

GLOSSARY

Accessibility Corridor

Transport corridor within the Borough shown on the Local Plan Second Review proposals map where public transport provides an alternative form of transport to the private car or main facilities are within easy walking distance.

Affordable Housing

Housing that is accessible to people whose incomes are insufficient to enable them to afford adequate housing locally on the open market to be made available to people with a local connection and housing need. The housing may involve rented or shared ownership housing provided by housing associations or local authorities and low cost homes for sale at a discount.

Aggregates

Sand, gravel, crushed rock and other bulk materials used in the construction industry for purposes such as the making of concrete, mortar, asphalt or for roadstone, drainage or bulk filling materials.

Agricultural Land Classification (ALC)

The process used by the Department of Environment, Food and Rural Affairs to determine the quality of agriculture land. Grades 1,2, and 3a are classed as being of the “best and most versatile” and should be protected as a national resource for the future. (Source: Planning Policy Guidance Note 7)

Agriculture/Agricultural

Includes 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 fur, of for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. (Source: Section 336 of the Town and Country Planning Act 1990)

Ancient Monument

See “Scheduled Ancient Monument”

Archaeological Heritage

“Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition.” (Source: Planning Policy Guidance Note 16)

Area of Special Restraint

An area of land not within the Green Belt but where Green Belt policies apply until such time as the Council determines that the land is required for development.

Article 4 Direction

A special power which the Council may exercise to control development not normally subject to planning control. (Source: Town and Country Planning (General Permitted Development) Order 1995)

Backland Development

Development without direct road frontage, usually to the rear of an existing property, where development will not normally be in character with the area and may have serious problems with access or result in significant overlooking.

Bad Neighbour Use

A use that has a seriously detrimental effect on the locality, and people living near it, in terms of noise, traffic or other disturbance. An example could be a factory in a residential neighbourhood.

Best Practicable Environmental Option

Can be applied to any aspect of pollution control used to indicate the waste disposal choice having the least impact on the environment. It does not refer to cost; the BPEO may be the most expensive. (Source: Environment Agency)

Breach of Condition Notice

A Notice which may be served by the Local Planning Authority if any of the conditions on a planning permission is not complied with. (Source: Borough of Broxbourne Council and Section 187A Town and Country Planning Act 1990)

Brownfield Land

Land which has previously been developed.

Building Regulations

Controls developed to regulate aspects of building including structural stability, waterproofing, sound and thermal insulation, drainage, ventilation, hygiene, access, glazing and facilities for disabled people. (Source: Hertfordshire Building Control Handbook)

Built Heritage

This includes Scheduled Monuments, Areas of Archaeological Significance, Listed Buildings and Conservation Areas which make a valuable contribution to the built environment.

Certificate of Lawful Use or Development

A Certificate which may be applied for to receive a formal determination as to whether a use or development is or would have been lawful and therefore enforcement action can or could not have been taken against it. The use or development may be lawful because it is 'permitted' or exempt from enforcement action due to the length of the breach.

Class A1, A2, A3, B1 etc.

See Use Class A1 etc.

Commuted Sum

A sum of money paid to the Local Authority by a developer under a Section 106 Agreement (see 'Planning Obligation') to effect the provision of facilities or improvements connected with a development, including nearby road improvements or the provision of play equipment.

Comparison Shopping

Shopping usually for non-food goods such as clothes and electrical equipment, for which the customer generally expects to invest time and effort into visiting a range of shops before making a choice. (Source: Hertfordshire Structure Plan Review 1991 - 2011, Adopted April 1998)

Compulsory Purchase Order

An Order which may be made by a Local Planning Authority to acquire land which is suitable and required in order to carry out development, re-development or improvement, or land which is required in the interests of the proper planning of an area.

Conservation Area

An area defined by the Council as being of special architectural or historic importance within which the Council may exercise greater powers to control development not normally subject to planning control. Trees within Conservation Areas are also subject to additional controls and advance notice must be given to the Council if you intend to undertake works to a tree in a Conservation Area even if it is not the subject of a Tree Preservation Order.

