

14. Glossary

Adult Social Care Scheme - Housing for adults who need more support in their day to day living.

Affordable Housing - Available to eligible households whose housing needs cannot be met on the open market. It can include social rent, affordable rent and shared ownership.

Air Quality Management Areas (A.Q.M.As) - Local Authorities are required to carry out regular reviews and assessments of air quality in their area. Areas which do not meet required standards are designated as AQMAs and a plan put in place to improve the air quality in that area.

Air Quality Assessment - A detailed study of the effects of a development on air quality.

Ancient Monuments - Usually earthworks or unoccupied structures - Nationally important sites are added to a list or "schedule" and they are protected from disturbance.

Ancient Woodland – An area of woodland that has been wooded continuously since at least 1600AD.

Aquifer - An underground water source.

Archaeological Interest - The archaeological potential of a heritage asset (designated and undesignated).

Assets of Community Value - Facilities which have been identified by local communities as being important to village life e.g. The village hall, village green, shop, public house etc and which have been designated as Assets of Community Value by the Council.

Authority Monitoring Report – A report published annually by the Local Planning Authority monitoring progress in delivering Local Plan policies and allocations.

Biodiversity Offsetting - A way of providing compensation for loss of biodiversity as a result of development activity.

Bird Hazard Risk – The risk of a collision between a bird and an aircraft, which presents a significant threat to flight safety.

BREEAM - A set of standards for measuring the environmental performance of a range of new and existing building types. It covers energy and water performance, construction materials, waste, ecology, pollution and health. Under this scheme, buildings that meet the standards are rated either 'pass', 'good', 'very good'.

BRES – UK Business Register and Employment Survey. The official source of employee and employment estimates by detailed geography and industry.

Brownfield – Land which has been previously developed

Class A1 Shops - Shops falling within class A1 of the Use Class Order - for example shops, retail warehouses, hairdressers, post office, sandwich bar etc.

Community Facilities – Facilities and services which are of benefit to the wider community.

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 Trust (CLT) - Community Land Trusts are a form of community led housing, set up and run by residents to develop and manage homes and other assets. CLTs act as long-term stewards of housing ensuring that it remains affordable.

Conservation Areas - Areas identified by the council, which have special architectural or historic interest, which makes them worth protecting and improving as per the Planning (Listed Building and Conservation Areas) Act 1990.

Conservation Area Appraisal - Examines the qualities of the Conservation Area and identifies potential changes that are positive and others that may be damaging. The Conservation Area Appraisal includes a review of the Conservation Area boundaries and identifies appropriate environmental and highway improvements.

The Core Area- This refers to the Core Area of the London Stansted Cambridge Corridor (LSCC), and comprises the Councils of Broxbourne, East Hertfordshire, Epping Forest, Harlow and Uttlesford. This recognises the cross-boundary importance of the area in industry and business and the contribution of the area to UK economic growth.

Development Limits - Lines which define the main areas of towns and villages where development is more likely to be acceptable. Land outside these limits will be treated as open countryside where more restrictive policies will apply.

Development Opportunity Sites - Areas with potential for comprehensive redevelopment for town centre uses.

Drainage Strategy - An assessment which demonstrates that the most sustainable foul and surface water drainage solutions have been considered for a development.

East of England Forecasting Model - Built by Oxford Economics it brings together a range of key linked variables including economic output, productivity, employment and housing. It is updated every 6 months. The model shows what impact decisions in one policy or geographical area might have on others.

Employment Land Review (ELR) - A study to assess the demand and supply of land for employment including the suitability of existing employment land for continued employment use.

Essex Design Guide - A set of design standards to achieve high quality new development

Extra Care Housing - very sheltered housing, catering for less mobile people and wheelchair users. Schemes may have care staff and may provide meals.

Exception Site - An exception can be made to normal planning policies restricting development in the countryside to allow a suitable site to be developed in order to provide affordable housing.

Fluvial Flooding - Fluvial flooding occurs when rivers overflow and burst their banks.

Generation 1 (G1) –The planning permission granted at Stansted Airport in relation to the current status of the 35 mppa (million passengers per annum) restriction.

Geodiversity - The natural range (diversity) of geological features (rocks, minerals, fossils, structures), geomorphological features (landforms and processes) and soil features that make up the landscape.

