

Appendix F: Glossary

Active travel: Active travel means a mode of transport which involves physical activity such as walking and cycling to get from one destination to another, including travel to and from the places we live, work, learn, visit and play.

Affordable Housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). For planning purposes, specific definitions of what constitutes affordable housing are set by Government and can change from time to time. The current definition is contained in the Glossary to the [National Planning Policy Framework - https://www.gov.uk/government/publications/national-planning-policy-framework--2](https://www.gov.uk/government/publications/national-planning-policy-framework--2) and has set definitions under affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.

Air Quality Management Areas: These are declared in areas where national objectives for air quality are not being met, or at risk of not being met. They are declared by a local authorities who must then prepare an Action Plan to identify measures to meet the national air quality objectives.

Amenity: Positive elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity space: External amenity space comprising for example: public and private gardens, roof terraces and balconies.

Ancient or veteran tree: A tree, which because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value

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

Appropriate Assessment: An assessment of the potential effects of a proposed plan on one or more European Special Areas of Conservation. The 'assessment' proper is a statement which says whether the plan does or does not; affect the integrity of a European site.

Authority's Monitoring Report (AMR): This enables the local authority to assess the extent that the policies and proposals set out in the Local Plan are being achieved. The AMR allows the local planning authority to identify when a review of policies or proposals will be necessary.

Archaeological Priority Area: an area where there is significant known archaeological interest or potential for new discoveries. Used to help highlight where development might affect heritage assets.

Areas of Outstanding Natural Beauty (AONB): Areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. AONB landscapes range from rugged coastline to water meadows to gentle lowland and upland moors. Natural England has a statutory power to designate land as AONB under the Countryside and Rights of Way Act 2000. Chichester Harbour AONB is located within the Local Plan area. Also known as National Landscapes since a rebranding in 2022.

Article 4 Direction: A special planning regulation adopted by a local planning authority to provide additional powers of planning control in a particular location. It operates by removing "Permitted Development" rights over certain specified classes of minor alterations and extensions, such as porches, replacement of windows and doors and painting of the exterior of a building.

Biodiversity: The totality of genes, species, and ecosystems of a region.

Biodiversity net gain (BNG): is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand

Biodiversity Opportunity Areas (BOAs): Biodiversity Opportunity Areas represent a targeted landscape scale approach to conserving biodiversity and the basis for an ecological network.

BREEAM New Construction: Is a standard against which the sustainability of new, non-residential buildings is assessed. Developers use the scheme at key stages to measure, evaluate, improve and reflect the performance of their buildings.

Coalescence: The merging or coming together of separate towns or villages to form a single entity.

Coastal squeeze: The loss of natural habitats, or deterioration of their quality, arising from human structures or actions, preventing the landward transgression of those habitats that would otherwise naturally occur in response to sea level rise together with other coastal processes. Coastal squeeze affects habitat on the seaward side of existing structures.

Community Infrastructure Levy (CIL): A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Facilities: Facilities that provide for the health and well-being, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Comparison shopping: The purchase of items where the shopper compares the price and quality before a purchase is made, e.g. clothes, gift merchandise, electrical goods, and furniture. Generally high street shopping.

Compensatory habitat: Habitat created to offset loss or damage to Special Areas of Conservation, Special Protection Areas and Marine Conservation Zones, to maintain the coherence of natural networks.

Conservation Area: An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990. There is a statutory duty to preserve or enhance the character, appearance, or setting of these areas.

Conservation Area Character Appraisal: An appraisal of the characteristics and features that are important to the character of a particular Conservation Area.

Convenience shopping: Broadly defined as food shopping, drinks, tobacco, newspapers, magazines and confectionery, purchased regularly for relatively immediate consumption. Generally supermarket shopping.

Density (Housing): The number of dwellings per net residential area, normally measured by dwelling per hectare.

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.

Developer Contributions: Financial and physical contributions necessary and directly related to the needs of a development for infrastructure and community facilities. They are usually secured by the use of a planning obligation.

Development: Defined within the Town and Country Planning Act 1990 (as amended) 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.

Development Plan: This includes adopted Local Plans (including Minerals and Waste Local Plans), neighbourhood plans, and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Document (DPD): Formal plans that set out policies for a particular geographical area. They are subject to public consultation and a Sustainability Appraisal. They must also be considered at independent examination and obtain council approval before they can be adopted.

Environment Agency: A national organisation set up with effect from April 1996, assuming the responsibilities for environmental matters previously held by the National Rivers Authority, Her Majesty’s Inspectorate of Pollution, and the Waste Regulation Authorities.

Environmental Impact Assessment (EIA): A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Extant: Current or still existing. Extant permissions include applications where planning permission has been granted and has not expired, the permission has a technical start or is under construction.

Flood Risk Assessment (FRA): An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Greenfield: An undeveloped site, especially one being evaluated and considered for commercial development.