Contaminated Land

Land effected by contamination which may give rise to hazards which put at risk people working on the site, the occupiers and users of the buildings and land, and the buildings and services themselves. Contaminants may also escape from the site to cause air and water pollution and pollution of nearby land; If these hazards are not identified and assessed properly, there may be a direct threat to health, safety or the environment.

Convenience Shopping

Shopping carried out on a regular basis, e.g. food, newspapers, cigarettes, confectionery.

Critical Capital

See Environmental Assets

Curtilage

The area of enclosed land associated with the use of a building, such as the garden of a house, but excluding any fields, paddocks etc.

dB(A)

Unit of noise measurement which expresses the loudness in terms of decibel (dB) scale and the frequency rating factor (A)

Department for the Environment, Food and Rural Affairs (DEFRA)

Government department responsible for agriculture, the food industry, fisheries, environment, rural development, countryside, wildlife and sustainable development.

Department of the Environment, Transport and the Regions (DETR)

Former Government department which amalgamated the Department of the Environment and the Department of Transport, and previously responsible for land-use and transport planning. The functions of this department are now found in the

Department of Transport, Local Government and the Regions and the Department for the Environment, Food and Rural Affairs.

Department of Transport, Local Government and the Regions (DTLR)

Government department responsible for transport, local government, housing, planning, regeneration and urban and regional policy.

Development Brief

A non-statutory document produced by Local Planning Authority in partnership with other interested parties which sets out the main principles for the design, siting and layout of a development site or sites. (Source: Hertfordshire Structure Plan Review 1991 - 2011)

Development Plans

Statutory plans such as the local plans and structure plans which set out local planning authorities' policies and proposals for the development and use of land within their area. Development decisions must be in accordance with the Development Plan, unless material considerations indicate otherwise. (Source: Hertfordshire Structure Plan Review 1991 - 2011)

Diffuse Sources of Pollution

Pollution without a single point source. For example, acid rain, pesticides and urban runoff. (Source: Environment Agency)

Dwelling

A self contained house or flat (not the same as dwellinghouse).

Dwellinghouse

A self contained house, but does not include any dwelling falling within the definition of a flat. This difference from the definition of "dwelling" is important in terms of "permitted development", from which flats benefit differently.

Earth Summit

The popular name of the conference held in Rio de Janeiro which produced a document known as "Agenda 21". This outlined a range of actions for implementation by all countries, aimed at preserving the planet's natural assets and resources by focusing on "sustainable development." "Local Agenda 21" is the local community element of this, promulgated by the United Nations.

Enforcement Notice

A Notice which may be served by the Local Planning Authority where there is a breach of planning control and it considers it expedient to:

- a) remedy the breach by making any development comply with the terms of any planning permission which has been granted, by discontinuing any use of the land or by restoring the land to its condition before the breach took place
- b) remedy any injury to amenity which has been caused by the breach

English Heritage

The Statutory body which acts as the Government's adviser in England on the protection and management of the historic environment, offering specialist advice to landowners, occupiers, local authorities and other conservation groups. (Source: English Heritage)

English Nature

The Government funded body whose purpose is to promote the conservation of England's wildlife and natural features. They achieve this by taking action themselves and working through an enabling others. (Source: English Nature)

Environment Agency

Executive Agency of the Department for the Environment, Food and Rural Affairs (DEFRA) responsible for rivers, other natural waterways, floodplains, groundwater protection and sea defences.

Environmental Appraisal

An iterative process to ensure that environmental considerations are evaluated consistently throughout the preparation and review of policies. (Source: Hertfordshire Structure Plan Review 1991 - 2011)

Environmental Assets

These range from essential resources like water and air to landscape and historic and archaeological features which give an area its unique character. 'Environmental asset' includes not just those things which are considered to be valuable and irreplaceable and therefore need to be strongly protected in their entirety (critical capital), but also those parts of the environment which, although can cope with some management or change, need to be protected or enhanced to avoid damaging them or where any loss would have to be compensated for by similar provision elsewhere (constant assets).

