

This glossary gives an explanation of planning terms which appear in the Written Statement which may not be generally understood.

A**Acoustic Buffer**

A physical barrier designed to reduce the impact of noise.

Affordable Housing

Housing for sale or rent at a price which can be afforded by those identified as being in need and unable, because of insufficient income, to compete in the local housing market.

Agriculture

Defined by the Town and Country Planning Act 1990 as including, "horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or for the purposes of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes".

Ambient Noise Level

The level of total noise in an area, usually composed of noise from many sources near and far. It is used as a base level against which to assess the effect of additional noise.

Amenity

Pleasant and agreeable environmental surroundings are conducive to a high standard of amenity. The term is also linked to adequate provision of services, both essential services such as water and electricity and also the provision of public open space, schools, libraries, shops and employment.

Ancient Woodland

These are woodlands that have existed from at least medieval times to the present day without ever having been cleared for uses other than wood or timber production. Many ancient woodlands are relics of the primeval 'wild wood'

that developed after the Ice Age (see also Ancient Semi-Natural Woodland).

Ancient Semi-Natural Woodland

Ancient semi-natural woodland comprises all stands of trees which do not obviously originate from planting, both ancient and more recent stands are included. Where the woodland comprises a mix of both planted and semi-natural trees it will be classified as being semi-natural until the planted proportion exceeds 30%.

Area of Outstanding Natural Beauty (AONB)

An area that has been statutorily designated as being of national importance for reason of its outstanding landscape value.

Article 4 Direction

A direction made by either the local planning authority or the Secretary of State for the Environment, Transport and the Regions which removes the right to carry out a certain class or classes of development which would normally be 'permitted development' by virtue of the provisions of the General Permitted Development Order 1995.

B**Building Regulations**

Legal requirements to be observed in the construction of domestic, commercial and industrial buildings to ensure that they are safe and energy efficient.

Business Uses

Offices, research and development of products or processes, or industrial processes which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. As defined by Class B1 of the Town and Country Planning (Use Classes) Order 1987.

C**Commercial Development/Uses**

These include shops, financial and professional services and sale of food and drink, as defined by Classes A1, A2 and A3 of the Town and Country Planning (Use Classes) Order 1987.

Commuted Payment

A financial payment made by a developer to the Council for it to provide facilities which would become essential as a result of the approval of a planning application. Such works will be necessary to overcome a planning objection and without them planning permission may be refused.

Comparison Goods

These are goods which must be stocked by retailers in a wide range of sizes, styles, colours and quantities. They include footwear, clothes, jewellery, electrical equipment, do-it-yourself goods, household goods and recreation goods for which the consumer generally expects to invest time and effort into visiting a range of shops before making a choice.

Conservation

The planning and management of resources or assets so as to secure their continuity of supply while maintaining and enhancing their quality, value and diversity.

Conservation Areas

Areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Such areas are designated by local planning authorities under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation Area Partnership Scheme (CAP)

A grant which is operated as a partnership between English Heritage, the Heritage Lottery Fund and local authorities. The aim is to target funds into tightly defined areas for a period of between three and seven years.

Contaminated Land

Land which represents an actual or potential hazard to health or the environment as a result of current or previous uses. Its existence, or the

potential for it, is a material consideration in the control of development.

Convenience Goods

Goods such as food, newspapers, tobacco and drinks which tend to be purchased regularly and for which convenience of purchase is important.

Countryside

The area outside the Development Limits of settlements or the boundaries of Safeguarded Employment Areas.

Countryside Stewardship

A system of land management payments to encourage land owners to manage their land in a way sympathetic to landscape and wildlife interests. There are additional payments for hedgerow management and informal public access.

Curtilage

The land attached to a dwelling and forming, or regarded as forming, one enclosure with it.

D**Decibel (dB)**

The unit of sound level. 0 dB is the threshold of hearing, 140 dB is the threshold of pain. A change of 1 dB is detectable only under laboratory conditions. A change of 10 dB corresponds roughly to halving or doubling the loudness of sound.

Derelict Land

Land so damaged by industrial or other development that it is incapable of beneficial use without treatment. This includes disused spoil heaps, worked out mineral excavations, abandoned industrial installations and land damaged by mining subsidence. It excludes land derelict from natural causes, land still in use and land with a planning permission containing conditions requiring after-treatment.

Development

Development as defined by the Town and Country Planning Act 1990 constitutes, "The carrying out of building, engineering, mining or other operations in, on, over or under land, or the

making of any material change in the use of any buildings or other land”.

