

Appendix 11: Glossary and abbreviations

Accessibility

The ability of people to reach jobs, services, and recreational opportunities, either by travelling to those services or by having services brought to them.

Air Quality Management Area

Area designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Allocated sites

A planning term used for sites which have been identified as suitable for development and which have been identified on a development plan. This Authority does not identify allocated sites on its development plan because it has no targets for required levels of development and the prime purpose of national park designation is conservation as opposed to intensification of development. However most planning authorities with targets for housing and employment land development do identify and allocate sites to give assurance that the required levels of development can reasonably be achieved with a plan period.

Ancient woodland

An area that has been wooded continuously since at least 1600 AD.

Ancillary

A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land

Archaeological interest

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.

Article 4 direction

A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Biodiversity

A shorthand term encompassing the variety of life on earth. It includes the variety of different ecosystems, habitats and species, the genetic variation within species, and the way all of these species interact with their environment and each other (ecological processes).

Biodiversity Action Plan (BAP)

Work to identify local priorities and to determine the contribution they can make to the delivery of the UK BAP.

Capacity for development

The amount and location of land that the Authority considers to be developable in or on the edge of DS1 settlements, without harm to the valued characteristics of the built environment and the landscape setting.

Choice based letting schemes (Home Options)

Schemes where people can bid to be allocated to social houses according to their housing need. The schemes are administered by housing authorities, and properties are offered to people on the evidence of housing need. In many housing authority areas they have come to replace council house waiting lists.

Climate change mitigation

Reducing the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

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 Land Trusts (CLT)

Established in communities to acquire fixed assets and then hold them in perpetuity for local use. They work on a non-profit basis, raising money from new sources and unlocking other resources, to provide and manage housing, workspace, community buildings and green spaces (including allotments). They work by enabling occupiers to pay for the use of buildings and services at prices they can afford, while the value of land, subsidies, planning gain and other equity benefits are permanently locked in, on behalf of them and future occupiers.

Community Plan

For the purposes of this plan this term means a plan prepared by a community that is not prepared or adopted as a neighbourhood plan and which does not address land use planning issues. Such plans may be prepared alongside or 'fall out' of neighbourhood plans but may be prepared totally independently of any neighbourhood plan. They are part of the development plan for the area in the way that neighbourhood plans are.

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and enhances its significance.

Conservation Area (CA)

A designation applied to areas of special architectural or historic interest, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, with the intent of preserving or enhancing their character or appearance.

Constituent Council

A local authority which shares some of its geographical area with the National Park.

Curtilage

The area occupied by a property and land closely associated with that property. e.g. in terms of a house and garden, the garden normally forms the curtilage of the property, but fields and paddocks would be outside the curtilage. The curtilage is not necessarily the same as the planning unit and there is no definition of curtilage use in the Use Classes Order. A curtilage building is any object or structure within the curtilage of a principal building which, although not fixed to the principal building, forms part of the land and has done so before 1st July 1948 and which is treated as part of the principal building by virtue of section 1(5)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990

Cultural Heritage

Those parts of the historic environment that have significance to this and future generations because of their historic, archaeological, architectural or artistic interest ('parts' being called 'assets' in former PPS5: Planning for the Historic Environment and and NPPF).

Cultural heritage significance

'Significance' in this context means the value of a heritage asset to this and future generations because of its heritage interest (former PPS5 and NPPF). Some assets possess a level of significance that justifies formal designation, such as World Heritage Site, Scheduled Monument, Listed Building, Registered Park and Garden, or Conservation Area. Many other heritage assets are not designated, but also have heritage significance. These are plentiful in this National Park and are therefore (in accordance with former PPS5 and the NPPF) also considered for the purposes of the core strategy to be material planning considerations.

Cultural Heritage Strategy (CHS)

A strategy produced by the National Park Authority and stakeholders to guide the future management of the cultural heritage of the National Park.

Design and Access Statement

A report accompanying and supporting a planning application. It provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users.

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

Defined in the Town and Country Planning Act 1990 as “...the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or land.”

