, Local Plans, and Structure Plans that are saved for a time period during replacement production of Local Development Documents.
<b>Scheduled Ancient Monument</b>	Nationally important monuments that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
<b>Secondary Aggregates</b>	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
<b>Secondary Shopping Frontages</b>	A retailing area, secondary to the primary shopping frontage that provides greater opportunities for a diversity of uses.
<b>Section 106 Agreement</b>	A legal agreement under section 106 of the 1990 Town & Country Planning Act. See also: Planning Obligations and Agreements.
<b>Sequential approach / sequential test</b>	A planning principle that seeks to identify, allocate or development certain types or locations of land before the consideration of others. For example, Brownfield housing sites before Greenfield sites or town centre retail sites before out-of-centre sites.
<b>Sequential Flood Risk Assessment (SFRA)</b>	Is a process that the Local Planning Authority (LPA) must go through to direct development as far as is practicable, to areas at the lowest probability of flooding.
<b>Setting</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Settlement Pattern</b>	The distinctive way that roads, paths, buildings and open space are laid out in a particular place.

<b>Shadow Flicker</b>	The rare on and off flickering effect of a shadow caused when the sun passes behind the rotor of a wind turbine.
<b>Shopmobility</b>	Enabling of independent access to retail facilities through the provision of wheelchairs, scooters and escorts for people with physical or visual impairments.
<b>Significance</b>	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.
<b>Simplified Planning Zone</b>	An area in which a local planning authority wishes to stimulate development and encourage investment. It operates by granting a specified planning permission in the zone without the need for an application for planning permission and the payment of planning fees.
<b>Site of Nature Conservation Importance (SNCI) or Site of Biological Interest (SBI)</b>	Locally important sites of nature conservation adopted by local authorities for planning purposes, designated jointly by Local Authorities and their Local Wildlife Trust.
<b>Site of Special Scientific Interest (SSSI)</b>	A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.
<b>Site-Specific Flood Risk Assessment</b>	Assessment of flood risk at a site level which should identify and assess the risks of all forms of development, and demonstrate how these flood risks will be managed, taking climate change into account.
<b>Site Visit</b>	A visit to a proposed development site conducted by planning officers, councillors or inspectors to clarify the appearance of a site or visualise the effects of the proposal.
<b>Sites and Monuments Record</b>	A list, description, and assessment of all known archaeological finds, remains and ancient monuments including a map of each site.

<b>SME (Small to Medium Enterprise)</b>	An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover.
<b>Social Rented Housing</b>	Housing owned by local authorities and private registered providers, for which guideline targets are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
<b>Social Inclusion</b>	Positive action taken to include all sectors of society in planning and other decision-making.
<b>Soundness</b>	A term referring to the justification of a Development Plan Document. A DPD is considered “sound” and based upon good evidence unless it can be shown to be unsound.
<b>Source Protection Zone</b>	The Environment Agency identifies Source Protection Zones to protect groundwater (especially public water supply) from developments that may damage its quality.
<b>Spatial Development</b>	Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.
<b>Spatial Planning</b>	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
<b>Spatial Vision</b>	A brief description of how the area will be changed at the end of the plan period (often 10 – 15 years).
<b>Special Area Of Conservation (SAC)</b>	A site designated under the European Community Habitats Directive, to protect internationally important wildlife habitats.

<b>Special Needs Housing</b>	Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.
<b>Special Protection Areas (SPA)</b>	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
<b>Spot-Listing</b>	Request to the Secretary of State for an individual building to be given Listed Building status.
<b>Standards Authority</b>	A Local Planning Authority producing an improvement plan, having failed to meet one or more Government Best Value performance target for development control, relating to efficient planning application processing.
<b>Statement of Community Involvement (SCI)</b>	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.
<b>Statement of Consultation / Statement of Compliance</b>	A report or statement issued by local planning authorities explaining how they have complied with their SCI during consultation on Local Development Documents.
<b>Statutory</b>	Required by law (statute), usually through an Act of Parliament.
<b>Statutory Body</b>	A Government appointed body set up to give statutory advice and comment upon development plans and planning applications affecting matters of public interest. (For example, Countryside Agency, English Heritage, English Nature, Environment Agency, Health & Safety Executive, Regional Development Agency, and Sport England).
<b>Statutory Undertakers / Statutory Utilities</b>	Providers of essential services such as gas, electricity, water or telecommunications.
<b>Sterilisation</b>	When development or land use changes prevent possible mineral exploitation in the foreseeable future.

