

ROCHFORD DISTRICT LOCAL DEVELOPMENT FRAMEWORK



Rochford District Council

GLOSSARY

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INVESTOR IN PEOPLE

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ROCHFORD DISTRICT LOCAL DEVELOPMENT FRAMEWORK



ALTERNATIVE FORMATS

<p>Cantonese 如果你 需要 放大,盲 文資訊或者不同語言的 版本請聯絡 01702 546 366</p>	<p>Spanish Si desea esta información impresa en letra grande, Braille o en otro idioma, por favor llame al teléfono 01702 546 366</p>	<p>Gujarati તમને આ માહિતી મોટા છાપેલા અક્ષરો માં, બ્રેલ(અંધલિપિ) યા બીજી ભાષા માં જોઈતી હોય તો મહેરબાની કરી સંપર્ક કરો 01702 546 366</p>
<p>Urdu اگر آپ یہ معلومات بڑی چھپائی میں، بریل(اندھو کا رسم الخط) یا کوئی اور زبان میں چاہتے ہیں تو براہ کرم رابطہ کیجیج 01702 546 366</p>	<p>Portugese Caso necessite desta informação em impressão maior, em Braille ou noutra língua, por favor contacte 01702 546 366</p>	<p>Bengali বাংলা আপনি যদি এ তথ্যগুলি বড় মুদ্রাক্ষরে, ব্রেইলি হরফে অথবা অন্য কোন ভাষায় পেতে চান তাহলে অনুগ্রহ করে 01702 546 366 নম্বরে ফোন করুন ।</p>
<p>Shona Kana uchida ruzivo, kana tsananguro iyi yakanyorwa nemavara makuru, kana kuthi yakanyorwa nerurimi rwemapofu, kana nerumwe rurimi, kana umwe mufauro sununguka kuti taurira parunare ronoti 01702 546 366</p>	<p>If you would like this information in large print, Braille or another language please contact 01702 546 366</p>	



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Note: this glossary of terms used in planning is intended to provide a simple guide. It is not a statement of the law nor does it claim to be an authoritative interpretation of the law.

Adoption

The final confirmation of a development plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).

Advertisement Control

The process whereby a local planning authority decides whether an advertisement which is being displayed, or about to be displayed, is acceptable in terms of amenity and public safety and is being displayed in accordance with the Town and Country Planning (Control of Advertisements) Regulations.

Affordable Housing

Non-market housing, provided to those whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households, or if a home ceases to be affordable, any subsidy should generally be recycled for additional affordable housing provision.

Agricultural Dwelling

A dwelling which is subject to a condition or legal agreement that it shall only be occupied by someone who is employed or was last employed solely or mainly in agriculture, forestry or other appropriate rural employment.

Agricultural Land Classification

Agricultural land classification maps are produced by the Department of Environment, Food and Rural Affairs, primarily for planning purposes. The land is graded according to the degree to which its physical characteristics impose long-term limitations on agricultural use.

Amenity

The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

Ancient Landscape

A landscape designation that must contain a significant assemblage of visible features, both man-made and semi-natural, of pre-1600 origin.



Ancillary Use

A subsidiary use connected to the main use of a building or piece of land.

Annual Monitoring Report (AMR)

Authorities are required to produce AMRs to assess the implementation of the LDS and the extent to which policies in LDDs are being achieved.

Appeal

The process whereby an applicant can challenge an adverse decision on an application by means of written representations, an informal hearing or formal inquiry proceedings. Appeals can also be made against the failure of the planning authority to issue a decision, against conditions attached to a permission and against the issue of an enforcement notice.

Area Action Plan (AAP)

These Plans will focus upon implementation, providing an important mechanism for ensuring development of an appropriate, scale, mix and quality for key areas of opportunity, change or conservation.

Area of Special Control of Advertisements

An area which is specifically defined by the local planning authority because they consider its scenic, historical, architectural or cultural features are so significant that a stricter degree of advertisement control is justified in order to conserve visual amenity within that area. Such areas can only be designated with the approval of the Secretary of State.

Article 4 Direction

An order made by the Secretary of State or the local planning authority, requiring a planning application to be made where normally permitted development rights would apply.

Article 14 Direction

Issued by the Secretary of State to restrict the grant of planning permission by a local planning authority, either indefinitely or for a specified period, normally to give the Department time to decide whether to call in the application.

