

GLOSSARY OF TERMS

This glossary has been included in the Local Plan to assist readers in understanding the text particularly where technical or unfamiliar terms are used. It does not provide a definitive or legalistic description of such terms.

Access agreement - A legal agreement that enables public use of areas of privately owned land in the open countryside for the purpose of informal countryside recreation.

Accessibility - The degree of availability in a given area of the whole range of social, recreational, educational, shopping and employment opportunities. Accessibility is related primarily to the distance and journey time (both by car and by public transport) from these facilities.

Affordable housing - Housing development which overcomes a mismatch between the type of housing being provided through the normal operation of the housing market and its affordability to certain social groups, such as young couples.

Agriculture - Defined by Section 336(1) of the Town and Country Planning Act 1990 as including horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or the purpose of its use in the farming of land), the use of land as grazing land, meadow land, and the use of land for woodlands where that use is ancillary to the farming of land for agricultural purposes.

Agricultural land classification - The method of grading agricultural land devised by the Ministry of Agriculture, Fisheries and Food to indicate the quality of farmland. Agricultural land is graded according to the degree to which its physical characteristics (particularly climate, relief and soil) impose long-term limitations on the agricultural use of land.

Aims - General statements of aspirations which point the way in which planning action should be directed to solve current and potential major problems and to take advantage of opportunities.

Allocation - The land use assigned to a parcel of land as proposed in a statutory Development Plan.

Amenities - Desirable physical or social features of a particular area.

Ancient Woodland - Areas of woodland which originated before 1600, and, in special circumstances, semi-natural woods of post-1600 but pre-1900 origin.

Bad Neighbour Industry - A term generally applied to certain industry considered to be incompatible with residential land use, being offensive and a nuisance to the residents as well as being detrimental to the general appearance of the area.

Birth rate - A measure of the number of births per 1000 of population.

Casual play space - Areas of open land, usually located within residential areas, that do not contain children's play equipment nor are laid out for playing field use, but rather are used for informal play.

Catchment area - The area over which a settlement or an individual facility (such as a shop or a sports centre) attracts custom.

Census of Employment - The Census provides detailed information on the number of employees in employment by industrial groups. The Census counts only employees in employment at their place of work: it does not include the self-employed, members of HM Forces, homeworkers or employees in private domestic service.

Census of Population - The Census provides a comprehensive picture of the demographic, economic and social make-up of an area. The last Census was undertaken in April 1991 and although data soon becomes dated, it nevertheless is one of the few reliable benchmarks against which the effect of policies can be set.

Circular - Advice issued by Central Government to assist in the interpretation of primary legislation such as the Town and Country Planning Act 1990.

Commitments - Land which is the subject of an existing planning permission and other projects and proposals which are already cleared for construction or are so widely and authoritatively accepted that the cost or other disadvantages of revoking the "commitment" are such as to provide sufficient reason in themselves for continuing the policy at the present time.

Commuted sum payment - A payment required to meet the cost of providing a facility, for example off-site parking or play space provision, where the necessary level of provision cannot be directly provided by the development.

Commuters - Persons living at some distance from their workplace and travelling daily or regularly to work.

Conservation - The management of physical resources or assets to ensure that they are used wisely and enhanced wherever possible.

Conservation Area - An area designated by a Local Planning Authority for preservation and enhancement due to the special architectural or historic interest of its buildings and their setting.

Consumer expenditure - The total amount of money spent on the purchase of consumer goods.

Consolidation of Development - Refers to locating new development so that it adjoins the main built up area of a settlement and, where appropriate both the main urban area and an area of sporadic or isolated development.

Countryside Commission - A national body established in 1968 to promote both the conservation and recreational use of the countryside and to give grants to projects designed to achieve these objectives.

Death rate - A measure of the number of deaths per 1000 of population.

Derelict land - Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.

Development - Development is defined in Section 55 of the Town and Country Planning Act 1990 as "the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land".