Environmental Impact Assessment

A statement submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 which evaluates the likely environmental impacts of development, together with an assessment of how the impacts could be mitigated.

Fenestration

The arrangement of windows and openings on a building.

Flat

A separate and self-contained set of premises constructed or adapted for the purpose of a dwelling and forming part of a building from some other part of which it is divided horizontally. (Source: Section 1(2) Town and Country Planning (General Permitted Development) Order 1995)

Floodplain

Parts of river valleys of coastal plains which are inundated during floods, including areas protected by flood defence. (Source: Environment Agency)

G.P.D.O.

The Town and Country Planning (General Permitted Development) Order 1995. Statutory document from Central Government giving rules and definitions regarding development of land for the Local Planning Authority.

Green Belt

An area designated in development plans which is protected against inappropriate development in order to check unrestricted urban sprawl; safeguard countryside from

urban encroachment; prevent towns merging; preserve the special character of historic towns and assist urban regeneration. (Source: Hertfordshire Structure Plan Review 1991 - 2011)

Green Field Site

Land on which no built development has previously taken place, usually understood to be beyond or on the periphery of an existing built up area. It also includes parks and playing fields in urban areas.

Greenhouse Effect

The Earth radiates solar energy and some of this energy is absorbed by the atmosphere, effectively warming it up, whilst the rest escapes into space. This process is called the "green house effect" because the atmosphere is acting like the glass in the greenhouse. (Source: Environment Agency)

Greenhouse Gas

Gases that are associated with Global Warming such as carbon dioxide, water vapour, methane which are considered naturally occurring greenhouse gases, whilst nitrous oxide, ozone and chlorofluorocarbons (CFC's) are associated with manufacturing and industrial processes. (Source: Environment Agency)

Green Transport Plan

A set of measures designed to reduce the impact of traffic congestion for journeys to, from and during work. Measures include a balance of incentives and discouragement to persuade employees to travel by sustainable modes or avoid the need to travel at all. (Source: Hertfordshire's Local Transport Plan Consultation Draft (February 2000))

Gross floorspace

The total floorspace of a building measured to the outside of all external walls.

Groundwater

Water contained in the void spaces in pervious rocks and also within the soil. (Source: Environment Agency)

Habitable Room

Includes living rooms, dining rooms, bedrooms and kitchens in excess of 2 metres in width, but excludes bathrooms, toilets, hallways, landings. (Source: Office of National Statistics)

Habitat

Natural home of plant or animal (Source: Environment Agency)

Hazardous Installations

Sites which store or use substances which are considered to be a risk to human health.

Hectare

Area of 10,000 square metres. One hectare = 2.471 acres.

Heritage Features

Significant remains characteristic of earlier times and worthy of preservation.

Highways Agency

Executive Agency of the Department of Transport, Local Government and the Regions (DTLR) responsible for trunk roads and motorways, including the A10 and M25 in the Borough.

Historic Associations

Buildings, sites and locations which are of interest and are worthy of conservation because of their historical associations e.g. key events in history. (Source: Hertfordshire Structure Plan Review 1991 - 2011)

Housing Associations

Independent non-profitmaking organisations for managing building and renovating housing. Funded by Central Government through the Housing Corporation they can also receive funds from Local Authorities. See also 'Registered Social Landlord'.

Housing Need

A person has housing need if

- i) they are homeless, or
 - ii) the dwelling which they occupy is overcrowded or unfit for human habitation;
- and their financial circumstances are such that they cannot house themselves in accommodation, available on the open market, which is not overcrowded or unfit for human habitation within the Borough. The terms 'homeless', 'overcrowded' and 'unfit for human habitation' are interpreted in accordance with the Housing Acts 1985 and 1996 or any statutory modification or re-enactment thereof or, in the opinion of the Council given in writing, they are otherwise in housing need.