<b>Strategic Development Control Policies</b>	These policies are implemented directly through the grant and refusal of planning permission and are part of the Regional Spatial Strategy.
<b>Strategic Employment Site</b>	A key employment site in a strategic location capable of accommodating major investment, often of national or regional significance.
<b>Strategic Environmental Assessment (SEA)</b>	<p>An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the:</p> <ul style="list-style-type: none"> <li>• preparation of an environmental report;</li> <li>• carrying out of consultations;</li> <li>• taking into account of the environmental report and the results of the consultations in decision making;</li> <li>• provision of information when the plan or programme is adopted; and</li> <li>• showing that the results of the environment assessment have been taken into account.</li> </ul>
<b>Strategic Housing Land Area Assessment (SHLAA)</b>	The primary role of this assessment is to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.
<b>Strategic Housing Market Assessment (SHMA)</b>	A key part of the evidence base required to ensure the delivery of housing that meets the needs of communities now and in years to come, All types of housing are considered, including social rented housing, intermediate housing (shared equity and other Homebuy options), private rented housing and home ownership.
<b>Strategic Flood Risk Assessment (SFRA)</b>	Evidence prepared by the Local Planning Authority in conjunction with the Environment Agency and the local water companies to provide information on the probability of flooding, including from groundwater sources and sewers. It takes into account the potential impacts of climate change and can be used to ensure that in allocating land or determining planning applications, development is located in the areas at the lowest risk of flooding.

<b>Street scene</b>	The visual features within streets, which contribute to the character of the street and the wider area.
<b>Structure Plan</b>	An old-style development plan, which sets out strategic planning policies and forms the basis for detailed policies in local plans and Development Plan Documents. These plans will continue to operate for a time after the commencement of the new development plan system, due to transitional provisions under planning reform.
<b>Submission Document</b>	A Development Plan Document submitted to the Secretary of State for independent examination before a Government appointed Planning Inspector.
<b>Sub-regional Partnership</b>	A sub-regional strategic body directing, influencing and co-ordinating a range of economic development and regeneration activities often made up of key private, public and other interests.
<b>Sui-Generis</b>	A term given to specific uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.
<b>Superstore</b>	A self-service store selling mainly food, or food and non-food goods, usually of more than 2,500 square metres of trading floorspace, with supporting car parking.
<b>Supplementary Planning Document (SPD)</b>	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
<b>Supplementary Planning Guidance (SPG)</b>	An SPG may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a Development Plan. SPGs can be saved when linked to policy under transitional arrangements.
<b>Surface Water Management Plan (SWMP)</b>	A plan which outlines the preferred surface water management strategy in a given location (here surface water flooding refers to flooding from sewers, drains, groundwater, and runoff from land, small water courses and ditches that occurs as a result of heavy rainfall). A SWMP study is undertaken in consultation with key local partners who are responsible for surface water management and drainage in their area, and partners work together to understand the causes and effects of surface water flooding and agree the most cost effective way of managing surface water flood risk for the long term.

<b>Sustainability Appraisal (including Environmental Appraisal)</b>	The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).
<b>Sustainable Communities</b>	Places where people want to live and work, now and in the future.
<b>Sustainable Communities Plan</b>	A long-term programme of action, published in February 2003, to tackle the shortage of housing in London and the South East and low demand and abandonment in the North and Midlands and to create sustainable communities.
<b>Sustainable Development</b>	A widely used definition drawn up by the World Commission on Environment and Development in 1987: “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. The Government has set out four aims for sustainable development in its strategy “A Better Quality of Life, a Strategy for Sustainable Development in the UK”. The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.
<b>Sustainable Drainage Systems (SUDS)</b>	A range of techniques used to control surface water run-off as close to its origin as possible before it enters a watercourse.
<b>Sustainable Travel / Sustainable Transport</b>	Often meaning walking, cycling and public transport (and in some circumstances “car sharing”), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