Green and Blue Infrastructure: A network of multifunctional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and well-being benefits for nature, climate, local and wider communities and prosperity. Green infrastructure includes trees, woodlands, orchards, parks, green walls/roofs and blue elements include rivers, canals, ponds, wetlands and floodplains

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding

members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats Regulation Assessment (HRA): The European Habitats Directive (92/43/EC) 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 national and international designated sites.

Health Impact Assessment (HIA): A health impact assessment considers the potential impacts of planning policies and decisions on health and health inequalities. They identify actions that can enhance the positive effects, and mitigation, or eliminate, the negative effects of development.

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).

Historic Environment Record (HER): an index to the known archaeological sites and finds, historic buildings, designed and historic landscapes, parks and gardens and scheduled monuments.

Historic parks and gardens: A park or garden of special historic value and have been included on the national Register of Parks and Gardens of special interest in England based on an assessment by Historic England.

Horticultural Development Areas (HDA): Locally designated areas for horticulture, the purpose of which is to promote this important sector of agriculture while protecting the environment and amenities of residents.

Infrastructure: The basic physical and organisational structures and facilities (e.g. buildings, roads, and power supplies) necessary for development to take place.

Infrastructure Delivery Plan (IDP): This will set out the current planned and required infrastructure, when it will come forward, who will be leading on each aspect and funding responsibilities.

International, European and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Landscape Character Assessment: A background study that identifies the features or combinations of elements that contribute to the character of the landscape. LCA's can make a contribution to planning policies and the allocation of land for development.

Landscape Gaps: Areas of predominantly undeveloped land between settlements that protect the individual identity of those settlements and prevent their coalescence (the merging together of separate settlements to form one single settlement).

Listed Building: A building of special architectural or historic interest designated by Historic England and included on a statutory list. They are graded I, II* or II, with grade I being the highest.

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 Enterprise Partnership (LEP): A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. Government funding for LEPs ceased in 2024 with core functions being transferred to councils (primarily to West Sussex County Council in this area).

Local Nature Reserve (LNR): Designated under the National Parks and Access to the Countryside Act 1949 by Local Authorities in consultation with Natural England for their locally important wildlife or geological features.

Local Transport Plan: A five-year plan, which is drawn up by the Transport Authority in association with local authorities and subject to widespread consultation. It includes future investment plans and proposed packages of measures to meet local transport needs.

Local Wildlife Sites (LWS): A non-statutory designation made by West Sussex County Council. Their special characteristics mean they are high priority sites and their maintenance is important.

M4(2) Accessible and Adaptable Dwellings: Optional building standard met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

M4(3) Wheelchair Accessible Dwellings: Optional building standard met where a new dwelling makes reasonable provision, either at the point of completion or at a point following completion, for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants.

Main Town Centre Uses: Defined in the NPPF as retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)

Major Development: Major development is defined in legislation. In the Local Plan major development is considered to be any development which involves 10 or more dwellings (or a site of 0.5 hectares or more where the dwelling number is unknown) or the provision of a building or buildings with a gross internal floor area of 1,000 square meters or greater or the development on a site of 1 hectare or above.

Marine Conservation Zone (MCZ): Area designated to protect nationally important, rare or threatened marine habitats and species.

Masterplan: A document outlining the use of land and the overall approach to the design and layout of a development scheme in order to provide detailed guidance for subsequent planning applications.

Mitigation measures: Measures requested/carried out in order to limit the damage by a particular development or activity.

Mixed use (or mixed development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

National Landscapes: Areas legally designated as areas of outstanding natural beauty under the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000.

National Nature Reserve (NNR): Designated under the National Parks and Access to the Countryside Act 1949 or the Wildlife and Countryside Act 1981 primarily for nature conservation but can also include sites with special geological or physical features.

National Park: Nationally important precious landscapes whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard them. Together with Areas of Outstanding Natural Beauty they enjoy the highest level of protection through the planning system.

The Environment Act 1995 set out two statutory purposes for National Parks in England and Wales:

1. Conserve and enhance the natural beauty, wildlife and cultural heritage
2. Promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the Public

National Parks have the duty to seek to foster the economic and social well-being of local communities. Within Chichester District, the South Downs National Park Authority (SDNPA) is the organisation responsible for promoting the purposes of the National Park and the interests of the people who live and work within it. The South Downs National Park lies outside of the plan area and is the subject of a separate Local Plan.

National Planning Policy Framework (NPPF): Sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance (PPG): revised and updated planning practice guidance.