Housing Needs Assessment

Studies done to assess the level and types of unmet needs for accommodation, particularly affordable housing. See also 'Statement of Housing Need'. (Source: Hertfordshire Structure Plan Review 1991 - 2011)

Infrastructure

The provision of physical services like water, gas, electricity, sewerage and social services like educational facilities, medical facilities and leisure facilities.

Inward investment

Attracting new businesses from outside the area into the Borough.

Key Employment Sites

Sites which have been identified to play a major long-term role in the Hertfordshire economy, where employment generating activities will be encouraged and where co-ordinated activity and investment programmes are required to realise their full potential. (Source: Hertfordshire Structure Plan Review 1991 - 2011)

Knowledge-based Economy

Described in the Industrial Strategy as the increasing development of production and processing of information and the greater use of applied knowledge and information in the physical manufacture of goods – i.e. information processing, research and development, and high-end "bespoke" manufacturing rather than mass production. (Source: Hertfordshire County Council)

Land Bank

A supply of land allocated for a specific use.

Landfill Sites

Site used for waste disposal into/onto land. (Source: Environment Agency)

Landfill Tax

A charge levied against those disposing of material in a landfill site. (Source: Environment Agency)

Landscape Character Areas

An area defined as having a distinctive character in terms of landscape following assessment of the geology, soils, topography, hydrology, land cover and land use, vegetation, historical and cultural influences, settlement and built form.

Listed Buildings

Buildings which are included on a Statutory List prepared by the Secretary of State for Culture, Media and Sport as being of special architectural or historic merit and which are subject to special planning control. Proposals to alter or demolish them, including internal structural changes, require specific Listed Building Consent. Nationally 2% of listed buildings are Grade I (of exceptional interest), 4% are Grade II* (particularly important buildings of special interest) and the remaining 94% are Grade II (of special interest).

Local Agenda 21

A Local Action plan and strategy to concentrate on encouraging forms of development and activity which improve the quality of life in the area without damaging the quality of the natural environment. It is a part of Agenda 21, the international action plan aiming to tackle social, economic and environmental problems. Agenda 21 is one of the documents signed by governments at the Earth Summit in Rio in 1992.

Local Connection

A person has 'Local Connection' if

- i) they or their spouse or person with whom they live with as a spouse are ordinarily resident within the Borough and have been for 6 months in the 12 months or 3 years in the 5 years immediately prior to the occupation of the affordable housing unit, or
- ii) have a parent or child or sibling, such sibling being over 18 years of age so resident, or
- iii) have permanent employment in the Borough, or
- iv) were on the Council's housing register maintained pursuant to Section 162 of the Housing Act 1996 or any statutory modification thereof

immediately prior to their occupation of the affordable housing or, in the opinion of the Council given in writing, they otherwise have a local connection.

Local Housing Needs

A term used to describe the range of housing requirements arising from the existing population including different types of ownership and house type. See also 'Statement Of Housing Need'.

Local Nature Reserve (LNR)

An area owned or controlled by a local authority and self-designated as a Nature Reserve. (Source: English Nature)

Local Planning Authority

The level of local government which has responsibility for deciding planning applications within the local government area.

Local Plans

Statutory documents produced by District or Borough Councils to implement the development strategy set out in County Structure Plans. Specific land use allocations are identified.

Local Transport Plan

A five year plan produced by the County Council which includes long term transport strategies and covering a local authority's capital and revenue expenditure on transport.

Local Wildlife Site

Under the National Parks and Access to the Countryside Act 1949, local authorities have powers to establish Local Nature Reserves in consultation with the English Nature. Such reserves are intended to provide significant opportunities for public involvement in nature conservation at a local small-scale level.

Material Consideration

Factors which are required to be taken into consideration in the determination of a planning application.