Development Limits

The boundaries drawn around settlements to guide and control development. Different land use policies apply inside and outside Development Limits.

District Shopping Centres

Shopping centres which attract shoppers from many parts of the District due to the number and range of shops. Northallerton and Thirsk fulfil this role.

E

Employment Area/Employment Land

Areas of land catering for a mix of employment uses and development including offices, research and development, general industry and some storage and distribution. As defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987.

Environmental Assessment

A technique for identifying and assessing the environmental effects of development projects and an important element in the procedure in land-use planning for certain new developments. Procedures include the preparation of an environmental statement and appropriate public consultation prior to the granting of consent for the project.

F

Farm Diversification

Farm diversification refers to the establishment of enterprises, unrelated to mainstream farming, which are operated as part of the farm holding and help to maintain its viability.

Floorscape

The surface treatment of streets, footpaths and open areas surrounding and containing buildings. Floorspace can be hard as in paving, tarmac or gravel, or soft as in grassed areas.

Flood Plain

All land adjacent to a watercourse over which water flows in times of flood or would flow but for the presence of flood defences.

Formal Recreation

Sports and games normally requiring purpose built facilities such as pitches, running tracks, bowling greens and tennis courts. Such activities are normally competitive.

Full Planning Permission

A permission to carry out development which gives approval for all or most of the details of the proposed works.

G

General Development Procedure Order

The General Development Procedure Order 1995 provides a number of administrative provisions relating to planning and related applications.

General Permitted Development Order

The General Permitted Development Order 1995 details what form of development requires planning permission as opposed to that which is ‘permitted development’. Development which falls within one of the categories listed and conforms to the specific conditions set out does not require planning permission unless a previous planning permission or Article 4 Direction has removed this right.

Geo-Technical Survey

A survey which provides information on the subterranean conditions in respect of ground water movements within aquifers and likely ground water movement as a result of development.

Green Belt

A statutorily defined area of land, largely rural in character, which is adjacent to an urban area and which is protected from development by permanent and severe restrictions on building.

Greenfield Site

An area of undeveloped land usually in agricultural use and located outside the existing built-up area.

Green Wedge

Areas of predominantly open land which extend into or abut a number of the larger settlements and contribute to their character and identity.

Gypsy

'Gypsies' are defined in Section 16 of the Caravan Sites Act 1968 as "persons of nomadic habit of life, whatever their race or origin, but does not include members of an organised group of travelling showmen, or of persons engaged in travelling circuses, travelling together as such".

H**Habitat**

The dwelling place of a species or community of flora or fauna, providing a particular set of environmental conditions.

Hazardous Industry/Installation

An industry or related installation which, because of the nature of its process or the raw materials used, presents a potential threat to the health and safety of employees or the general public, and which has been notified as such to the Health and Safety Executive.

Hazardous Substance Consent

Consent required for the presence on, over or under land of any hazardous substance in excess of the controlled quantity.

Heritage

A general term used to refer to historical and archaeological features, buildings and monuments which have characterised an area for generations and are of local, regional or national interest.

Housing Association

Non-profit making organisation whose purpose is the provision, construction, improvement or management of dwellings for sale or rent.

I**Industrial/Business Development**

Relates to firms wholly or predominantly engaged in business uses, general industry or storage and distribution as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987.

Infill

The infilling of a small gap in an otherwise substantially built-up frontage. A small gap is one which could normally be filled by one or two dwellings. If a plot can accommodate more than this its development would not be correctly termed as infill.

Informal Recreation

Recreation activities which are not organised by a club or public organisation. Such activities are non-competitive.

Infrastructure

When referring to a site it is the system of communications and services, i.e. water supply, electricity, gas and drainage, required before new development can begin. When referring to a wider area the term includes the provision of more general services such as schools, shops and public transport.

In-migration

People moving into Hambleton to live from outside the District.

Inset Map

Map illustrating the policies and proposals of the Plan for a particular area where the information is too detailed to show clearly on the Proposals Map. It defines sites for particular developments and land uses and areas to which specified development control policies will be applied.

Intensive Livestock Unit

Buildings and associated work both for the permanent indoor housing of pigs, poultry or cattle and the temporary housing of such live-stock where a slurry system is adopted.

J**Joint Advisory Committee (JAC)**

Joint Advisory Committees are established in Areas of Outstanding Natural Beauty. Their aims are to:

- Ensure effective management;
- Provide a forum for the exchange of ideas and information;
- Consider issues likely to adversely affect the area and agree action;
- Make recommendations for new initiatives.

