

## **GLOSSARY OF TERMS**

### 1. Advertisements

Most advertisements are subject to the advertisement control system which covers a wide range of advertisements and signs including fascia signs, projecting signs, pole signs and canopy signs, directional signs, estate agents boards, flag advertisements, traffic and name signs.

### 2. Biodiversity

All species of plants and animals, their habitats and the complex ecosystems that sustain them.

### 3. Broadleaved Native Species

Native tree species are generally considered to be those which were established in Britain at the end of the last ice age. The differences between native and exotic trees are not only obvious ones of colour and form. Native trees can generally support far more animal species, by providing food and shelter than introduced species. "Broadleaved" is a term applied to trees which bear leaves rather than needles. All our native broadleaved trees are deciduous apart from holly.

### 4. Brownfield Site

A site within the urban area has previously been developed.

### 5. Business Use

Business use (Class B1) was established by the Town and Country Planning (Use Classes) Order 1987 and comprises:

- (a) offices other than a use within Class A2 (financial and professional services);
- (b) research and development of products and processes; or
- (c) any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust and grit.

### 6. Circulars

These are formal expressions of Government policy on selected subjects. Although advisory a Council will need strong justifiable grounds to ignore them. Circulars also need to be read in conjunction with Regulations, Development Control Policy Notes and the new Planning Policy Guidance Notes (See also No. 29: Planning Policy Guidance Notes).

### 7. Conservation Areas

Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act empowers local planning authorities to designate Conservation Areas, being areas of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The local planning authority has also to keep these areas under review and prepare schemes of enhancement.

### 8. Controlled Waters

Controlled waters include rivers, lakes, ponds, streams, canals, coastal waters, estuaries and ground water (ie any other water contained in underground strata, including soils).

#### 9. Coppicing

The periodic cutting back of woodland trees and shrubs to the base, to encourage their regeneration and vigorous new growth. A traditional woodland management practice to obtain straight thin poles for use in thatching, hurdle making, charcoal burning and for fuel. It also greatly benefits wildlife.

#### 10. Corporate Image

This is the symbol, logo or lettering which is used by retailers, banks and other businesses to promote and advertise their individual identity. Often standard signage is used and this may not be appropriate for listed buildings or on properties within a Conservation Area.

#### 11. Density

Usually expressed as dwellings per hectare/acre or bed-spaces per hectare/acre. Used to determine the level of development on site.

#### 12. Development

Section 55 of the Town and Country Planning Act 1990 defines development 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".

#### 13. Development Control

A general description of the Council's function, as local planning authority, of receiving, processing and determining planning applications. Development control also includes consideration of applications relating to advertisements, tree preservation orders and consultations from other authorities such as the Ministry of Defence. Exercise of enforcement powers also falls within this function.

#### 14. Dwelling

A building or part of a building which provides structurally separate living quarters.

#### 15. Edge-of-Centre

A location within reasonable walking distance of the centre (ie 200 to 300 metres) and providing parking facilities that serve the centre as well as the store, thus enabling one trip to serve several purposes.

#### 16. English Nature

A Government agency whose primary aim is to promote the conservation of England's wildlife and natural features.

#### 17. Environment Agency

A Government agency whose primary aim is to protect and improve the environment and contribute towards sustainable development of air, land and water. The Agency has specific responsibilities for water resources, pollution prevention and control, flood defence, fisheries, conservation of

wetland wildlife and waterside recreation.

#### 18. Environmental Improvements

Environmental works, including landscaping, tree planting, surfacing, repairs to buildings and other work designed to enhance the environmental quality of an area.

#### 19. Farm Diversification

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

#### 20. Floodplain Maps

Indicative maps produced by the Environment Agency showing areas which are potentially at risk from river flooding from an event with a 1% annual probability of occurring (ie. Once every 100 years).

#### 21. Greenfield Sites

Land or sites which have not been previously developed.

#### 22. Green Travel Plan

PPG.13 (para .87) requires Travel Plans to be submitted with certain types of planning application. They need to address, for example, reductions in car usage, increased use of public transport, walking and cycling, the management of freight, reduced traffic speeds and improved road safety. They must establish targets, be capable of monitoring and be prepared in conjunction with the local highway authorities.

#### 23. Gypsy

A gypsy is a person of nomadic habit of life, whatever their race or origin whose family have been gypsies for more than two generations. New Age Travellers are not considered to be gypsies.

#### 24. Highway Authority

The Department of Transport is responsible for motorways and trunk roads. Hampshire County Council is the highway authority with responsibility for maintenance, improvement and creation of public highways under the Highways Act. Eastleigh Borough Council acts as agent for the County Council within the Borough.

#### 25. Houses in Multiple Occupation

These are houses which provide multiple paying accommodation, such as bedsits, lodgings and shared housing.