MGB Metropolitan Green Belt - see Green Belt

Micro Climate

Local climatic conditions - daylight and sunlight, wind, temperature and frost pockets, which both influence and are influenced by the form of development, including the orientation of buildings, and the degree of enclosure. (Source: By Design, DETR)

Mixed Uses

A development which is designed to accommodate a variety of uses.

Modal Shift

A change in the proportion of trips by different types of transport e.g. walking, cycling, bus, train and car.

National Nature Reserves

Sites owned or leased and managed by English Nature and established as reserves under the National Parks and Access to the Countryside Act (1949) (Source: Environment Agency)

Net Site Density

A net site density is a more refined estimate than a gross site density and includes only those areas which will be developed for housing and directly associated uses. This will include: access roads within the site; private garden space; car parking areas; incidental open space and landscaping; and children's play areas where these are to be provided. It therefore excludes: major distribution roads; primary schools;

open spaces serving a wider area; and significant landscape buffer strips. (Source: Annex C of PPG3)

Passenger Transport

Those services on which members of the public rely for getting from place to place when not using their own private transport. It includes bus, rail and taxis.

Passive Solar Design

This is the design of building to make the most of the energy available freely from the sun in the form of solar heat, daylight and wind, so minimising the need for artificial means of heating, lighting, ventilation and cooling.

Permitted Development

Development for which planning permission is granted by the Town and Country (General Permitted Development) Order 1995.

Planning Inspectorate

An Executive Agency of the Department Of Transport, Local Government and the Regions which acts as an independent body determining appeals against refusals of planning permission, onerous conditions and enforcement notices on behalf of the Secretary of State.

Planning Obligation

An obligation entered into by agreement with the Local Planning Authority or offered unilaterally by those with an interest in land in accordance with the terms and provisions of section 106 of the Town and Country Planning Act 1990 (as amended).

Planning Policy Guidance Notes (PPGs)

A series of notes issued by the Department for Transport, Local Government and the Regions (DTLR) which set out the Government's policy guidance on planning issues, such as housing, shopping, green belts, etc.

Precautionary Principle

Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost effective measures to prevent environmental degradation. (Source: Rio Declaration)

Previously Developed Land

Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings.) Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site – such as

its contribution to nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment. (Source: Annex C of PPG3)

Prior Notification

An application made to the Local Planning Authority with respect to either the demolition of a dwelling, the installation of telecommunications equipment or the construction of some agricultural buildings whereby the Local Planning Authority may decide whether it wishes to see further details before the works take place. In the case of telecommunications equipment and agricultural buildings prior notification applications the only matters over which the Local Planning Authority has control are siting and appearance.

Protected Species

A species afforded special protection. These species are badgers and all species of animal or plant included either in Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended) or Schedules 2,3 and 4 of the Conservation (Natural Habitats and Countryside) Regulations 1994. These include bats, dolphins, natterjack toads and great crested newts. (Source: English Nature)

Proximity Principle

Waste should generally be managed as near as possible to its place of production, because transporting waste itself has an environmental impact (Source: Planning Policy Guidance Note 10)

Regional Planning Guidance

Guidance issued by the Government which sets out its policies to guide development in the regions and provide a framework for the review of structure and unitary plans. Regional Planning Guidance for the South East (SERPLAN) which includes Hertfordshire and the Borough of Broxbourne is currently under review.

Registered Social Landlord (RSL)

A landlord registered with the Housing Corporation under the Housing Act 1996 or such other person or unincorporated association as may be approved by the Council, including Housing Associations.

Renewable Energy

Energy sources which can be exploited from two main categories:

- i) Resources that occur naturally within the environment, such as hydro power, wind power and solar energy;
- ii) Resources that are the by-product of human activity, such as energy crops, biogas, landfill gas and the energy derived from waste combustion.