Development brief - A summary statement of the Borough Council's policy position on development matters relating to a specific site or premises.

Development Plan - Made up of statutory approved or adopted Structure and Local Plans, which indicate the manner in which Local Planning Authorities propose that the land in their area should be used in respect of development.

Dual-use - The use of a building or facility by the general public as well as by the people for whom the building or facility was primarily designed (i.e. the use of educational facilities by the general public).

Economic Development Plan - A plan prepared under the Local Government and Housing Act 1989 which sets out a local authority's economic development policies for the coming year, including planning income and expenditure.

Economically active - People who are either working, actively looking for a job or temporarily laid off through sickness or industrial dispute: usually expressed as a percentage of the total adult (16+) population.

English Heritage - The popular title of the Historic Buildings and Monuments Commission for England: a national body established in 1988 to secure the preservation of Scheduled Ancient Monuments and historic buildings situated in England; to promote the preservation and enhancement of the character and appearance of Conservation Areas in England; and to promote the public's enjoyment and advance their knowledge, of Ancient Monuments and historic buildings in England and their preservation.

English Nature - The popular title of the Nature Conservancy Council for England; a national body established to advise on nature conservation, to establish, maintain and manage nature reserves and to identify and designate Sites of Special Scientific Interest.

English Tourist Board - A national body established to advise and support the development of tourism initiatives and projects in England.

Environment Agency - Government agency responsible for the management of main rivers and their recreational use.

Environmental assessment - A process by which information about the likely environmental effects of certain major development projects is collected, assessed and taken into account in deciding whether planning permission should be granted.

Financial and professional services - Uses covered by Class A2 of the Town and Country Planning (Use Classes) Order 1987 including banks, building societies and estate agents (but not health or medical services), or any other services (including use as a betting office) which it is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public.

Forecast - An estimate of the future situation based on statistical projection and/or assumptions about future conditions and the effects of policy implementation.

Forestry Commission - A national body charged with the general duty of promoting the interest of forestry, the development of afforestation and the production and supply of timber and forest products. It also has an important recreation and amenity role and can provide for tourism, recreation and sporting facilities in its forests.

Foul Water - Water that has been used for domestic, industrial or commercial purposes that requires disposal into the sewerage system.

Garden centre - A business for the retailing of horticultural produce and ancillary goods where the majority of the produce is brought in for sale.

Green Belt - Areas of land the subject of Policy ENV4. In this Local Plan, largely rural in character, and adjacent to urban areas, where strict and permanent planning controls apply in order to: check the unrestricted sprawl of large built-up areas; safeguard the surrounding countryside from further encroachment; prevent neighbouring towns from merging into one another; preserve the special character of historic towns; and, assist in urban regeneration. There is a general presumption against urban development.

Greenfield development - Development taking place on sites usually but not necessarily green in appearance and most often comprising land which was last used for agriculture and normally in locations outside the existing built-up extent of a settlement.

Health and Safety Executive - A body set up under the Health and Safety at Work Act 1974, responsible for enforcing the relevant statutory provisions. It brings together all the various national Inspectorates concerned with health and safety at work and with the general public as affected by work activities.

Heavy commercial vehicle - A goods vehicle which is over 3.5 tonnes gross vehicle weight.

Heritage - A general term used to refer to those historical and archaeological features, buildings, monuments, etc., which are of particular interest.

Horsiculture - A generic term used to describe development including the keeping and riding of horses for recreational purposes or as part of a commercially based equestrian activity.

Housing Association - A voluntary body with the aim of providing housing for rent or purchase.

Housing Investment Programme - The system by which Central Government allocates money to Local Housing Authorities. Every authority submits an annual programme and strategy to obtain resources from Central Government.

Implementation - Actions to achieve aims or carry out policies.

Informal Recreation - Recreation requiring little in the way of special skills, organisation of facilities, lacking a competitive element and usually requiring a countryside location for its full enjoyment, eg walking, camping.

