

Appendix C
Glossary (NPPF 2012)

Appendix C Glossary (NPPF 2012)

Term	Definition
<p>Accessible Natural Greenspace (ANG)</p>	<p>Natural England’s ‘Nature Nearby: Accessible Natural Greenspace, March 2010’ includes the following definitions:</p> <p>Accessible greenspace – places that are available for the general public to use free of charge and without time restrictions (although some sites may be closed to the public overnight and there may be fees for parking a vehicle). The places are available to all, meaning that every reasonable effort is made to comply with the requirements under the Disability Discrimination Act (DDA 1995). An accessible place will also be known to the target users, including potential users who live within the site catchment area.</p> <p>Natural greenspace – Places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate. Natural and semi-natural greenspace exists as a distinct typology but also as discrete areas within the majority of other greenspace typologies.</p>
<p>Accessible Natural Greenspace Standard (ANGSt)</p>	<p>ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:</p> <ul style="list-style-type: none"> • of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home; • at least one accessible 20 hectare site within two kilometres of home; • one accessible 100 hectare site within five kilometres of home; and • one accessible 500 hectare site within ten kilometres of home; plus • a minimum of one hectare of statutory Local Nature Reserves per thousand population.
<p>Affordable Housing</p>	<p>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.</p> <p>Social rented: housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned</p>

Term	Definition
	<p>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.</p> <p>Affordable rented: housing is let by local authorities or 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 (including service charges, where applicable).</p> <p>Intermediate housing: 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.</p> <p>Starter Homes: new homes only available for purchase by qualifying first-time buyers. Such homes will be made available for sale at a price which is at least 20% less than its market value, subject to a maximum price cap of £250,000.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p>
Aged or Veteran Tree	A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.
Air Quality Management Areas (AQMAs)	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Allocated Sites	To deliver the development strategy and meet its housing requirement, for example, the Council allocates land for particular types of land use, such as housing, as part of its planned approach to managing development and shaping the future of the district’s towns and villages. Infrastructure providers can then take the planned growth of a settlement into account when delivering their services to ensure that the necessary infrastructure is in place to support growth.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD.
Authority Monitoring Report (AMR)	The annual monitoring report assesses the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Development Plan are being successfully implemented.

Term	Definition
Appropriate Assessment (AA)	<p>An assessment which identifies any aspect/s of an emerging Plan that would have the potential to have a significant effect on designated wildlife sites (i.e. SACs, SPAs, Ramsar Sites) in light of the Habitats Regulations.</p> <p>(See also Habitats Regulations Assessment (HRA))</p>
Archaeological Interest	<p>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. 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.</p>
Article 4 Direction	<p>A direction which withdraws automatic planning permission granted by the General Permitted Development Order (see also Permitted Development Rights).</p>
Best and Most Versatile Agricultural Land	<p>Land in grades 1, 2 and 3a of the Agricultural Land Classification.</p>
Biodiversity	<p>The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.</p>
Biodiversity Action Plan (BAP)	<p>A strategy prepared for a local area aimed at conserving and enhancing biological diversity. East Herts is included within the Hertfordshire Biodiversity Action Plan.</p>
Brownfield Land or Site	<p>Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. See also 'Previously Developed Land'.</p>
Call for Sites	<p>Technical work which seeks suggestions from landowners, developers, and other interested parties for all types of potential future development and land-use, including housing, employment, retail, leisure, community and other uses.</p>
Carbon Emissions	<p>See Greenhouse Gases.</p>
Character	<p>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.</p>

Term	Definition
Climate Change	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.
Climate Change Adaptation	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.
Climate Change Mitigation	This involves taking action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Clusters (a term used in economic regeneration)	A group of businesses or organisations which, due to the goods they produce and/or services they provide, have common customers, technology or use similar specialist skills. They group together in order to enhance the overall competitive advantage of individual companies. For East Herts and Hertfordshire, life science industries and film and television industries comprise two such economic clusters.
Coalescence	The merging or coming together of separate towns or villages to form a single entity.
Co-operation for Sustainable Development Board (Co-op Board)	The Co-op Board was established in 2014 to provide a forum for the discussion of cross boundary issues and the commissioning and management of joint studies.
Community Infrastructure Levy	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Right to Build Order	An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
Competent Person (in terms of site investigation information preparation)	A person with a recognised relevant qualification; sufficient experience in dealing with the type(s) of pollution or land instability; and membership of a relevant professional organisation.
Conformity	Requirement of Local Plans to be in general conformity/agreement with the policies of the National Planning Policy Framework.