Backland

Land which is behind existing development with no, or very limited, road frontage. Usually applied to describe land previously or currently in use as rear gardens to existing residential properties.

Betterment

The amount by which the value of land is increased by development or by the grant of planning permission, or because of the development of neighbouring land.



Biodiversity

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

BPEO (Best Possible Environmental Option)

The option that provides the most benefits or the least damage for the environment, as a whole, at acceptable cost, in the long term as well as the short term. (defined in the 12th report of the Royal Commission on Environmental Pollution)

Brief / Planning Brief

A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development.

Brownfield Land and Sites

See 'Previously Developed Land'.

Building Preservation Order

The Local Planning Authority has powers to serve Building Preservation Notice under Section 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It has the effect of giving a temporary listing to a building, for a period of six months, until such a time as the Secretary of State decides whether or not to include it in the statutory list under Section 1 of the same Act.

Called-in Application

A planning application referred to the Secretary of State for determination by virtue of the powers contained in section 77 of the Town and Country Planning Act 1990.

Census

A ten year population count carried out by The National Office of Statistics. The 2001 Census is the most recent and accurate population count. Figures are also used for forecasting future population levels.

Change of Use

More correctly referred to as a 'material change of use'. A change in the use of land or buildings that is of significance for planning purposes, often requiring planning permission.

Circular

Guidance, including policy, issued by a government department usually, but not always, in support of legislation.



Coastal Protection Belt

A statutory plan prepared by the County Council which defines coastal areas within which there are the most stringent restrictions on new development.

Commitments

All land with current planning permission or allocated in local plans.

Community Strategy

A strategy prepared by a community to help deliver local aspirations, under the Local Government Act 2000.

Compulsory Purchase Order (CPO)

An order issued by the Government or a local authority to acquire land or buildings for public interest purposes. For example the redevelopment of certain brownfield sites.

Conditions

Stipulations attached to a planning permission to limit or direct the manner in which a development is carried out.

Conservation Area

Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Conservation Area Appraisal (CAA)

An assessment made by the local planning authority of the character of a conservation area, including details of the features that justify the designation.

Consultation

Procedures for assessing public opinion about a plan or major development proposal, or in the case of a planning application, the means of obtaining the views of affected neighbours or others with an interest in the proposal.

Contaminated Land

Land which has been polluted or harmed in some way rendering it unfit for safe development and most practical uses.

Conversions

The sub-division of residential properties into bedsits, self-contained flats or maisonettes.

Core Strategy

A Development Plan Document setting out the spatial vision and objectives and strategy of the planning framework for an area, having regard to the Community Strategy (see also DPDs).

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County Matter

A planning application which falls to be determined by the County Council and not the District Council.

Cumulative Impact

A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.

Curtilage

The area normally within the boundaries of a property surrounding the main building.

Deemed Consent

This allows the display of certain "specified classes" of advertisement without first having to make an application to the local planning authority. Under the Control of Advertisements Regulations there are 14 Classes, all of which are subject to strict conditions and limitations.

Density

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Department for Communities and Local Government (DCLG)

(Previously Office of the Deputy Prime Minister (ODPM) and prior to that the Department of Transport, Local Government and the Regions (DTLR)) the government department responsible for town and country planning policy and administration.

Departure

A proposed development which is not in accordance with a local plan but which due to exceptional circumstances the local planning authority proposes to accept - after due publicity and possible referral to the Secretary of State.

Derelict Land

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

Design statement

A design statement can be made at a pre-planning application stage by a developer, indicating the design principles upon which a proposal is to be based. It may also be submitted in support of a planning application.

Determination

Local planning authority process to decide whether a proposed development requires planning permission.



Development

Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development").

Development Control

The process whereby a local planning authority manages, shapes, and considers the merits of a planning application and whether it should be given permission with regard to the development plan.

Development Plan

A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements, and new Regional Spatial Strategies and Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004.

Development Plan Document (DPD)

The Documents that a local planning authority must prepare, and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. Should include the following elements:

- Core Strategy
- Site specific allocations of land
- Area action plans (where needed); and
- Proposals map (with inset maps, where necessary)

Discontinuance Notice

Notice served by a local planning authority requiring the discontinuance of the display of any advertisement, or the use of a site for the display of an advertisement, which has the benefit of deemed consent under the Control of Advertisements Regulations. Action to serve a discontinuance notice may only be taken if the planning authority is satisfied it is necessary to do so to remedy a substantial injury to the amenity of the locality or a danger to members of the public.