Green Belt - A statutory designation made for the purposes of: checking the unrestricted sprawl of large built-up areas; preventing neighbouring towns from merging into each other; assisting in safeguarding the countryside from encroachment; preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure - A strategically planned and delivered network of high quality green spaces which may include parks and gardens, village greens, woodlands, cycling routes, allotments, churchyards and other environmental features.

Groundwater Protection Zones – Zones that show the risk of contamination to groundwater sources from any activities that might cause pollution in the area.

Gypsy and Traveller Accommodation Assessment (GTAA) - A piece of research work to establish what the needs are for Gypsy and Traveller sites over the plan period.

Habitat Regulations Assessment (HRA) - The European Habitats Directive (92/43/EEC) requires 'appropriate assessment' of plans and projects that are, either alone or in combination with other plans and projects, likely to have a significant impact on sites designated under this Directive.

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 assets include designated heritage assets and assets identified by the local planning authority (including local listing).

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) - Provides comprehensive information about the historic environment in a particular area.

Health Impact Assessment – A method of considering the positive and negative impacts of development upon human health.

Heritage Impact Assessment (HIA) - A document that outlines the historic or archaeological significance of a building or landscape within its wider setting. It includes an outline of any proposed works, and assessment of their impact on the building or landscape and a mitigation strategy.

Houses of Multiple Occupancy (HMO) – A house occupied by unrelated individuals.

LAPs, LEAPs and NEAPs – Children’s play space. LAPs are generally small landscaped Local Areas of Play space for younger children within a 5 minute walk from home. LEAPs are Local Equipped Areas for Play, normally designed for unsupervised play for 4-12

year olds within a 10 minute walk from home and NEAPs are Neighbourhood Equipped Areas for Play within a 15 minutes walk from home. NEAPs cater for a wide spectrum of users but generally in the 4-14 age group.

Learning Disability Scheme - Housing which offers supported independent living for adults with learning difficulties.

Legal Obligation/Agreement - Normally referred to as a Section 106 agreement, which sets out what the developer is legally obliged to provide as part of the planning approval for a development.

Lifetime Homes Standards - 16 design criteria devised by the Joseph Rowntree Foundation to make housing more flexible and adaptable to respond to the changing needs of occupiers.

Lifetime Neighbourhoods - An environment that is accessible, inclusive, attractive and safe. A community that offers services, facilities and open space with a strong local identity, volunteering networks and a culture of consultation and user empowerment.

Listed Building - A building of special historic or architectural interest listed by the Government under the Town and Country Planning (Listed Buildings/Conservation Areas) Act 1990.

Local Enterprise Partnership (LEP) - A body designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Wildlife Sites (LoWS) – Non-statutory sites designated for their nature conservation value.

The London Stansted Cambridge Consortium (LSCC) - A strategic partnership to bring together public and private organisations which have the common aim of seeking economic growth, higher employment rates, providing places for people and businesses while preserving the quality and character of the corridor.

Low Carbon Development - Development which is designed and built in such a way that it reduces the use of natural resources both during construction and in use.

Master Plan - A document prepared by the Development Company and approved by the Council to show how the development will be carried out. The Master Plan should be subject to public consultation.

Metropolitan Green Belt (MGB) - A ring of countryside around a large urban area where development is constrained in order to keep the land permanently open.

National Planning Policy Framework - Government guidance on Planning Issues, Local Plans are expected to conform to the guidelines set down in it.

National Nature Reserve – Established to protect important habitats, species and geology.

Neighbourhood Plan - A plan prepared by a Parish Council, Neighbourhood Forum, or other locally constituted community group, for a particular neighbourhood.

Noise Preferential Routes (NPR's) - These direct aircraft where possible over less densely populated areas to reduce potential for disturbance by aircraft noise.

Non-designated Heritage Assets – These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.

Office of the Deputy Prime Minister (ODPM) - This government department is now known as the Ministry for Housing, Communities and Local Government (MHCLG).

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.

Pargetting - Traditional decoration in the plasterwork on the outside of buildings.

Permitted Development (PD)- Comprises certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Planning Performance Agreements – Voluntary undertakings that enable local planning authorities and applicants for planning permission to agree the timescales, actions and resources necessary to process a planning application.

Potable Water - Water that is safe to drink

Previously Developed Land (PDL)- 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.

Public Safety Zone – Areas of land at the end of runways established at the busiest airports in the UK, within which certain planning restrictions apply. These aim to control the number of people on the ground at risk in the unlikely event of an aircraft accident on take-off or landing.