Development Management

A process of managing development through the determination of planning applications. It was previously known as development control.

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.

Disability

In the context of this plan, there may be instances where disability would trigger a request for a different design, size or type of development. This Authority may request evidence to sustain claims of disability and may refer such evidence to a third party for help in assessing the evidence.

Diversification

Used in the context of economic development this means the development of additional business, usually to support farm enterprises, often by adding value to farm produce.

DS1 settlement

A town or village in which a range of types of development may be granted planning permission in principle. There are 63 such places listed in policy DS1 of the Core Strategy and Appendix 3 to this plan. They range in size from towns to very small villages and contain a range of services and facilities. In areas outside DS1 settlements development is more restricted even if a development is proposed for a village or hamlet not named in policy DS1

Dwelling

A unit of accommodation where all rooms are behind a door that is inaccessible to others. A dwelling where two households share a kitchen or toilet within the same building is classed as one dwelling with two household spaces.

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).

Ecosystem services

The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

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 Review

A review of employment land in a planning authority area or wider strategic area. It is a necessary piece of evidence in advance of identifying employment land requirements and developing strategic policies.

English National Parks and the Broads Vision and Circular

This circular was produced by DEFRA and provides updated policy guidance and information about their statutory purposes, management and other matters and is material planning guidance (footnote 25 to paragraph 115 of the NPPF)

Environment Agency

The Government agency responsible for conserving and managing water resources, river pollution control, flood defence, water conservation and recreation.

Environmental Impact Assessment (EIA)

The procedure for drawing together, in a systematic way, an assessment of the likely significant environmental effects of a development project, as required under the European Directive 97/11/EC. 189 Enacted in England through the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Essential worker dwelling

A dwelling justified by an essential need of a business for a rural worker to live permanently at or near their place of work in the countryside where that work is agriculture or forestry or other rural enterprise that is operationally dependent on the land. (NPPF para 55 and Core strategy policy HC2)

European Landscape Convention (ELC)

Devoted exclusively to the protection, management and planning of all landscapes in Europe. It became binding on the UK from 1 March 2007. For the avoidance of doubt, the Convention was adopted under the Council for Europe and not the European Union and as such is unaffected by the decision in 2016 that Britain will leave the European Union.

European site

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Exception site

Development on previously undeveloped land, and as an exception to the otherwise restrictive policies that limit development in the National Park. In the context of this plan, exceptions sites are generally developed for affordable housing to address local housing need.

Forward planning

The process of preparing and adopting land use plans to guide development in an area over a specified period of time into the future. Prepared by Policy planners, the work does not involve the processing of planning applications, which is done by Development Management planners.

Geodiversity

Encompasses the variety of natural landforms (geomorphology), rocks and soils which underpin the landscape, and associated features such as fossils and minerals. It includes the physical processes of the natural environment (e.g. erosion, deposition, river channel formation) and the visible (and underground) signs of these (e.g. river meanders, caves, limestone pavement, tors, cliffs and scree).

Green infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

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).

Heritage Statement

A Heritage Statement outlines the significance of a heritage asset and the likely impact of proposed development upon that significance. Heritage assets are buildings, monuments, sites, places, areas or landscapes that are positively identified as having a degree of significance meriting consideration in planning applications. They are the valued components of the historic environment and include:

- Designated assets (i.e. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens of special historic interest, Conservation Areas);
- Non-designated assets and other historic assets identified by the PDNPA through the planning process

Highway Authority

The organisations responsible for the maintenance of public roads and public rights of way and keeping them free from obstruction. In the National Park this responsibility is shared between seven local authorities.

Historic England

The Government Agency that seeks to protect and promote England's historic environment and ensure that its past is researched and understood.

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record (HER):

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Holiday home/accommodation

For the purposes of applying the policies of this plan this means “a development with planning permission for a maximum occupation of 28 days per year by any one person”. The 2001 Census definition is “any dwelling rented out for the purposes of holiday provision”.

Household

A single person or group of people living together at the same address with common housekeeping.