Dwellinghouse

A building used as a dwelling by an individual, by people living together as a family or by not more than six residents living together as a single household. This can include individuals living together in the community notwithstanding that an element of care is provided e.g. persons who have formerly been in an institution of some kind.



East of England Plan

The East of England Plan (Regional Spatial Strategy 14), incorporating a regional transport strategy, provides a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub-regional strategies and programmes that have a bearing on land-use activities.

Edge of centre

For shopping, a location within easy walking distance of the primary shopping area, often with parking and a main store; for offices or leisure purposes, the term may refer to something more extensive a little further out but at a still walkable distance from a public transport hub.

Enforcement

Procedures by a local planning authority to ensure that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.

Enforcement Notice

Notice requiring the discontinuance of an unauthorised use and/or the removal of buildings, including restoration of land, where development has been begun without permission or in breach of a condition.

English Heritage (Historic Buildings and Monuments Commission for England)

A national body funded by the government to promote and give advice on building conservation matters.

Essex Design Guide (& Urban Place Supplement)

A document providing guidance on how development can be carried out in accordance with the design policies of a local authority often with a view to retaining local distinctiveness.

Established use

A use which does not conform to a plan but against which enforcement proceedings cannot be taken, often because of the length of time a use has been in operation.

Evidence Base

The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Examination in Public (EIP)

A term given to the examination of the Regional Spatial Strategy, or Structure Plans under transitional arrangements.



Express Consent

This is needed to display an advertisement, which does not benefit from deemed consent under the Town and Country Planning (Control of Advertisements Regulations).

Flood risk areas

Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.

Four Year Rule

The following are immune from enforcement action if a period of four years has elapsed since the breach of planning control occurred:-

- (a) the carrying out without planning permission of building, engineering, mining or other operations, on, over or under land, or
- (b) the failure to comply with any condition or limitation which relates to the carrying out of such operation and subject to which planning permission was granted for the development of that land, or
- (c) the making without planning permission of a change of use of any building to use as a single dwellinghouse.
- (d) the failure to comply with a condition which prohibits or has the effect of preventing a change of use of a building to use as a single dwellinghouse.

General Conformity

A process by which Regional Planning Bodies consider whether a Development Plan Document is in "general conformity" with the Regional Spatial Strategy. Also, all other DPDs must conform to a Core Strategy DPD.

General Permitted Development Order (GPDO)

A Government policy order outlining that certain limited or minor forms of development may proceed without the need to make an application for planning permission.

Government Offices (GOs)

Representatives of central Government in the regions, bringing together the work of ten government departments.

Green Belt (not to be confused with the term 'greenfield')

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. Areas of Green Belt within the Rochford District form part of the Metropolitan Green Belt. The purposes of Green Belt are to:

- check the unrestricted sprawl of large built up areas;



- prevent neighbouring towns from merging;
- safeguard the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield Land or Site

Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Habitable Room

All living rooms and bedrooms, but not kitchens, bathrooms, WCs or circulation space, are normally regarded as habitable for the purposes of density calculations.

Habitat

The natural home of an animal or plant. Often designated as an area of nature conservation interest.

Hedgerows Regulations 1997

The regulations protecting hedgerows that have a continuous length of, or exceeding, 20 metres; or have a continuous length of less than 20 metres and, at each end, meets (whether by intersection or junction) another hedgerow. The local authority must be notified if it is proposed to remove the hedgerow and the applicant must gain a Hedgerow Removal Notice prior to carrying out the works.

Highway Authority

For the Rochford District, this is Essex County Council Highways Department.

Historic Environment Characterisation of Rochford

A document and GIS database, commissioned by Rochford District Council, which provides a framework within which the determination of the broad scale and location of development can be facilitated in a sustainable way. It provides an effective framework for engagement between planners, developers, local communities and other interested parties to discuss the Historic environment.