Nature Recovery Network (NRN): a single, national network which will benefit people and wildlife by increasing, improving and joining-up wildlife rich places across England. At its core will be enhanced sites designated for nature conservation and other existing wildlife rich places. Additional, newly created or restored nature rich habitat, corridors and stepping-stones will help wildlife populations grow and move. It will improve landscape resilience to climate change, provide natural solutions that reduce carbon and manage flood risk, and sustain vital ecosystems such as improved soil, clean water and clean air. It will reinforce the natural and cultural diversity of landscapes, help to protect historic environments, and enable people to enjoy and connect with nature where they live, work and play – benefiting health and well-being.

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 permission for a specific development proposal or classes of development.

Neighbourhood plans: A plan prepared by a parish council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Noise sensitive properties/ receptors: these include all residential properties, educational establishments, hospitals, hotels, hostels, concert halls and theatres.

Non-designated heritage asset: buildings, structures and historic features which, while not statutorily protected by designation, are considered to be heritage assets of architectural, historic, archaeological or artistic interest. These heritage assets make a substantial contribution to the local character and appearance of the district and are worthy of conservation for the benefit of future generations.

Open Space: Open space includes formal facilities such as parks, sports and recreation grounds, children's play areas, outdoor sports facilities, playing pitches, amenity spaces and allotments, and also more informal facilities such as natural green spaces, beaches, lakes, watercourses and recreational routes.

Pitch/Plot: a pitch on a gypsy and traveller site and plot on a travelling showpeople site (often called a yard). This terminology differentiates between residential pitches for gypsies and travellers and mixed use plots for travelling showpeople, which may need to incorporate space to be split for the storage of equipment.

Planning obligation: A legally enforceable obligation entered into under S106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously developed land (also known as brownfield land): Land which is or was occupied by a permanent structure, including the curtilage of the developed land 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 and Secondary Shopping Frontages: Primary shopping frontages (PSF) are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary shopping frontages (SSF) provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Primary Shopping Area: An area where retailing and the number of shops in a town centre is most concentrated.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Protected species: plant and animal species afforded protection under certain Government Acts and Regulations

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

Renewable and low carbon energy: Renewable energy covers 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. Low carbon technologies help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

S106: See planning obligations.

Scheduled Monument: A nationally important archaeological site included in the Schedule of Ancient Monuments maintained by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979.

Self Build and Custom Build Housing: Self build homes are defined as those where someone directly organises the design and construction of their home. This covers a wide range of projects from a traditional DIY self-build home to projects where the self-builder employs someone to build their home for them. Community led projects can also be defined as self-build.

Custom build homes are where an individual or group works with a developer to help deliver the home(s). The developer may help to find a plot, manage the construction and arrange the finance for the new home(s).

Sensitive receptor: A sensitive receptor is a component of the natural or built environment such as a person, water, air, a building (e.g. residential, schools, hospitals/care home) or a plant, that is affected by an impact of construction works and/or the operation of a proposed development.

Sequential Test: A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield land before greenfield sites, town centres before out of centre and sites at less risk of flooding before others.

Sequentially preferable: a planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

Settlement boundary: These are defined around settlements and their purpose is to prevent settlements from sprawling. Generally development proposals will be considered more favourably within the Built-Up Areas.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Special Area of Conservation (SAC): Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas (SPA): 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 (SEA): 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.

Suitable Alternative Natural Greenspace (SANG): Alternative green space provided to divert visitors from visiting a Special Protection Area (SPA). SANG are intended to provide avoidance measures for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.

Supplementary Planning Documents (SPD): Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA): A tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. economic, social and environmental factors). It incorporates Strategic Environmental Assessment (SEA). An SA is required under the 2004 Planning and Compulsory Purchase Act to be carried out on all DPDs and certain SPDs.

Sustainable Drainage Systems (SuDS): systems designed to mimic the natural drainage of a site in order to control the quantity of run-off; and to enhance the nature conservation, landscape and amenity value of the site and its surroundings. These typically include swales, attenuation ponds, wetlands, and permeable surfaces.

Transit sites: Sites made available for Gypsies and Travellers who need to temporarily stop. Generally used by families who have been evicted from their previous accommodation and are looking for a new place to live. There are limits on how long families can stay on these sites which is normally between 28 days and 3 months.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently but excludes Gypsies and Travellers.

Use Classes Order (UCO): This is supplementary legislation which specifies a number of broad "classes of use"; changes of use can be made between different uses within the same class without the need for planning permission. In some circumstances it is possible to change

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between classes without applying for planning permission as specified by the General Permitted Development Order.

Wastewater Treatment Works (WwTW): also known as sewage treatment works where contaminants are removed from wastewater and sewage.

Water Framework Directive (WFD): This European Directive, together with emerging River Basin Management Plans, looks at integrated management of water resources, taking account of abstraction, water quality and flooding.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Zone of Influence: The zone of influence is the area around an ecologically valuable site or habitat that may be affected by the proposed changes within the site. Impacts could include the removal or alteration of habitat, increased human presence on or around the site, or the introduction of artificial lighting within the site.