#### 26. Industry

As defined by the Town and Country Planning (Use Classes) Order 1987, there are various classes of industry, ranging from B1 industrial (see Business Use) to Class B7, Classes B2-B7 cover general and special industrial categories.

#### 27. Infilling

Development of a site in a built-up area surrounded on most sides by existing buildings.

## 28. Joint-Use Facilities

Community facilities, sometimes owned by education authorities, where arrangements are made for use by the local community, often on a restricted basis. One example is school halls.

## 29. Landscaping & Proposals

Planning Applications will often be required to include proposals for new planting, surfacing, earth moving, retention of existing landscape features and protective measures to avoid damage to existing trees and shrubs during construction. Details of plant species, numbers to be planted, their locations and measures for their maintenance are likely to be required.

## 30. Listed Buildings

A building included in the list of buildings of Special Architectural or Historic Interest compiled by the Secretary of State for the Environment. Listed Building Consent is required before demolition or alteration can take place.

## 31. Local Nature Reserve (LNR)

An area of local natural history importance which is owned and managed either by the Borough Council or a relevant body such as the Woodland Trust or the Hampshire and Isle of Wight Naturalists Trust.

## 32. Local Transport Plan

Replacing the annual Transport Policies and Programmes, LTP's include a range of transport strategies which cover all modes of transport.

## 33. Nature Conservation

The protection and management of animal and plant communities.

## 34. Non-Conforming Uses

These are land uses which are not compatible with adjoining land uses and are often environmentally unacceptable activities. They may include car repairers, scrap dealers, engineering workshops and other industrial activities.

## 35. NPFA Standard

The NPFA standard is recommended to be used as a basis for establishing standards for outdoor playing space (in the Adopted Hampshire County Structure Plan Review). The standard is 2.4 hectares of playing space (minimum) for each 1,000 persons. Depending on the local population profile, the total standard should be met by aggregating space within the following ranges:

Outdoor sport 1.6-1.8 hectares  
Children's playing space 0.6-0.8 hectares.

## 36. Older Urban Areas Regeneration (OUAR)

Hampshire County Council's programme to support and encourage environmental improvements in older urban areas in Hampshire.

## 37. Out-of-Town Stores

### Edge-of-Centre

A location within reasonable walking distance of the centre (ie 200 to 300

metres) and providing parking facilities that serve the centre as well as the store, thus enabling one trip to serve several purposes.

### Out-of-Town

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

### Out-of-Centre

An out-of-centre development on a green field site or on land clearly within the urban area.

#### 38. Outdoor Sport

This may include playing fields, cricket pitches, golf courses, horse riding facilities and fishing provided the criteria in Policy C.3 are met. It would not include noisy sports, stadia or other purpose-built indoor facilities.

#### 39. Park and Ride

A service which provides parking at a peripheral location and transport (bus or rail based) to a town centre or other attraction.

#### 40. Planning Applications

An application for planning permission made under the Town and Country Planning Act 1990 and subsequent regulations.

#### 41. Planning Brief

A document which gives guidelines for new development on a particular site. Often included in the Brief are density, land use, building form, access,

pedestrian routes, car parking and landscaping requirements.

#### 42. Planning Policy Guidance Notes (PPG's)

These provide government guidance on planning policies. The Secretary of State and his inspectors will have regard to this guidance when dealing with appeals and called in planning applications. They are being replaced by Planning Policy Statements (PPS).

#### 43. Primary Shopping Zones

Primary shopping zones are those shopping areas where the Council wants to ensure that a majority of shop units remain in A.1 use (ie. grocers, butchers, supermarkets, hairdressers).

#### 44. Public Buildings

In the context of the Chronically Sick and Disabled Persons Act 1970, public buildings are those to which the public are to be admitted, whether on payment or otherwise. They include civic buildings, places of entertainment, shops, banks and offices.

#### 45. Public Open Space

Public open space incorporates urban parks and gardens, country parks, natural and semi-natural greenspaces, green corridors or wedges (to promote walking and cycling), outdoor sports facilities, amenity greenspaces (for jogging, dog walking), provision for children and young people, allotments, community gardens, urban farms, churchyards and cemeteries. Areas of undeveloped land either within or close to residential development which is

specifically and properly laid out to meet the formal and informal recreational need of local communities. There are three categories:

- (a) Amenity open space - an informal area of open space which is intended to break up the built environment and provide landscaped area within development.
- (b) Children's play spaces and kickabout areas - these are intended to provide for both younger children's play needs and older children's informal games and normally include the provision of some form of play equipment.
- (c) Sports grounds incorporate playing fields, tennis courts, greens and other facilities for formal recreation and usually include provision of adequate facilities for changing and car parking.
- (d) Urban Parks are large areas of open space within or adjoining built up areas, laid out for informal recreation uses such as walking, informal games, dog walking and picnicking.

#### 46. Ramsar Sites

Areas designated under the Ramsar Convention to protect wetlands of international importance.