Historic Environment Record

The Historic Environment Record (HER) stores and provides access to organised information relating to the historic environment. An HER makes information accessible to all in order to:

- advance knowledge and understanding of the historic environment;
- inform the care and conservation of the historic environment;
- inform public policies and decision-making on land-use planning and management;
- contribute to education and social inclusion.



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- encourage participation in the exploration, appreciation and enjoyment of the historic environment.

The information held can thus provide a starting point for management processes, conservation, fieldwork and research into the historic environment and can also inform local communities about their area.

Historic Settlement Assessment

Documents assessing the historic settlements of Canewdon, Paglesham, Great Wakering and Ashingdon with a view to enhancing understanding and facilitating better management of the historic environment.

Historic Town Assessment

Documents assessing the historic towns of Rochford and Rayleigh with a view to enhancing understanding and facilitating better management of the historic environment.

Independent Examination

The process by which an Independent Planning Inspector may publicly examine a 'Development Plan Document' or a 'Statement of Community Involvement', and any representations, before issuing a binding report.

Infrastructure

The physical features (for example roads, rails, and stations) that make up the transport network.

Inspector's Report

A report issued by an Independent Planning Inspector regarding the planning issues debated at the independent examination of a development plan or a planning inquiry. Reports into DPDs will be binding upon local authorities.

Intensification

Increasing densities within existing residential areas through the bringing forward for development of unidentified.

Issues, Options & Preferred Options

The "pre-submission" consultation stages on DPDs with the objective of gaining public consensus over proposals ahead of submission to Government for independent examination.

Key Diagram

The diagrammatic interpretation of the spatial strategy as set out in the Core Strategy Development Plan Document. (As distinct from a Structure Plan Key Diagram prepared to explain its policy content). In a Regional Spatial Strategy, the key diagram illustrates the



spatial strategy and may show links and relationships with other strategies and neighbouring regions.

Lawful Development Certificate

A procedure by which existing or proposed uses and other forms of development can be certified as lawful for planning purposes. An application has to be made to the local planning authority and there is a right of appeal against their decision.

Listed Building

A building of special architectural or historic interest. Graded I (highest quality), II* or II.

Listed Building Consent

A permission required for the alteration or demolition of a listed building.

Local Development Document (LDD)

LDDs will comprise of DPDs, SPDs, SCI, and the SEA/SA.

Local Development Framework (LDF)

The LDF will contain a portfolio of LDDs that will provide the local planning authority's policies for meeting the community's economic, environmental and social aims for the future of their area where this affects the development of land.

Local Development Scheme (LDS)

The LDS sets out the programme for preparing the LDDs.

Local Nature Reserve (LNR)

Area designated under the National Parks and Access to the Countryside Act 1949 as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged.

Local Plan

An old-style development plan prepared by District and other Local Planning Authorities. The Rochford District Replacement Local Plan came into effect on 16th June 2006 and will remain in force for three years from this date.

Local Planning Authority

The local authority or council that is empowered by law to exercise planning functions. This is Rochford District Council for most matters, except for minerals and waste planning, when it is Essex County Council.

Local Transport Plan

A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out



the resources predicted for delivery of the targets identified in the strategy. Local transport plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the RSS.

Master Plan

A type of planning brief outlining the preferred usage of land and buildings, as a framework for planning applications.

Material Planning Consideration

A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.

Mobility Housing

Dwellings suitable for easy adaption for a disabled person, including those confined to a wheelchair, without structural alterations and encompassing suitable sized rooms, doors and external access.

National Nature Reserve (NNR)

Area designated by Natural England as a Site of Special Scientific Interest to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.

Nature Conservation

The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.

Non-conforming Use

A use which does not conform to the general provisions of the development plan for the area in which it is located.

Out of Centre

A location that is separated from a town centre but is not necessarily outside the built-up area.

Out of town

An out-of-centre development on a green-field site or on land not clearly within the current urban boundary.

Parish Plan

An initiative whereby local people can prepare a document that sets out their wishes for the development of their area.



Permitted Development Rights

Rights to carry out certain limited forms of development without the need to make an application for planning permission, as granted under the terms of the Town and Country Planning (General Permitted Development) Order 1995.

Planning & Compulsory Purchase Act 2004

The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces:

- a statutory system for regional planning;
- a new system for local planning; reforms to the development control and compulsory purchase and compensation systems; and
- removes crown immunity from planning controls.