# Glossary: T

<b>Terracing Effect</b>	A term used to describe the closing of gaps between houses by extending the houses sideways, for example a double garage between semi-detached properties.
<b>Topography</b>	A description (or visual representation on a map) of artificial or natural features on or off the ground. For example, contours or changes in the height of land above sea level.
<b>Town / Cityscape</b>	The general appearance of a town or city, for example in terms of its streets and features.
<b>Town Centre</b>	Defined area, including the primary shopping centre area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area. The extent of the town centre should be defined on the proposals map.
<b>Town Centre Mall</b>	A purpose built centre incorporating many individual shop units usually concentrating on comparison goods and sometimes leisure, residential and other uses.
<b>Town Centre Management</b>	A forum of traders, businesses and local authorities to agree and undertake co-ordinated overseeing of the retail environment and funding improvements.
<b>Town Centre Strategy</b>	An “action plan” to sustain and encourage the growth of services and amenities through a partnership of the local authority and various organisations and people.
<b>Town Centre Uses</b>	A diverse range of town centre uses including, retail, social, leisure and cultural, housing, employment and other uses.
<b>Town Centres</b>	Includes a range of different sized centres, including market and country towns, traditional suburban centres, and quite often, the principal centre(s) in a local authority’s area.
<b>Trade Parks</b>	An out-of-centre mixed-use area of larger retail and light industrial units selling bulky goods.
<b>Traffic Impact Assessment (TIA)</b>	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

<b>Tranquil Areas</b>	Areas sufficiently remote from the visual or audible intrusion of development or traffic to be considered unspoilt by urban influences.
<b>Transitional Arrangements</b>	Government intends to introduce some transitional arrangements to enable local authorities to adapt to the new National Planning Policy Framework (NPPF). The draft NPPF indicated that councils may be able to seek a statement of conformity for existing adopted development plans (to formally confirm their conformity with the new NPPF).
<b>Transport Assessment (TA)</b>	A Transport Assessment is required where a proposed development is likely to have significant transport impacts. The scope and nature of the TA will vary depending on the site location, scale and nature of the development.
<b>Transport Statement</b>	Is a Statement to accompany a planning application that sets out the transportation and accessibility impacts of the development. The level of detail it contains will be appropriate for smaller scale developments which are expected to generate relatively low numbers of trips or traffic flows, with minor transport impacts.
<b>Travel Demand Management</b>	Planning the travel impacts of existing and new developments to minimise travel needs and provide travel choices for example by efficient car usage (including car sharing), bicycles, and walking and public transport.
<b>Travel Generators</b>	Areas of land use (or developments) that generate travel demands including places of work, schools and colleges, shops and retail parks, hospitals and leisure facilities.
<b>Travel Plan (sometimes called a 'green travel' or 'commuter' plan)</b>	A travel plan aims to promote sustainable travel choices (for example cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
<b>Turnover</b>	Amount of sales per unit area of retail floorspace.

# Glossary: U

<b>Unauthorised Development</b>	Development that has or is taking place without the benefit of planning permission. It may then risk being the subject of enforcement action against a breach of planning law.
<b>Unitary Development Plan</b>	An old-style development plan prepared by a Metropolitan District and some Unitary Local Authorities which contains policies equivalent to those in both a Structure Plan and Local Plan. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.
<b>Unstable Land</b>	Land that may be unstable (due to a range of factors) for which planning proposals should give due consideration.
<b>Urban Capacity Study</b>	Studies undertaken to establish how much additional housing can be accommodated within urban areas.
<b>Urban Design</b>	The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes, which facilitate successful development.
<b>Urban Design Framework</b>	The council's Urban Design Framework (2005) provides urban design guidance for the borough, including Best Practice Principles and Character Area Guidelines which recognise different areas within the borough with locally distinctive design characteristics.
<b>Urban Extension</b>	Involves the spreading of a city or densely populated area, and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.
<b>Urban Fringe</b>	The Urban Fringe is the countryside around towns. It can provide a valuable resource for the provision of sport and recreation, particularly in situations where there is an absence of land within urban areas to meet provision.

<b>Urban Housing Capacity Study (UHCS)</b>	A study produced for a local planning authority area examining the potential capacity of urban areas to accommodate extra housing on new or redeveloped sites at various densities, or by the conversion of existing buildings.
<b>Urban Regeneration</b>	Making an urban area develop or grow strong again through means such as job creation and environmental renewal.
<b>Urban Regeneration Company (URC)</b>	A dedicated body through which different people combine to co-ordinate the delivery of urban regeneration projects such as major mixed-use developments. For example, “Tees Valley Regeneration” in the North East of England.
<b>Urban Sprawl</b>	The uncontrolled or unplanned extension of urban areas into the countryside.
<b>Use</b>	The way in which land or buildings are used. (This does not include building or other operations).
<b>Use Classes Order</b>	The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995 and 2005) puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class.