Joint Advisory Committees draw their members from local interest groups and organisations.

K**L****Landmark Building**

A visually prominent building which is a valued part of the local scene.

Landscaping

Works to enhance or protect the amenities of a site, or area in which a site is situated. Such works include: screening by fences, walls or other means; the planting of trees, hedges, shrubs or grass; the formation of banks, terraces or other earthworks; the laying out of gardens or courts; and the provision of other amenity features.

Landscape Enhancement Areas

An area where there is little or no landscape character worth restoring and where positive action is needed to create a new landscape structure.

Landscape Restoration Area

An area where landscape character is still reasonably strong and worthy of conservation, but where the overall structure and individual features are in decline.

Large Retail Development

Development in Class A1 of the Town and Country Planning (Use Classes) Order 1987 of about 557m² (6,000 sq. ft) or more.

Listed Building

A building included in a list compiled by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest.

Local Nature Reserve (LNR)

Habitats of local significance established to assist with nature conservation in terms of the management of the habitat itself, public access to it and education about wildlife. They are statutorily designated under the National Parks and Access to the Countryside Act 1949.

Local Plan

A document which sets out detailed policies and specific proposals for the development and use of land, and guides most day-to-day planning decisions. The Government legislated in the Planning and Compensation Act 1991 to make the preparation of district-wide local plans mandatory for all areas.

Local Planning Authority

The local planning authority is the body responsible for considering planning applications and for other 'planning control' powers within its jurisdiction.

Local Shopping Area

A small group of shops, outside Town Centre Commercial Areas, providing food and other day-to-day goods for local people.

M**Mansard**

A style of roof design which has a near flat slope at the top and a much steeper face. The steep section often includes windows into the roof space and generally is set back behind a low parapet wall.

Monitoring

Continuous survey aimed at measuring the effectiveness of the Plan.

N**National Nature Reserve (NNR)**

An area statutorily designated by English Nature for its biological or earth science interest of international or national importance.

National Parks

National Parks are designated by the Countryside Commission, subject to confirmation by the Secretary of State, under the National Parks and Access to the Countryside Act 1949. The statutory purposes of National Parks are the conservation of the natural beauty of the countryside and promotion of its public enjoyment.

Noise Sensitive Development

Development which is inappropriate in locations subject to unacceptably high noise levels. Dwellings, hospitals, hostels, nursing homes, residential homes and educational establishments are examples of such uses.

Noisy Sports

Sports such as motor sports, war games, air sports, gun sports and powered water sports which have the potential to cause a noise nuisance.

Non-Retail Commercial Use

Development as defined by Classes A2 and A3 of the Town and Country Planning (Use Classes) Order 1987. This includes uses for the provision of financial and professional services and for the sale of food and drink.

Non-Statutory Plans

Plans which have not completed all the statutory procedures necessary for formal adoption.

Site of Importance for Nature Conservation (SINC)

A term used to describe sites of District or County importance for their flora, fauna, geological or physiographic features. These are designated by either the District or County Council.

O**Outdoor Playing Space**

Parks and areas of open land the principal function of which is to provide a facility for children's play or formal sports.

Outline Planning Permission

A permission which establishes whether a proposal is acceptable in principle. The details are reserved for subsequent approval and must normally be applied for within three years.

Out-of-Centre Retail Developments

Retail development outside Town Centre Commercial Areas but not necessarily outside Development Limits.

P**Parks and Gardens of Historic or Landscape Interest**

Designated areas of countryside (ranging from extensive 'stately homes' to more modest country houses) characterised primarily by a well-ordered appearance usually consisting of permanent grassland, individual trees, clumps, avenues and woodland, water and sometimes built elements. The best are identified by English Heritage as being of national importance.

Pedestrianisation

The prohibition of traffic from part of the highway network and the change of its use to that solely by pedestrians. Partially pedestrianised areas may accommodate service vehicles and buses.

Permissive Paths

Paths over which the public are permitted to walk but where no formal right of way exists and which can accordingly be closed for part of the year.

Permitted Development

See General Permitted Development Order

Phase I Habitat Survey

A rapid, field by field survey of an area to establish the level of the various wildlife habitats and identify specific sites of nature conservation value. Sites of particular interest are noted to be worthy of further research in a Phase II Habitat Survey.

Phasing

The gradual release of land for a particular purpose over a stated period of time to avoid overloading infrastructure in the short term or a shortage of land in the longer term.

Plan Area

The area covered by the Plan. This includes all of Hambleton District except for the area within the North York Moors National Park. The local planning authority for the area within the National Park is the Park Authority.