Planning Control

The process whereby a local planning authority decides whether a planning application meets the requirements of planning policy, particularly as set out in development plans.

Planning Gain

The principle of a developer agreeing to provide additional benefits or safeguards, often for the benefit of the community, usually in the form of related development supplied at the developer's expense.

Planning Obligations

A legal agreement between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken or contributions made to the provision of infrastructure or facilities, for example the provision of highways. Sometimes called a "section 106" agreement.

Planning permission

Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans.

Planning Policy Guidance (PPG)

Old style government policy guidance, being replaced by Planning Policy Statements (PPS).

Planning Policy Statement (PPS)

Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes (PPGs)



Previously Developed Land (PDL) or 'Brownfield' 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. Planning Policy Guidance Note 3 *Housing* has a detailed definition.

Proposals Map

The component of a development plan, or LDF, showing the location of proposals in the plan, on an Ordnance Survey base map.

Protected Species

Plant and animal species, including all wild birds, protected under the Conservation (Natural Habitats and Conservation) Regulations 1994, the Wildlife and Countryside Act 1981 and subsequent amendments, or other species protected under legislation specific to them.

Public Art

Permanent or temporary physical works of art visible to the general public, whether part of a building or free-standing. For example, sculpture, lighting effects, street furniture, paving, railings and signs.

Public Open Space (POS)

Land provided in urban or rural areas for public recreation, though not necessarily publicly owned.

Public Right of Way (PROW)

A way where the public has a right to walk, and in some cases ride horses, bicycles, motorcycles or drive motor vehicles, which will be designated either as a footpath, a bridleway or a byway.

Ramsar Site

An area identified under the internationally agreed Convention on Wetlands of International Importance, especially as waterfowl sites and as Sites of Special Scientific Interest focusing on the ecological importance of wetlands generally.

Recycling

The recovery of reusable materials from waste.

Regeneration

The economic, social and environmental renewal and improvement of rural and urban areas.



Regional Assembly

Each of the English regions outside of London has a Regional Chamber that the regions generally call “Regional Assemblies” (not to be confused with the term “Elected Regional Assemblies”). They are responsible for developing and co-ordinating a strategic vision for improving the quality of life in a region. The Assembly is responsible for setting priorities and preparing certain regional strategies, including Regional Spatial Strategies. For example, in the Eastern Region the RPB is the East of England Regional Assembly.

Regionally Important Geological/Geomorphological Sites (RIGS)

Non-statutory sites of regional importance recognised by English Nature and local authorities.

Regulation 7 Direction

A Direction made by the Secretary of State to remove from a particular site or defined area the benefit of deemed consent normally provided by the Town and Country Planning (Control of Advertisements) Regulations.

Renewable Energy

Energy produced from a sustainable source that avoids the depletion of the earth’s finite natural resources, such as oil or gas. Sources in use or in development include energy from the sun, wind, hydro-power, ocean energy and biomass.

Replacement Structure Plan (RSP)

The Essex and Southend-on-Sea Replacement Structure Plan, adopted 9th April 2001.

Saved Policies / Saved Plan

Policies within Unitary Development Plans, Local Plans, and Structure Plans that are saved for a time period during replacement production of Local Development Documents.

Scheduled Ancient Monument

A structure placed on a schedule compiled by the Department of National Heritage in England for protection under the Ancient Monuments and Archaeological Areas Act.

Section 106 Agreement

A legal agreement under section 106 of the 1990 Town & Country Planning Act. See also: Planning Obligations and Agreements.

Sequential approach / sequential test

A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, Brownfield housing sites before Greenfield sites, or town centre retail sites before out-of-centre sites.



Site of Special Scientific Interest (SSSI)

A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

Soundness

A term referring to the justification of a Development Plan Document. A DPD is considered "sound" and based upon good evidence unless it can be shown to be unsound.

Spatial Planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Special Landscape Area

Designated by the Local Planning Authority for their high quality landscape resulting from a combination of features such as vegetation cover and landform and there is a presumption against inappropriate development therein.

Special Needs Housing

Housing to meet need arising from homelessness or overcrowding, and purpose-built or supported housing for the elderly or disabled people or those requiring care.

Statement of Community Involvement (SCI)

Document explaining to stakeholders and the community, how and when they will be involved in the preparation of the LDF, and the steps that will be taken to facilitate this involvement. This document will have DPD status.