Recycling Centre - Collection Point for Household Waste for disposal and/or recycling.

Red Data List - Reports on the conservation status of species under threat.

Regional Spatial Strategy (RSS) - The regional plan for the East of England was formally revoked by the Secretary of State in January 2013.

Registered Parks and Gardens - Parks and Gardens included on a non-statutory list of parks and gardens of special historic interest maintained by Historic England.

Scheduled monument/scheduled ancient monument - Archaeological sites, buried deposits or structures of national importance by virtue of their historic, architectural, traditional or archaeological interest. The Secretary of State for Culture, Media and Sport schedules them under the Ancient Monuments and Archaeological Area Act 1979.

Section 106 Agreements - A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning obligations are normally secured under Section 106 of the Town and Country Planning Act 1990.

Sheltered Housing - Independent self-contained homes for older people with some support available usually through an alarm service.

Sites of Special Scientific Interest (SSSI) - Sites which have national importance for wildlife. The site can be important because it is an important habitat or because of the species of plants, birds animals and/or insects which it supports.

Smart Technology - Smart Technology can be defined as computers or machines that do that do the work of or make decisions traditionally made by humans. Examples include but are not limited to connected devices, digital assistants and intelligent automation.

Special Roadside Verges – Often remnants of old hay meadows and are recognised for their floristic diversity.

Starter Homes - New dwellings only available for purchase by qualifying first-time buyers which are to be sold at a discount of at least 20% of the market value and for less than the price cap (of £250,000 outside Great London) and are subject to restrictions on sale or letting for the initial 5-year period of occupancy.

Strategic Environmental Assessment (SEA) – A generic term used to describe environmental assessment, as applied to plans, policies and programmes. The European ‘SEA Directive’ (2001/42/EC) requires a formal ‘environmental assessment of certain plans and programmes, including those in the field of planning and land use.’

Strategic Housing Market Assessment (SHMA) - A study of local housing markets to assess needs and demand for different types of housing in the District.

Strategic Land Availability Assessment (SLAA) A technical document which assesses the availability, suitability and deliverability of land which could be identified for housing or employment development.

Sui Generis - Unique or of its own kind. Usually used to describe any planning use not falling within a specific class in the Use Classes Order which separates different land uses into different classes.

Sustainability Appraisal (SA) - The SA examines the impacts of the Local Plan's policies against economic, social and environmental objectives. It also provides an indication of what measures may need to be taken to minimise or eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Local Plans throughout the plan making process.

Sustainable Community Strategy - Prepared by the Local Strategic Partnership setting out a long term vision for the area to tackle local needs. In Uttlesford the LSP is known as Uttlesford Futures and the current strategy runs until 2018.

Sustainable Development - Development that is in accord with economic, social and environmental objectives. Development that meets today's needs without comprising the ability of future generations to meet their own needs.

SUSTRANS - A national charity working to enable people to travel by foot, bicycle or public transport.

Sustainable Drainage Systems (SuDs) - Areas which are designed to collect surface water run off and to allow slow discharge into the ground or into water courses to reduce the danger of flooding. The water can also be filtered to improve its quality.

Town and Village Design Statements - These are community led plans prepared through local consultation to guide the future development of the town/village.

Transport Assessment - A comprehensive and systematic process that sets out transport issues relating to a proposed development and measures to be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all made of travel.

Use Classes Order - The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as use classes. More detail on what types of uses fall within each use class is set out below. Planning permission is not needed when both the present and proposed uses fall within the same class. For example, a greengrocer's shop could be changed to a shoe shop without permission as these uses both fall within use class A1. However any physical changes associated with a development may still require planning permission. The General Permitted Development Order also allows some changes from one use class to another without the need for planning permission.

Vernacular Materials - Local construction materials.

Waste Transfer Station - Collection Point for local waste collection vehicles to deposit waste for loading into larger vehicles.

Water Resource Zones (WRZ) – The largest possible zone in which there is the same risk of a resource shortfall.

Wheelchair Accessible Home Standards - Wheelchair housing is designed to specifically meet the diverse and changing needs of wheelchair users. Wheelchair housing provides additional space and often more specialist specification of fixtures and fittings.

Windfall sites – Sites which become available for development unexpectedly and are therefore not included as allocated land in a local plan. Also known as unidentified sites.