#### 47. River Corridor

The landscape setting of river valleys and stream courses determined by topography, vegetation and land use.

#### 48. Scheduled Ancient Monuments (SAM)

Ancient Monuments are designated under the Ancient Monuments and Archaeological Areas Act 1979.

#### 49. Secondary Shopping Zones

Secondary shopping zones are those shopping areas where the Council will normally permit an A.1, A.2, A.3, A4 or A5 use (ie. retail, financial services or restaurants/takeaways).

#### 50. Section 106 Agreement

A legal agreement negotiated under Section 106 of the Town and Country Planning Act 1990.

#### 51. SERPLAN

Stands for the London and South East Regional Planning Conference, a regional planning and transportation organisation constituted by all the planning authorities in London and South East England.

#### 52. Shopping (A1) Use

Use for all or any of the following purposes:

- (a) for the retail sale of goods other than hot food;
- (b) as a Post Office;
- (c) for the sale of tickets or as a travel agency;

- (d) for the sale of sandwiches or other cold food for consumption off the premises;
- (e) for hairdressing;
- (f) as a funeral directors;
- (g) for the display of goods for sale;
- (h) for the hiring out of domestic or personal goods or articles; and
- (i) for the reception of goods to be washed, cleaned or repaired, where the sale, display or service to visiting members of the public.

53. Sites of Importance for Nature Conservation (SINCs)

Sites within Hampshire of Regional or local nature conservation interest (see SPG.4).

54. Social Housing

Affordable housing for sale or rent at the lower end of the property market which is available to those who cannot afford to enter the commercial market.

55. Sites of Special Scientific Interest (SSSI)

Areas designated by English Nature under the Wildlife and Countryside Act 1981, as being of special importance and worthy of preservation.

56. Special Areas of Conservation (SACs)

Designated under the European Union Habitats Directive as part of a Community-wide network called Natura

2000. They are areas of habitat of European importance including habitats of specific threatened species listed in Annexes of the Directive. SACs are automatically part of the Natura 2000 network.

57. Statutory Plan

This is a Local Plan or Structure Plan prepared, modified and finally adopted in accordance with processes and procedures established in the relevant Town and Country Planning Regulations.

58. Special Protection Areas (SPAs)

Designated under the European Union Council Directive on the Conservation of Wild Birds which requires member states to safeguard the habitats of migrating birds and certain threatened birds. All are SSSIs.

59. Street Furniture

Important elements of the townscape, including lamp-posts, signs, litter bins and seats.

60. Structural Planting

Substantial new planting which provides a setting for new development in scale with the proposals and the wider existing landscape; as distinct from decorative planting which is provided on a smaller scale.

61. Structure Plan

County-wide document prepared by the County Council which provides general framework of policies and proposals for Hampshire.

## 62. Tourism

Tourists to the Borough are not usually "holiday makers" but more often day visitors or short stay business visitors attracted through business links or by specialist events.

## 63. Town and Country Planning (Use Classes) Order 1987

An order made by the Secretary of State for the Environment defining separate classes for the use of land or buildings. Although there are some exceptions, planning permission is normally required to change from one defined use to another.

## 64. Town Cramming

A term that is used to describe development in urban areas, of a density which is considered inappropriately high, possibly due to losses in environmental, cultural and social resources, particularly open space.

## 65. Traffic Management Scheme

A scheme for the regulation of traffic over existing highways designed to achieve a particular traffic operational and/or environmental objective.

## 66. Tree Preservation Orders

An Order made by a local planning authority under Section 198 of the Town and Country Planning Act 1990; to protect selected trees and woodland if their removal would have a significant impact on the environment and its enjoyment by the public.

## 67. Trip Generation

Journeys which are made which would not have been made without development, for example, new residential or industrial areas, retail or leisure facilities.

## 68. Unauthorised Use

An unauthorised use is one which is operating without the benefit of the planning permission which it requires under the 1990 Town and Country Planning Act.

## 69. Urban Renaissance

The process of development and redevelopment in urban areas to attract investment and activity, foster revitalisation and improve the mix of uses.

## 70. Urban Fringe

A transitional area surrounding some urban areas where land-use conflicts and environmental problems often arise. Urban fringe (which is not a designation) requires a positive approach to planning and management.

## 71. Warehouse

A building used for storage and distribution for any purpose as defined by the Town and Country Planning (Use Classes) Order 1987 (Class B8).

## 72. Wildlife

Consists of undomesticated species of plants and animals; these may include communities of birds, insects, reptiles, such as lizards, small mammals, such



as squirrels, bats, larger mammals such as deer, fish and marine/intertidal species.

### 73. Windfall Sites

These are sites within the urban edge which unexpectedly become available for development. For example they could include disused hospital sites, redundant railway land or other land which becomes surplus to the owners requirements.