Infrastructure - The distribution network of services necessary for site development such as road, sewers, gas and water mains etc and in the wider area, the provision of services such as schools, shops and public transport.

Issues - Matters of importance which require a choice of balance between two or more possible policies (eg public or private transport, concentration or dispersal).

Listed building - A building of special architectural or historic interest as "listed" by the Department for Culture Media and Sport and subject to the imposition of special planning control.

Local Nature Reserve - A site or area managed primarily for conserving and researching into features of wildlife, plant life, geology or physiography and established by local authorities in consultation with English Nature.

Long stay parking - Parking over the whole of the working day (usually 0900 to 1700).

Main road network - The main road network comprise primary routes (those road forming part of the national network of high quality routes linking all major centres of population such as motorways, trunk roads and the more important Class A roads) and other main routes (those roads which act as links between the towns and link these towns to the primary routes).

Major retail development - Large scale shopping development which is intended to serve a wide catchment area, having a gross floorspace of 1500 square metres or more. This will include hypermarkets, superstores, large supermarkets, retail warehouses and other comprehensive shopping developments comprising a number of units but with an aggregate floorspace of 1500 square metres gross floorspace or more.

Mobility housing - Housing adapted or constructed to meet the special needs of those with mobility handicap and including features such as dropped kerbs, wide doorways, handrails, etc.

Monitoring - The continuous process of systematic collection and analysis of information to assess the continuing relevance of a plan's policies and assumptions and whether the plan is being implemented as intended.

Multiple occupancy - The use of a dwelling where the occupants do not live together as a single household.

National Playing Fields Association - A voluntary body which a particular interest in the provision of playing fields and other outdoor recreational facilities. Responsible for the development of the commonly used "6 acre standard" for the provision of playing fields.

Non-conforming use - A use which is different from and usually injurious to the amenity of the surrounding environment or local residents.

North West Council for Sport and Recreation - A regional forum in which many organisations with sport and recreational interests are gathered and which provides regional advice on specific sporting and recreational matters.

Objective - A specific statement towards the achievement of a general aim. An objective is specific and factual, and its degree of attainment may be measured.

Office - A use that falls within Class A2 of the 1987 Use Classes Order. That is the use of land or premises for the provision of financial services, or professional services (other than health or medical services), or any other service (including use as a betting office) which it is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public. Also includes those office-related uses (which are not included in Class A2) but are included in Class B1 of the Use Classes Order.

Park and ride facility - A facility for the exchange of transport mode from a car or motorcycle to public transport such as a bus or train, including parking provision for the original mode.

Pedestrianisation - The exclusion of traffic from streets so that the whole width of the street can be used by pedestrians. Exceptions are often made for service and emergency vehicles requiring access to premises and sometimes buses are allowed too.

Planning Inspector - A person appointed by the Secretary of State for the Environment to preside over Planning Inquiries and determine appeals.

Planning Policy Guidance Note - Advice issued by the Secretary of State for the Environment which sets out the Government's policies on different aspects of planning. They are to be taken into account by local authorities in the preparation of development plans and may be material to decisions on individual planning applications and appeals.

Policy - A statement of an intended course of planning action which will contribute towards the achievement of a planning aim, and will provide guidance for the continuous process of making planning decisions.

Proposal - A site-specific land use assigned or allocated in a statutory Development Plan.

Proposal Map - A map, on an Ordnance Survey base, illustrating the policies and proposals of a local plan and defining sites for particular developments or land uses and the areas to which specified development control policies will be applied.

Public Local Inquiry - An inquiry examining objections to a Local Plan presided over by a Planning Inspector.

Reasoned justification - That part of the Written Statement of a Local Plan which explains the reasoning for the inclusion of a particular policy or proposal within the plan.

Resources - Public and private land, labour and capital required to implement the policies and proposals of the Local Plan.

Retail analysis - The carrying out of research into the quantitative impact of new retail proposals on existing centres and facilities.