Term	Definition
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
County Council	The local authority that is responsible for waste and minerals planning functions in non-unitary, and non-national park, local authority areas. The County Council is also responsible for determining some other types of application and advising on strategic planning issues that are likely to have an impact across the whole county or its sub-regions e.g. transport and education.
Demography	Demography is the study of the size, growth, and age and geographical distribution of human populations, and births, deaths, marriages, and migrations.
Density	<p>Density is a calculation of the number of houses that may be built on a particular piece of land. It is usually expressed as the number of dwellings per hectare (dph).</p> <p>Net density includes those sites which will be developed including directly associated uses, such as access roads within the site, private garden space, car parking areas, incidental open space, landscaping and children’s play areas, where they are provided.</p> <p>Gross density includes large-scale open space, roads, schools, hospitals, and other major supporting infrastructure.</p>
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Development	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').
Development Plan	This includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Term	Definition
Duty to Co-Operate	The duty to cooperate was created in the Localism Act 2011. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans.
Ecological Networks	These link sites of biodiversity importance.
Economic Development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Edge of Centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Employment Land	Land reserved for industry, comprising Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). Such land tends to be located in urban areas or close to transport networks, often containing a cluster of similar business activities.
Engineering Operations	The statutory definition of development within Section 55 of the Town and Country Planning Act 1990, includes engineering and other operations (e.g. Groundworks), and the making of any material change in the use of land. The carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.
Evidence Base	The evidence that any Development Plan Document is based on consisting of technical data and studies; the views of relevant stakeholders; and other background facts about the area, as appropriate.
Environmental Impact Assessment	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
European Site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special

Term	Definition
	Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Flood Plain	Generally low-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.
Functional Economic Market Area (FEMA)	A FEMA is an area over which a local economy and its key markets operate.
Green Belt	<p>The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:</p> <ul style="list-style-type: none"> • to check the unrestricted sprawl of large built-up areas; • to prevent neighbouring towns merging into one another; • to assist in safeguarding the countryside from encroachment; • to preserve the setting and special character of historic towns; and • to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Green Infrastructure	Green Infrastructure is a strategic network of multi-functional green space, both new and existing, rural and urban, which supports natural and ecological processes and is integral to the health and quality of life in sustainable communities. It provides habitats for and aids migration of wildlife, flood water storage, urban cooling and local access to shady outdoor space as well as creating attractive spaces for recreation.
Green Wedges	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 coalescence (merging) of adjacent places and can also provide recreational opportunities.
Greenfield Land or Site	Land (or a defined site) usually farmland, that has not previously been developed.
Greenhouse Gases	Naturally occurring examples include water vapour, carbon dioxide, methane, nitrous oxide and ozone. Some human activities increase these gases, including fossil fuel combustion within motor vehicles and some power stations.
Group 1, 2 or 3 Village	The District Plan identifies three types of village:

Term	Definition
	<p>Group 1 Villages: villages where development for housing, employment, leisure, recreation and community facilities will be permitted, in order to help sustain vital and viable rural communities.</p> <p>Group 2 Villages: villages where limited infill development, together with small-scale employment, leisure, recreation and community facilities will be permitted. In addition, small-scale development identified in an adopted Neighbourhood Plan will be permitted.</p> <p>Group 3 Villages: villages where limited infill development identified in an adopted Neighbourhood Plan will be permitted.</p>
Gypsies and Travellers (Planning Definition included in 'Planning policy for traveller sites')	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such.
Habitats Regulations Assessment (HRA)	<p>An assessment which identifies any aspects of an emerging Plan that would have the potential to have a significant effect on designated wildlife sites (i.e. SACs, SPAs, Ramsar Sites) in light of the Habitats Regulations.</p> <p>(See also Appropriate Assessment)</p>
Hertfordshire Infrastructure and Planning Partnership (HIPP)	A partnership established to work together with Hertfordshire Forward, Hertfordshire Local Enterprise Partnership, the Local Transport Body for Hertfordshire, the Local Nature Partnership, other local authorities within the wider south east and other appropriate organisations, groups and partnerships in areas of shared interest to develop and where possible and necessary agree joint approaches to common issues.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Parks and Gardens	A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by Historic England.
Housing Market Area	This is a geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home.