Retail Hierarchy

Hierarchy of shopping centres ranging from regional and sub-regional centres through town centres, district and local centres. Structure plans outline the hierarchy within a county and local plans indicate the hierarchy within boroughs and districts. (Source: Borough of Broxbourne Council)

Retail Warehousing

Large single-level stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations; (source: Planning Policy Guidance Note 6: Town Centres and Retail Developments)

Right to Acquire

A scheme giving eligible tenants of registered social landlords the legal right to buy the home they currently rent. (Source: DETR)

Right to Buy

A scheme allowing council tenants to purchase their own homes at a discounted price. (Source: DETR)

Run-off

Commonly used to mean rainwater flowing across the land. (Source: Environment Agency)

Scheduled Ancient Monument

Sites of national importance, normally earthworks or unoccupied structures and often in a ruinous or semi-ruinous condition, designated under the Ancient Monuments and Archaeological Areas Act 1979. They are managed by English Heritage and are protected against disturbance, with all works requiring the consent via English Heritage. (Source: English Heritage)

Section 106 Agreement

See 'Planning Obligation'

Sequential Approach: shopping

The sequential approach is defined in PPG6 on retail and town centres. It requires retail development to be located such that 'first preference should be for town centre sites, where suitable sites or buildings suitable for conversion are available, followed by edge-of centre sites, district and local centres and only then by out-of-centre sites in locations that are accessible by a choice of means of transport.' (Source: Planning Policy Guidance Note 6)

Sequential Approach: housing

The sequential approach is defined in PPG3 on housing. It requires that local authorities should adopt a systematic approach to deciding which sites and areas are most suitable for development and the sequence in which development should take place. They should assess potential areas or sites against specific criteria. Sufficient housing land should be provided but priority given to the re-use of previously-developed land, bringing empty homes back into use and promoting the conversion of existing buildings within urban areas, in preference to the development of greenfield sites. (Source: Planning Policy Guidance Note 3)

SERPLAN

The London and South East Regional Planning Conference, a regional planning organisation constituted by the London Borough Councils and the shire, county, unitary, district and borough councils for Bedfordshire, Berkshire, Buckinghamshire, East Sussex, Essex, Hampshire, Hertfordshire, the Isle of Wight, Kent, Oxfordshire, Surrey and West Sussex. SERPLAN considers regionally important land-use and

transportation matters and provides advice to the Government accordingly. (Source: Hertfordshire Structure Plan Review 1991 - 2011)

Sites of Special Scientific Interest (SSSI)

These are designated by English Nature under the Wildlife and Countryside Act 1981 because they comprise land of special importance because of its flora, fauna, geological or physiographical features. (Source: English Nature)

Special Area of Conservation (SAC)

The most important sites for wildlife in the country designated under the European Community's Council Directive of May 1992 covering animals, plants and habitats and providing them with increased protection and management. All SACs are also SSSIs. (Source: English Nature)

Special Protection Area (SPA)

A site of special scientific and international interest designated under the European Community's Council Directive on the Conservation of Wild Birds (1979). All SPAs are also SSSIs. (Source: English Nature)

Statement of Housing Need

A statement produced by the Council in accordance with the Planning Policy Guidance Note 3 which details the range of needs for different sizes, types and tenures of affordable housing in the Borough. See also 'Local Housing Needs'.

Statement of Intent

A statement prepared by applicants demonstrating how sustainability principles have been incorporated into the location, design, construction and future use of their proposals.

Statutory

Required, permitted or enacted by statute (Source: Environment Agency)

Statutory Bodies

Those organisations as outlined in Planning Policy Guidance Note 12, Annex C as consultees for development plans. (Source: Planning Policy Guidance Note 12)

Stop Notice

A Notice which may be served by the Local Planning Authority where there is a breach of planning control and it considers it expedient that the relevant activity should cease before the expiry of the period for compliance with an Enforcement Notice which prohibits the carrying out of that activity on the land to which the Notice relates. When a Stop Notice is served it must be accompanied by an enforcement Notice to rectify the breach.