Statement of Consultation / Statement of Compliance

A report or statement issued by local planning authorities explaining how they have complied with their SCI during consultation on Local Development Documents.

Statutory

Required by law (statute), usually through an Act of Parliament.

Statutory Undertakers/Statutory Utilities

Providers of essential services such as gas, electricity, water or telecommunications.



Stop Notice

A notice served in respect of land subject to enforcement proceedings prohibiting the carrying out or continuing of specified operations which are alleged to constitute a breach of planning control and designed to stop work going on pending the outcome of an appeal.

Strategic Environmental Assessment (SEA)

Assessment of the environmental impacts of the policies and proposals contained within the LDF.

Submission Document

A Development Plan Document submitted to the Secretary of State for independent examination before a Government appointed Planning Inspector.

Sui Generis

Uses of land or buildings which do not fall into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

Supplementary Planning Document (SPD)

SPDs are intended to amplify and expand upon 'saved' development plan policies, but do not have their status. They do not include standards in their own right.

Sustainability Appraisal (SA)

Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the LDF.

Sustainable Communities

ODPM has referred to sustainable communities as 'places where people want to live and work, now and in the future'. Creating communities that are more sustainable will generally mean seeking to provide a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.

Sustainable Development

A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The Government has set out four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.



Sustainable travel / Sustainable transport

Often meaning walking, cycling and public transport (and in some circumstances “car sharing”), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

Thames Gateway

A corridor of land running either side of the Thames from London to the estuary at Southend-on-Sea. It is zoned as an area for redevelopment and economic regeneration. Only part of Rochford District lies within the Thames Gateway.

Town and Country Planning (Control of Advertisements) Regulations 1992

Regulations that set out the criteria for assessing whether or not an advertisement requires deemed consent from the local planning authority. It also empowers the LPA to consider areas of special control. The regulations were amended in 1994.

Town Centre

Those areas of Hockley, Rayleigh and Rochford, as defined on relevant proposals maps, which provide a range of facilities and services and which fulfil a function as a focus for a community and for public transport. They do not include neighbourhood shops and shopping parades, which have different characteristics.

Townscape

The appearance and character of buildings and all other features of an urban area taken together as a whole.

Traffic Calming

Management measures designed to lower traffic speeds or redirect traffic to alternative routes to avoid congestion, reduce accidents and injuries and prevent excess levels of pollution.

Tree Preservation Order (TPO)

Direction made by a local planning authority that makes it an offence to cut, top, lop, uproot or wilfully damage or destroy a tree without that authority's permission.

Urban Capacity Study (UCS)

A study examining the potential capacity of urban areas to accommodate extra housing on new or redeveloped sites at various densities, or by the conversion of existing buildings. Part of the Council's evidence base.

Urban Fringe

Predominantly open land on the edge of an existing urban area.



Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning Permission is not needed for changes of use within the same use class. The Classes are:-

- A1 - Shops
- A2 - Financial and Professional Services
- A3 - Restaurants & cafes
- A4 - Drinking establishments
- A5 - Hot food takeaways
- B1 - Business
- B2 - General Industrial
- B8 - Storage or Distribution
- C1 - Hotels
- C2 - Residential Institutions
- C3 - Dwellinghouses
- D1 - Non-residential Institutions
- D2 - Assembly and Leisure

Wildlife Corridor

A continuous area facilitating the movement of wildlife through rural or urban environments.

Wildlife Site

A non-statutory site of local nature conservation importance, identified by the Essex Wildlife Trust and adopted by Rochford District Council (see policy NR5). These were formerly known as County Wildlife Sites or Sites of Importance for Nature Conservation.

Windfall Site

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most “windfalls” are referred to in a housing context.

Wind Farm

Large open site where wind speeds are consistently high on which a number of wind turbines generate electricity for private or commercial use.

Written representations

A procedure by which representations on development plans and DPDs can be dealt with without the need for a full public inquiry or independent examination.

ROCHFORD DISTRICT LOCAL DEVELOPMENT FRAMEWORK



GLOSSARY

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Written Statement

A documentary statement supplementing and explaining policy, forming part of a development plan.

ROCHFORD DISTRICT LOCAL DEVELOPMENT FRAMEWORK





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