Term	Definition
Housing Mix	The mix of different types and tenures of housing, for example, affordable and market housing, owner-occupied and private-rented.
Infrastructure	Providing the necessary supporting 'infrastructure' of utility services, transport, schools, open space, community, health and leisure services. See also Green Infrastructure.
Infrastructure Delivery Plan (IDP)	The Infrastructure Delivery Plan establishes a framework for private and public investment. It identifies as far as possible the infrastructure needs of new development, and the associated costs, phasing, funding sources and responsibilities for delivery.
International, national and locally designated sites of importance for biodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
Landfill	The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls) within its curtilage. Listing highlights what is significant about a building or site, and helps to ensure that any future changes to it do not result in the loss of its significance. Historic England is responsible for designating buildings for listing in England.
Local Development Order	An order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Development Scheme (LDS)	The Local Planning Authority's timetable for the preparation of Development Plan Documents.
Local Enterprise Partnership (LEP)	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Green Space Designation	The Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Term	Definition
Local Nature Partnership	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
Local Nature Reserve	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged. (See also Site of Nature Conservation Importance or Site of Biological Interest).
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area.
Local Transport Plan (LTP)	A statutory document which sets out the strategy for the management, maintenance and development of the area's transport system. This five-year integrated transport strategy is prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The Plan also sets out the resources predicted for delivery of the targets identified in the strategy.
Locally Important Biodiversity Sites	Normally smaller, isolated sites, including trees, hedgerows or ponds that may not be designated but make a contribution to local or wider ecological networks.
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Master Plan	A plan that shows an overall development concept that includes urban design, landscaping, infrastructure, service provision, circulation, present and future land use and built form.
Memorandum of Understanding (MoU)	A Memorandum of Understanding describes a bilateral or multilateral agreement between two or more parties.
Minerals Plan	<p>Planning Policy Guidance advises that mineral planning authorities should plan for the steady and adequate supply of minerals in one or more of the following ways (in order of priority):</p> <ol style="list-style-type: none"> 1. designating Specific Sites – where viable resources are known to exist, landowners are supportive of minerals development and the proposal is likely to be acceptable in planning terms.

Term	Definition
	<p>Such sites may also include essential operations associated with mineral extraction;</p> <ol style="list-style-type: none"> 2. designating Preferred Areas, which are areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction; and/or 3. designating Areas of Search – areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.
Mitigation	See Climate Change Mitigation.
Mixed Use Development	A development which contains a variety of uses such as businesses, housing, leisure and recreation. Such developments contribute towards building sustainable communities by increasing accessibility to a range of activities and promoting non-car modes of travel.
Modal Shift	A change of transport mode (for example, car, bus, train, bicycle, walking). In planning terms this usually implies a shift away from the private car to more sustainable transport modes, whether passenger transport or walking and cycling.
Monitoring	See Authority Monitoring Report.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework was published on 27 March 2012 which sets out the Government’s planning policies for England and how these are expected to be applied.
Nature Improvement Areas	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.
Neighbourhood Development Order	An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

Term	Definition
Original Building	A building and any outbuildings provided at the same time as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Out of Town	A location out of centre that is outside the existing urban area.
Permeability	The extent to which an environment allows for a choice of routes both through and within it, and allows opportunities for movement.
Permitted Development Rights	A national grant of planning permission which allows certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Practice Guidance (PPG)	A web-based resource which brings together planning practice guidance for England in an accessible and usable way – http://planningguidance.communities.gov.uk/
Plateau	A landscape of fairly level high ground, which in rural areas tends to be a prominent landscape feature, often supporting a unique biodiversity.
Playing Field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.
Policies Map (previously Proposals Map)	The Policies Map illustrates on a map, reproduced from or based upon a map base to a registered scale, appropriate policies contained in the District Plan.
Pollution	Anything that affects the quality of land, air, water or 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, odour, noise and light.