Plan Period

The length of time covered by the District-Wide Local Plan, the period being 1991-2006.

Planning Policy Guidance Notes (PPGs)

These are statements of Government policies on different aspects of planning. They are to be taken into account by local planning authorities as they prepare their development plans and may be material to decisions on individual planning applications and appeals.

Pollution

The Environmental Protection Act 1990 defines pollution as: "Pollution of the environment due to the release (into any environmental medium) from any process of substances which are capable of causing harm to man or any other living organisms supported by the environment".

Pollution Sensitive Development

A development or use where a location close to a source of pollution would be harmful or especially disruptive to the quality of life of the occupiers or users of the building. Dwellings, hospitals, hostels, nursing homes, residential homes, educational establishments and community facilities are examples of such uses.

Primary Route Network

All trunk roads and important principal roads of more than local significance in both urban and rural areas, but excluding motorways. The network is designated jointly by the Department of Environment, Transport and the Regions and the County Council.

Private Advance Signs

Signs sited outside highway limits which give directions to the location of a business or attraction. Signs inside the highway limits are the responsibility of the Highway Authority.

Proposals Map

A map printed on an Ordnance Survey base which relates the policies of the Written Statement to precise areas of land and so provides a comprehensive visual index of the policies and proposals of the Plan.

Public Open Space

The term public open space embraces a wide range of recreational land including land laid out as a public garden, or used for the purpose of public recreation, or land which is a disused burial ground.

Q**R****Recreation**

Activities undertaken by people for pleasure in their spare time, usually in the local area. The term overlaps with tourism and includes sporting activities. Together recreation and tourism are referred to as leisure.

Restraint

Restraint as used in the housing policies, refers to the limiting, through planning policies, of both the total number and the rate of development of new housing. The term is also used in a wider sense in the Guiding Principles to limit development generally for local environmental reasons.

Retail Development

Includes shops as defined in Class A1 of the Town and Country Planning (Use Classes) Order 1987

Retail Warehouse

A large retail store devoted to the sale of comparison goods. Such stores normally are single storey and have a high proportion of total floorspace devoted to sales and only a small amount of storage.

Rights-of-way

Routes over which the public have a right to pass; all rights-of-way are highways in law. How a right-of-way can be used depends upon what type of highway it is. Footpaths may only be used for walking. Bridleways may be used for riding or leading a horse as well as for walking and cycling.

River Corridor

A continuous area of land which is physically and visually linked to the watercourse itself.

Rural Area

Area outside the market towns comprising of the countryside and villages together.

S**Safeguarded Employment Area**

An area either inside or outside Development Limits which contains a mix of employment uses and may, by nature of its size, character and location, be suitable for further employment development.

Scheduled Monument

A monument included in the Schedule compiled by the Secretary of State for Culture, Media and Sport. The Schedule is a selective sample of archaeological remains known to survive. Broadly speaking, scheduled monuments rank in importance with Grade I or Grade II* listed buildings. Scheduled monuments are mostly earthworks, but the Schedule includes ruined abbeys, monasteries, castles and early bridges.

Secondary Commercial Area

An area of mixed uses with a sizeable commercial element, but where this is of less significance than in the Town Centre Commercial Area.

Section 106 Agreement

Section 106 of the Town and Country Planning Act 1990 enables the local planning authority to enter into a legal agreement with a developer in order to ensure that works which become essential as a result of the approval of a planning application are implemented. The works required must be directly related to the proposal being considered, to counteract the harm or loss caused by the implementation of the permission.

Semi-Natural Habitat

A plant or animal community which contains species natural to the area but which has been modified in some way due to the influence of man.

Shopping Core Area

An area in a central position in Bedale, Northallerton, Stokesley or Thirsk, that is the primary shopping area where retailing is the predominant use.

Sites and Monuments Record (SMR)

A record of all known archaeological sites within a defined area (usually a county), derived from written records, maps, aerial photographs and field research. SMRs vary in their inclusiveness, some include listed buildings, or emphasise prehistoric or medieval sites rather than recent remains.

Sites of Importance for Nature Conservation (SINC)

Sites of interest for their wildlife habitats and species. These are non-statutory sites of local and district importance.

Sites of Nature Conservation Value

Both statutory and non-statutory sites of value for their wildlife habitats, species or geology.

Small Scale Development

Development which does not exceed 4 dwellings.

Special Landscape Area

An area of high landscape quality where landscape and 'sense of place' are particularly strong. In these areas there are many individual features especially notable for their landscape value.