# Glossary: V

<b>Validation Requirements</b>	Supporting information required to be submitted with applications under the planning Acts to allow them to be adequately assessed. The formal processing of an application will not begin until they are received.
<b>Vernacular</b>	The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.
<b>Vernacular Building</b>	A building built without being designed by an architect or engineer or someone with similar formal training, often based on traditional or regional forms.
<b>Veteran Tree</b>	A tree which because of its great age, size or condition is of exceptional value culturally, in the landscape or for wildlife.
<b>Viability</b>	In terms of retailing, a centre that is capable of success or continuing effectiveness.
<b>Village Envelope</b>	A boundary around a village, or part of a village, usually quite tightly drawn, within which development might be allowed in principle.
<b>Vitality</b>	In terms of retailing, the capacity of a centre to grow or develop.
<b>Visibility Splay</b>	Access around a road junction or access, which should be free from rival obstruction to evade motorists to see their traffic and pedestrians.
<b>Void Space</b>	The capacity within landfill sites for more waste allowing for final restoration and landscaping work.

# Glossary: W

<b>Ward</b>	A small sub-area of a local authority district.
<b>Warehouse Clubs</b>	Out-of-centre businesses specialising in volume sales of reduced priced goods often in large buildings with large car parks.
<b>Wash-over village</b>	A village that is 'washed-over', for example by a Green Belt designation, in order to control development.
<b>Waste</b>	Waste is any material or object that is no longer wanted and which requires disposal. If a material or object is reusable, it is still classed as waste if it has first been discarded.
<b>Waste Collection Authority (WCA)</b>	A local authority that has a duty to collect household waste. They also have a duty to collect commercial waste if requested to do so and may also collect industrial waste. (The WCA may differ from the Waste Disposal Authority).
<b>Waste Disposal Authority (WDA)</b>	A local authority responsible for managing the waste collected by the collection authorities and the provision of Household Waste Recovery Centres. (The WDA may differ from the Waste Collection Authority). (South Tyneside Council is both a WCA and a WDA).
<b>Waste Hierarchy</b>	A framework for securing a sustainable approach to waste management. Wherever possible, waste should be minimised. If waste cannot be avoided, then it should be reused; after this value recovered by recycling or composting; or waste to energy; and finally landfill disposal.
<b>Waste Local Plan</b>	A statutory development plan prepared (or saved) by the waste planning authority under transitional arrangements, setting out policies in relation to waste management and related developments.
<b>Waste Minimisation / Reduction</b>	The most desirable way of managing waste, by avoiding the production of waste in the first place.

<b>Waste Planning Authority (WPA)</b>	The local authority responsible for ensuring that an adequate planning framework exists. They are required to prepare Local Development Document(s), or development plans, relating to Waste and are responsible for determining planning applications for waste management facilities. (For Example South Tyneside Council).
<b>Waste Transfer Station</b>	A site to which waste is delivered for sorting or baling prior to transfer to another place for recycling, treatment or disposal.
<b>White Land</b>	A general expression used to mean land (and buildings) without any specific proposal for allocation in a development plan, where it is intended that for the most part, existing uses shall remain undisturbed and unaltered.
<b>Wildlife Corridor</b>	Strips of land (for example, along a hedgerow) conserved and managed for wildlife, usually linking more extensive wildlife habitats.
<b>Windfall Site</b>	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most “windfalls” are referred to in a housing context.
<b>Wind Farm</b>	Often a group of wind turbines located in areas exposed to wind. A wind farm may vary in terms of the number and size of turbines producing environmentally friendly energy and which can be dismantled often leaving very little trace.
<b>Wind Resource Area</b>	An area of search (or an area of least constraint) where wind turbines may be built subject to planning permission.
<b>World Heritage Site</b>	A cultural or natural site of outstanding universal value designated (“inscribed”) by the “International Council on Monuments and Sites” (ICOMOS), for example Durham Cathedral and Hadrian’s Wall.
<b>Written Representations</b>	A procedure by which representations on development plans and DPDs can be dealt with without the need for a full public inquiry or independent examination.
<b>Written Statement</b>	A documentary statement supplementing and explaining policy, forming part of a development plan.

# Glossary: XYZ

**Zero-Carbon Home**

Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

**Zone of Visual Influence (ZVI)**

The visual 'line of sight' or catchment area having the potential to be visually affected by a particular site or structure, such as wind turbines.



**To find out more about the new  
Local Development Framework, contact:**

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