Structure Plans

Statutory documents produced by County Councils outlining their strategy for development over a 10-15 year timescale (Source: Environment Agency)

Sui Generis

A legal term, used in planning law, to describe a use which falls outside of the defined uses in the Use Classes Order, and therefore does not qualify for the rights given to uses falling within those classes. Planning permission is always required to

undertake a use under this description, or to change from it to another use (including another sui generis use).

Supplementary Planning Guidance

A non-statutory planning document, which does not form part of the Plan, but supplements the Plan's policies and proposals. It can take the form of design guides, development briefs or supplement other specific policies in the plan. (Source: Planning Policy Guidance Note 12)

Sustainability

The environment should be protected and maintained in such a condition that it does not deteriorate over time, so that future catastrophes can be avoided and the same condition of environment can be enjoyed by future generations as is enjoyed by people today.

Sustainability Checklist

A list of questions included in Supplementary Planning Guidance which encourages applicants to incorporate sustainability principles into the location, design, construction and future use of their proposals.

Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. (Source: Brundtland Report - The World Commission on Environment and Development, United Nations, 1983.) The UK Government has set out its own strategy for sustainable development based on four broad objectives:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- prudent use of natural resources; and
- maintenance of high and stable levels of economic growth and employment.

Telecommunications

Forms of communications by electrical or optical, wire, cable and radio signals. Telecommunications infrastructure includes masts, telegraph poles, antennas, cable networks and relay stations.

Town Cramming

Excessive densities of development and associated traffic in urban areas that are considered to be undesirable because of losses in environmental, cultural and social resources, particularly green space. (Source: Hertfordshire Structure Plan Review 1991 - 2011)

Tree Preservation Order

An Order which may be made by a Local Planning Authority where it considers that the preservation of trees or woodlands is expedient in the interests of amenity. Express permission must be sought before any works to the protected trees are undertaken.

Urban Regeneration

Bringing about development and other physical changes within the existing urban areas whilst respecting the existing built heritage and other valued environment

assets, in order to create economic and social opportunities and improve the quality of life.

Urban Renaissance

A new vision for urban regeneration founded on the principles of design excellence, social well-being and environmental responsibility within a viable economic and legislative framework (Source: Urban Renaissance: Sharing the Vision, DETR)

Use Class A1

Shops – for example: retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, sandwich shops etc.

Use Class A2

Financial and professional services - banks, building societies, estate and employment agencies, betting offices.

Use Class A3

Food and drink - restaurants, public houses, snack bars, cafés, wine bars, shops for the sale of hot food.

Use Class B1

- (a) Offices not within use class A2.
- (b) Research and development, studios, laboratories, high technology
- (c) Light industry

Use Class B2

General industry

Use Class B8

Storage and distribution – wholesale warehouses, distribution centres

Use Class C1

Hotels, boarding and guest houses and bed and breakfasts.

Use Class C2

Residential institutions - residential schools and colleges, hospitals and convalescent/nursing homes.

Use Class C3

Dwellings, generally for up to 6 people living as a household

Use Class D1

Non-residential institutions - places of worship, church halls, clinics, health centres, day nurseries, museums, public halls, libraries, non-residential education and training centres

Use Class D2

Assembly and leisure – cinemas, music and concert halls, dance and sport halls, skating rinks, gymnasiums, bingo halls, indoor and outdoor leisure uses.

Use Classes Order

Use classes are defined by the Town and Country Planning (Use Classes) Order 1987. In general terms, activities within the same class may change without requiring planning permission (e.g. from butcher's shop to shoe shop) whereas activities changing from one class to another (e.g. from residential to office use) usually need permission. However it is best to check with the Council first whether planning permission is required as there may be some extra restrictions on the use.

Water Table

Level below which the soil/rock is permanently saturated. (Source: Environment Agency)

Wildlife Sites

A site identified as containing significant wildlife interest and afforded protection through Local Plan policies.

Windfall Housing Sites

Housing sites not previously identified by the Council that are suitable for development and arise through planning applications.