Sporadic Development

Development in random and isolated locations which is physically and visually unrelated to existing settlements.

Sports

Formally organised recreational activities which are capable of being undertaken in a competitive form.

Site of Special Scientific Interest (SSSI)

An area designated by English Nature for its biological interest of at least regional importance or its earth science interest of at least national importance.

Static Caravan Site

A caravan site which is occupied by caravans positioned there for a prolonged period or for the whole year. These sites can be for either tourist or residential purposes.

Statutory Nature Conservation Sites

A term used to describe collectively all sites which are included in a statutory register. Included within the term are Sites of Special Scientific Interest, Statutory Local Nature Reserves and Statutory National Nature Reserves.

Statutory Plans

Plans which have completed all of the statutory procedures and have been formally adopted by the relevant authority.

Storage and Distribution

Use for storage or as a distribution centre, as defined in Class B8 of the Town and Country Planning (Use Classes) Order 1987. This does not include retail warehouses, where the main purpose is the sale of goods direct to visiting members of the public.

Structure Plan

Structure plans are plans prepared by the County Planning Authority. The structure plan provides a strategic framework for local plans and development control. It sets out:

1. Policies and proposals for the scale of development in the County as a whole;
2. The general location of major individual developments likely to have a significant effect on the County; and
3. The areas in which development is to be restrained.

It does not deal with individual properties or show the precise boundaries of areas where particular policies are to apply.

Subject Plan

This is a specialised local plan dealing with particular types of development or specific planning policies in the area to which it relates. Its purpose is to concentrate on the preparation of proposals for just one or two issues across what may be an extensive area. Subject plans are no longer being prepared by local authorities and will be superseded by district wide local plans.

Substantial Demolition of a Listed Building

Substantial demolition includes any of the following:

1. Works for the demolition of any principal building;
2. Works for the alteration of any principal building which comprise or include:
 - i the demolition of a principal external wall of the principal building or;
 - ii the demolition of all or a substantial part of the interior of the principal building.

Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

T**Touring Caravan Sites**

Sites which act as temporary staying points, usually on or near a through route, for mobile caravans. The length of stay may be for several days or just overnight.

Tourism

The temporary short-term movement of people to destinations outside the places where they would normally live and work and the activities they undertake during their stay at these destinations. This definition can include travel and visits for business, professional and domestic purposes as well as for holidays and recreation. Tourism includes not only the annual family holiday, but also a wide range of shorter visits, weekend breaks and day trips.

Town Centre Commercial Area

This is an area in a town where commercial uses are concentrated. The boundary between the primary and secondary frontages is generally where shops and offices give way to other uses.

'Town Cramming'

The over intensive infilling and redevelopment of existing built-up areas to the detriment of their character and amenity.

Townscape Improvement Area

These are areas within conservation areas which require enhancement or selective redevelopment as appropriate.

Traffic Calming

Measures to control and slow traffic movement, where it at present causes a danger, in order to provide safer and more pleasant conditions for residents, pedestrians and cyclists.

Traffic Management

The promotion of a more efficient and appropriate use of a street system by re-arranging the flows, controlling the intersections, and regulating the times and places for parking by means of traffic orders. Traffic management can give priority to different forms of transport, such as buses or to pedestrians.

Tree Preservation Order (TPO)

A mechanism by which local planning authorities are able to protect specified trees, groups of trees or woodlands of amenity value. The presence of an Order prohibits the unauthorised cutting down, topping, lopping, uprooting, wilful damage, or wilful destruction of trees.

Trunk Road

Major road for which the Department of Environment, Transport and the Regions is the Highway Authority and for which construction and maintenance is funded by the Government.

U**Unidentified Sites**

In the context of housing provision, these are sites, ranging from sites for single houses to large sites, which have not been specifically allocated for housing in the Plan, but which are, or which could become available through new planning permissions at any time.

Use Classes Order (UCO)

The Town and Country Planning (Use Classes) Order 1987 specifies certain uses of land and buildings and places them in various classes. To change the use of land or buildings from one use to another within the same Use Class will not normally be development. When the change of use is from one Use Class to another this may be a material change of use requiring planning permission.

V**W****Wildlife Corridors**

These are linear areas of countryside, sometimes sandwiched between or within built-up areas, or linear landscape features such as woods, hedgerows, streams or rivers. They provide important resources for wildlife and links that allow movement of wildlife between town and country.

Wind Farm

A cluster or group of wind turbines for the generation of electricity from wind power. Single wind turbine generators are excluded from this definition.

Windfall Sites

See Unidentified Sites.

X**Y****Z**