Housing Authority

A local authority (typically District, Borough City councils and Unitary authorities) with responsibilities under the Housing Act 2004.

Housing Market Area (HMA)

A geographical area defined by household demand and preferences for housing. HMAs reflect the key functional linkages between places where people live and work.

Housing Needs Survey

Surveys usually carried out by the housing authority to assess housing needs, including eligible needs that are not currently met by the market or by social housing providers.

Housing provider

For the purposes of this plan, housing providers means Register Social Landlords such as Housing Associations set up to provide housing for people whose needs are not met by general market provision. It can include organisations such as Community Land Trust and other general third sector organisations established with the explicit aim of providing housing and other facilities for a community. For the purposes of delivering schemes of affordable housing, the term does not include private housebuilders, and permission may be granted to such bodies to build houses, provided that they are subsequently occupied and managed in accordance with the section 106 agreement required on all properties built to address a proven need for affordable housing. Typically the management would be undertaken by a Housing Association but this is not a pre-requisite for receiving planning permission to build affordable houses.

In perpetuity

A term used to describe an indeterminate period of time with no end date under which housing permitted to address housing need of local persons and businesses has occupancy restricted to such persons or businesses. The legal agreement placed on such properties prevents the first and subsequent occupants and housing providers from legally disposing of houses to anyone but other people in housing need and fulfilling the local connection definition established in this plan, or the definition of essential worker. The result is that the property remains available to people in housing need or for essential business use or for holiday use beyond the foreseeable future with no end date to this requirement.

Instrumentation operated in the national interest

Includes meteorological and climate monitoring installations, satellite and radio communication, defence and national security sites and magnetic calibration facilities operated by or on behalf of the Government, delegated authorities or for defence purposes.

Living Conditions

Term used by Planning Inspectorate to relate to issues of residential amenity (light, space privacy, etc.)

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 Geological Sites

Formerly known as Regionally Important Geological and Geomorphological Sites (RIGS), these sites exhibit important geological and geomorphological features. They are identified by locally developed criteria, and are currently the most important places for geology and geomorphology outside statutorily protected land such as Sites of Special Scientific Interest.

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 need for affordable housing

That proportion of identified housing need that complies with the criteria in Policies DMH2.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Core strategies or other planning policies which, under the regulations would be considered to be development plan documents, will form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority (LPA)

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Transport Plan (LTP)

Produced by every transport authority, setting out five yearly priorities for transport and the actions it will take to pursue them. The LTP is a suite of documents including a Bus Strategy, an Accessibility Strategy and a Rights of Way Improvement Plan. Current LTPs run from 2006 – 2011, but future LTPs will run for a longer period of time to be determined by the transport authority.

Major Development

The definition is set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006. This clarifies that “major development” means development involving any one or more of the following:

- a)) the winning and working of minerals or the use of land for mineral-working deposits;
- b) waste development;
- c) the provision of dwelling houses where:
 - i. the number of dwelling houses to be provided is more ; or

- ii. the development is to be carried out on a site having an area of 0.5 hectares or more and is not known whether the development falls within paragraph (c)(1);
- d) development carried out on a site having an area of 1 hectare or more.

Mineral Safeguarding Area

An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National Nature Reserve (NNR)

An area which is among the best examples of a particular habitat. NNRs are of national importance. In many cases, they are owned and managed by the statutory authority (e.g. Natural England), but not always. They must be managed appropriately to retain its special status.

National Park Management Plan (NPMP)

The national park management plan brings together and coordinates the work of many different partners who help achieve the purposes and duty of the Peak District National Park. It aims to encourage integrated approaches that achieve national park purposes in ways that benefit everyone. The plan is the single most important policy document for the national park.

National Trails

Long distance routes for walking, cycling and horse riding.

Natural England (NE)

The body formed by bringing together English Nature, parts of the Countryside Agency and the Rural Development Service. It works to conserve and enhance biodiversity, landscapes and wildlife in rural, urban, coastal and marine areas. It conserves and enhances the natural environment for its intrinsic value, the well-being and enjoyment of people, and the economic prosperity that it brings.