Retailing - The sale of goods or services direct to the consumer.

Review - A re-examination of the policies and proposals on which a plan is based, which may lead to alteration and the rolling forward of the time period to which the plan relates.

Scheduled Ancient Monument - Monuments which are the subject of statutory protection as a result of their scheduling under the Ancient Monuments and Archaeological Areas Act 1979.

Short stay parking - Parking for a period less than the working day, usually two hours.

Short stay visitors - Visitors to the Borough, including those on business or visiting friends and relatives who stay overnight in the Borough up to a period of less than one week.

Sites of Special Scientific Interest - Areas which are of national interests in terms of their wildlife, plant life, geology and physiography. Sites are designated by English Nature.

Small-scale development - Development whose overall size dimensions are small in relation to those of neighbouring development.

Small-scale retail - Shopping development considered to be of a size intended to serve the needs of the local settlement and its immediately surrounding area rather than a wider car based clientele. The gross floorspace of such a development should not normally exceed 1500m².

Small-scale shopping development - The development to be of a size intended to serve the needs of the local settlement and its immediately surrounding area rather than a wider car based clientele. The gross floorspace of such a development should not normally exceed 1500m².

Statement of Publicity, Public Participation and Consultation -A statement prepared by the Borough Council summarising the mechanisms used to publicise the draft Local Plan and the level of consultation undertaken and achieved.

Static caravans - Caravans which remain permanently on a site for all or part of the year. They are often owned by private individuals who use their vans as weekend homes.

Strategy - An inter-related, inter-dependent and comprehensive set of policies directed towards the achievement of stated aims and objectives.

Structure Plan - A plan, consisting of a Written Statement supported by a Key Diagram which formulates a County Planning Authority's long-term policies and general proposals for its area.

Surface water - Water that requires disposal in order to prevent flooding and occurs as a result of climatic conditions.

Sustainable Development - Development which allows the environment to be protected in such a condition and to such a degree that environmental capacities are maintained over time and future generations can enjoy an equal measure of environmental consumption.

Touring caravans - Caravans taken on holiday by visitors. They do not remain in any location for more than a limited period of time and when not in use are normally kept at the home rather than on a caravan/camping site.

Tourism - The temporary short-term movement of people to destinations outside the places where they normally live and work and the activities during their stay at these destinations.

Traffic calming - Specific measures such as speed humps, to reduce conflict between pedestrians and vehicles through achieved reductions in vehicle speeds.

Transport Policies and Programme - An annual report submitted to the Department of Transport by the County Council setting out its transportation policy and justifying a transport budget for the following year against the background of a longer term programme for spending on transportation. The TPP provides the basis for the annual grant from Central Government to the County Council towards the cost of approved expenditure on transport.

Tree Preservation Order - An order usually made by the Borough Council to protect specific trees and groups of trees, and with them the amenities of a place, by ensuring that no felling, lopping, topping or pruning takes place without their permission.

Unstable land - Land suffering from instability as a result of the effects of underground cavities, unstable slopes or ground compression.

Urban concentration - The guiding of investment and new development to existing main urban areas.

Urbanisation - The process by which rural areas are developed so that they assume the conditions and character of the town areas.

Urban renewal - A term covering all activity designed to combat urban obsolescence. It comprises redevelopment (the demolition of unfit properties followed by new construction on the site) and improvement (the upgrading of property and its surroundings to achieve set standards).

Use Classes Order - The Town and Country Planning (Use Classes) Order 1987 (SI 1987 No 764). This outlines broad uses for land and buildings and defines where a change of use from one class to another usually requires planning permission.

Vacant site - Land which does not have a derelict or degraded appearance but which nevertheless does not have any current economic (including agricultural) use or recognised amenity value.

Windfall site - A site which becomes available for development and did not previously have planning permission or was not allocated in a Local Plan for the use now proposed. The term is usually used in relation to the supply of land considered available for housing development.