Term	Definition
Previously Developed Land (PDL) or 'Brownfield' Land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development management procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary Shopping Area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Primary and Secondary Shopping Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Priority Habitats	Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Public Open Space	Open space, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity. In some instances, Public Open Space can be designated by a council, where public access may or may not be formally established, but which fulfils or has the potential to fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).
Public Realm	Those parts of a village or town (whether publicly or privately owned) available, for everyone to use. This includes streets, squares, parks, etc.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Renewable and Low Carbon Energy	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 the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are

Term	Definition
	those that can help reduce emissions (compared to conventional use of fossil fuels).
Rural Area Beyond the Green Belt	This East Herts specific policy operates a similar level of restraint to Green Belt. The Rural Area Beyond the Green Belt covers two-thirds of the District not covered by Green Belt, outside designated settlement boundaries.
Rural Diversification	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 enterprises, such as renewable energy, tourism and food processing).
Rural Exception Sites	Small sites used to provide affordable housing in perpetuity where sites would not normally be developed for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Scheduled Monument	Nationally important monuments, usually archaeological remains, which enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Setting of a Heritage Asset	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.
Significance (for heritage policy)	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.
SME (Small to Medium Enterprise)	An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover.

Term	Definition
Special Areas of Conservation	Areas given special protection under the European Union’s Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Site Investigation Information	Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS 10175 (2011 + A1:2013) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Starter Homes	<p>Starter Homes are new homes only available for purchase by qualifying first-time buyers. Such homes will be made available for sale at a price which is at least 20% less than its market value, subject to a maximum price cap of £250,000.</p> <p>(See also Affordable Housing)</p>
Statutory	Required by law (statute), usually through an Act of Parliament.
Statement of Community Involvement (SCI)	The statement of community involvement sets out the processes which authorities must follow in involving local communities in the preparation of local development documents and development management decisions.
Stepping Stones	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Environment Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Term	Definition
Strategic Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Strategic Land Availability Assessment (SLAA)	An assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The SLAA assesses whether land could come forward for development, not whether it should .
Supplementary Planning Document	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal	A mechanism for considering and communicating the likely effects of a Plan, and alternatives, in terms of sustainability issues with a view to avoiding and mitigating adverse effects and maximising positives. SA of local plans is legally required.
Sustainable Development	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."
Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
Sustainable Urban Drainage System (SuDs)	An alternative solution to the direct channelling of water. SuDs are designed to control the run-off from a development; to improve the quality of the run-off; and to enhance the nature conservation, landscape and amenity value of the site and its surroundings.
Town Centre	Area defined on the Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in local plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Term	Definition
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Travelling Showpeople (Planning Definition included in Planning Policy for traveller sites)	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers.
Tree Preservation Order (TPO)	A mechanism for securing the preservation of a single or groups of trees of acknowledged amenity value. A tree subject to a TPO may not normally be topped, lopped or felled without consent of the local planning authority.
Urban Extension	Involves the planned expansion of a town 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.
Urban Sprawl	The uncontrolled or unplanned extension of urban areas into the countryside.
Use Class	<p>The Town and Country Planning (Use Classes) Order 2007 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. Classes are as follows:</p> <p>A1: Shops</p> <p>A2: Professional and Financial Services</p> <p>A3: Restaurants and Cafés</p>

Term	Definition
	<p>A4: Drinking establishments</p> <p>A5: Hot Food Take-Aways</p> <p>B1: Business</p> <p>B2: General Industrial</p> <p>B3-B7: Special Industrial Groups</p> <p>B8: Storage and Distribution</p> <p>C1: Hotels</p> <p>C2: Residential</p> <p>C3: Dwelling houses</p> <p>D1: Non-Residential institutions</p> <p>D2: Assembly and Leisure</p>
Vernacular	The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.
Viability Assessment	Where the deliverability of a development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. A site is viable if the value generated by its development exceeds the costs of developing it and also provides sufficient incentive for the land to come forward and the development to be undertaken.
Vitality	In terms of retailing, the capacity of a centre to grow or develop its liveliness and level of activity.
Village Development Boundary	A boundary drawn, usually quite tightly, around the main built up area of a village, within which development may be allowed in principle.
Waste Local Plan	A statutory Development Plan prepared by the waste planning authority, setting out policies in relation to waste management and related developments.
Wildlife Sites	Designated land of local and regional importance defined as discrete areas of land considered to be of significance for their wildlife features. They are the most important places for wildlife outside legally protected land such as SSSIs.

Term	Definition
Wildlife Corridor	Areas of habitat connecting wildlife populations.
Windfall Site	Sites which have not been specifically identified as available through the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.