Natural Heritage

Includes the legacy of natural objects and intangible attributes encompassing the countryside and natural environment, including flora, fauna and habitats (scientifically known as biodiversity), and geology and landforms (geodiversity). The associated intangible attributes include natural, ecological and geological processes (e.g. peat and soil formation) and the benefits they provide to people (such as clean water and air and a sense of enjoyment and well-being), known as ecosystem services.

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). (NPPF)

Open Market Housing

Housing on which there is no occupancy restriction and which are bought and sold freely on the open market

Open space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Parish

The administrative term used to describe the recognised administrative tier below district borough city level. For the purposes of this plan, the term refers to civil parish boundaries. Other geographies and boundaries created by other terms such as ecclesiastical parishes are acknowledged but are not used or useful for the purpose of applying the policies of this plan.

Permitted Development

Certain forms of development which can be carried out without the need to make an application to a local planning authority under the Town and Country Planning (General Permitted Development) Order 1995. Each Highway Authority has permitted development rights within the boundary of its highways.

Plan period

The specified period of time over which the policies of the plan are intended to be applied. This development management policies document supplements the Core Strategy and the plan period for the Core Strategy and this document is 2011 to 2026. The plan policies remain in place until such time as they are replaced by new policies. This may occur after the specified plan period however where this is the case, the policies may still be used to determine planning applications.

Planning Acts

This means ostensibly the Town and County Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning and Compensation Act 1991, the Planning and Compulsory Purchase Act 2004 and any legislation relating to the functions of local planning authorities and mineral planning authorities.

Planning benefits

A generic term commonly used to describe benefits of development additional to or in lieu of any achieved by the development itself. They are often referred to as commuted sums (of money) to be spent on other types of development required as a result of the planning permission granted (e.g. improved parking or road layouts, larger schools, etc) and outlined as necessary by the strategic plan of the local planning authority. They can be referred to as levies (Community Infrastructure Levy) which is a tax on development to help pay for a prescribed list of infrastructure requirements in a local planning area. They can also be referred to as Section 106 contributions, which are normally related to a development and require either money towards development such as affordable housing or direct provision of development like affordable housing. They are also used to secure non- financial planning gain such as occupancy of affordable houses, worker housing or holiday accommodation by eligible person in perpetuity.

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 agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal where this cannot be achieved through the use of planning conditions alone.

Planning Unit

A concept used to determine the area of land to be considered when identifying the primary use of land (and its ancillary uses), and whether any material change of use has occurred. Local planning authorities taking enforcement action need to determine the extent of the planning unit to establish whether there has been an un-authorized change of use.*

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.

Pre-application advice

A service offered by the Authority to enable potential applicants to assess whether they require planning permission and if so, what they need to do to receive planning permission. It is a charged service but can help prevent abortive application costs when there is no chance that planning permission would be granted.

Previously developed land (sites)

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 control 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). In the context of this plan, and in planning term, the only settlement with a defined shopping area is Bakewell which retains a central shopping area.

Public Rights of Way

Routes over which, even where in private ownership, the public has a rite of passage. They comprise byways, which are open to any user; restricted byways, open to any user other than mechanically propelled vehicles; bridleways, which can be used by those on foot, horse or bicycle; and footpaths which are open to those on foot only.

Ramsar sites

Wetlands of international importance, designated under the 1971 Ramsar Convention.

Protected and Notable Species

Lists of species whose continued existence is threatened including red data book species

Renewable 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.

Review of Minerals Permission (ROMP)

A requirement of the Environment Act 1995 Section 96 and Schedules 13 and 14, to undertake a programme of 'Initial Review' of all mineral planning permissions granted between 30 June 1948 and 22 February 1982, and, thereafter, to operate a programme of 'Periodic Review' of mineral planning permissions more than 15 years old to ensure that the conditions under which they operate are up to modern working standards.

Rural exception sites

Small green field sites, which would not normally be used for housing but which are developed for affordable housing to address the housing needs of the local community

Rural Housing Enabler

A post usually funded by local authorities to work with rural communities providing independent advice and support, and acting as a facilitator on the complex process of providing affordable housing. They work with Community Councils, local landowners, planning officers, the National Park Authority, Housing Associations and other relevant individuals and organisations, helping to find practical solutions to meet the housing needs of rural communities.

Safeguard Zone (Drinking water)

Catchment areas that influence the water quality at drinking water abstractions which are at risk of failing the drinking water protection objectives. These non-statutory Safeguard Zones are where action to address water contamination will be targeted, so that extra treatment by water companies can be avoided.

Safeguarding zone: An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

Section 106 Agreements

These are legal agreements named after Section 106 of the Town and Country Planning Act 1990. The agreements are made between planning authorities and developers to address matters that cannot be dealt with adequately through planning conditions alone.

Setting (of an heritage asset)

The “setting of a heritage asset” is defined by the National Planning Policy Framework as: “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.”

Historic England sets out key principles for understanding setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and is commonly therefore more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic

connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Settlement

Used for the purposes of this plan to describe any group of buildings where people live, including, but not limited to, towns, villages and hamlets.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest (not its financial value). The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest (SSSI)

An area designated by Natural England under Section 28 of the Wildlife and Countryside Act 1981 which, by reason of their flora, fauna or geological or physiographic features, it is in the national interest to conserve. Some forms of permitted development rights may not be exercised in these areas.

Social Housing Provider

Usually local housing authorities and registered social landlords providing social housing to meet locally identified need.

Source Protection Zone

Source Protection Zones (SPZs) are defined for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. It is considered that the closer the activity, the greater the risk. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest. The zones are used in conjunction with Groundwater Protection Policies to set up pollution prevention measures in areas which are at a higher risk, and to monitor the activities of potential polluters nearby.

Special Areas of Conservation

Areas given special protection under the European Union's Habitats Directive, (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.

Stepping stones

Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic Environmental Assessment

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.

Strategic Housing Market Assessment (SHMA)

An assessment of the way in which the housing market works and interacts with other social and economic factors. These assessments are carried out by planning and housing authorities for a wide area such as a Housing Market Area and form a part of the evidence base underpinning policies in the Development Plan. See the Core Strategy evidence base

Supplementary Planning Guidance and Documents (SPG and SPD)

Supplementary Planning Documents add further detail and guidance in respect of policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to an independent examination, but they are the subject of a formal consultation process as specified in the Statement of Community Involvement. They were formerly known as Supplementary Planning Guidance and although they are not part of the development plan, they are a material consideration in planning decisions.

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.

Tenure

Tenure refers to the way in which a property is held e.g. freehold, leasehold, shared equity or rented.

Town centre

Area often defined on the local authority's proposal 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.

Traffic Management

The process of influencing or controlling vehicular movements and parking, particularly through traffic regulation orders or alterations to road layout or parking arrangements.

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 Authority

An authority charged with subsidising socially necessary transport services and with producing a range of transport plans and strategies including Local Transport Plans, Bus Strategies and Accessibility Strategies.

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.

Travel plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action, and is articulated in a document that is regularly reviewed.

Urgent Works Notice

An urgent works notice may be served where works are urgently necessary for the preservation of a listed building. It is advisable for the local authority to notify the owner that it is considering serving an urgent works notice. The owner may then decide to undertake the necessary works. If the owner declines to do so or is otherwise unresponsive then the law allows the local authority (and Historic England in Greater London) to execute any works which appear to them to be urgently necessary for the preservation of any listed building within their area. The Secretary of State may also authorise Historic England to carry out such works elsewhere in England.

Use Classes Order

Classifies the use of land, as defined by the Town and Country Planning (Use Classes) Order 1987 and amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

Water Protection Zone

An area which contains water bodies that are polluted by human activities. The designated area will have regulations put in place to protect water quality from diffuse pollution

Wildlife corridor

Areas of habitat connecting wildlife populations.