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## 14 Glossary

**Advertisement:** - Any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or designed or adapted for use, and anything else principally used, or designed or adapted principally for use, for the display of advertisements. (S336(1) TCPA 1990 (as amended)).

**Affordable Homes or housing:** - Housing provided for sale or rent, at a cost considered affordable in relation to incomes that are average, or below average, or in relation to the price of general market housing, 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); and which complies with one or more of the following types:

- 1 Affordable homes for rent
- 2 Starter homes
- 3 Discounted market sales housing
- 4 Other affordable routes to home ownership. The Government defines the various types of affordable housing in Annex 2 – Glossary of the NPPF.

**Affordable homes for rent:** - Housing that meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**Agriculture:** - Agriculture includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins, fur or for the purpose of its use in the farming of the 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. Section 336 (1) of the Town and Country Planning Act, 1990

**Air Quality Management Area (AQMA):** - Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

**Area of Outstanding Natural Beauty (AONB):** - An area of nationally important scenic landscape, designated under the National Parks and Access to the Countryside Act, 1949 by the Countryside Commission.

**Article 4 Direction:** - A planning control which takes away "permitted development rights" for certain types of development and meaning that planning permission is required for such developments.

**Biodiversity:** - All species of life on earth, including plants and animals and the ecosystem of which we are all part.

**Biological or Geological Notification Site (Alert Site):** - A site designated by the Environmental Records Centre of the Buckinghamshire County Museum which is of importance for nature conservation.

**Build to Rent:** - Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

**Built-up Areas:** - Towns and villages which are not included within the Green Belt.

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**Business Use:** - This is as defined in Class B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended) i.e., use as

- 1 an office (other than within Class A2),
- 2 for research and development or
- 3 for any industrial process

which can be carried out in any residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

**Caravan:** - Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any other motor vehicle so designed or adapted; unless it is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices and which, when assembled,

- 1 is physically capable of being moved by road from one place to another (whether by being towed or by being transported on a motor vehicle or trailer);

and

- 2 exceeds any of the following limits:

length (exclusive of drawbar): 18.288 metres

width: 6.096 metres

overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level): 3.048 metres;

but does not include:

- 1 any railway rolling stock which is for the time being on rails forming part of the railway system;
- or,
- 2 any tent.

Caravan Sites and Control of Development Act 1960 (Part 1), as amended by Sections 13(1) and (2) of the Caravan Sites Act 1968.

**Community Services and Facilities:** - Education, health, water, sewerage, electricity, gas and telephone services, and cultural, entertainment and indoor leisure activities other than sport.

**Comparison Goods:** - Goods which are usually bought after the purchaser has compared them with similar goods in other shops. Clothing, footwear, furniture, carpets and electrical appliances are comparison goods. These are sometimes known as durable goods.

**Community Infrastructure Levy (CIL):** – A standard charge levied on new development, which the Council collects from developers to help fund local infrastructure requirements to support growth.

**Condition:** - A clause forming part of a planning permission which must be complied with either before, after or during the implementation of the permission.

**Conservation Area:** - An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69.

**Convenience Goods:** - Goods which are often bought daily from nearby shops, for example, groceries, tobacco and newspapers. These are sometimes known as non-durable goods.

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**Designated Heritage Assets:** - A building, monument, site or landscape of historic, archaeological, architectural or artistic interest which have been designated under the relevant legislation by virtue of their townscape and special architectural character or historic interest. Designated Heritage assets in Chiltern and South Bucks include Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens, and Areas of Archaeological Significance.

**Design and Access statement:** - A statement that accompanies a planning application to explain the design principles and concepts that have informed the development and how access issues have been dealt with. The access element of the statement should demonstrate how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development and how inclusion will be maintained and managed.

**Development:** – 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. Town & Country Planning Act 1990 (as amended), Section 55

**Discounted market sales housing:** - Is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**Distribution or Storage:** – As defined in Class B8 of the Town & country Planning (Use Classes) Order, 1987 (as amended), i.e., use for storage or as a distribution centre.

**Draft Charging Schedule:** - A draft charging schedule is a document which sets out a charging authority's firmer proposals for the Community Infrastructure Levy taking into account comments received on the preliminary draft and other updated evidence where applicable. This is subject to further public consultation before going forward for a formal independent examination.

**Dwelling:** – As defined in Class C3 of the Town & Country Planning (Use Classes) Order 1987, i.e.' use as a dwelling house;

1 by a single person or by people living together as a family,

or

2 by not more than 6 residents living together as a single household (including a household where care is provided for residents).

**Edge of centre:** - For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange.

**Environmental Assessment:** - A process by which information about the environmental effects of a project is collected, assessed and taken into account by a planning authority when considering whether a development should be permitted.

**Environmental Records Centre:** - A Department of the Buckinghamshire County Museum which gives advice on Nature Conservation matters and identifies Biological and Geological Notification Sites and Regionally Important Geological and Geomorphological Sites.

**General Permitted Development Order:** - See Town and Country Planning (General Permitted Development) Order 1995.

**Green Belt:** - An area of land designated in a Development Plan which extends around the edge of a large urban area. The main purpose of a Green Belt is to prevent the outward expansion of the urban area. Therefore development is strictly controlled in the Green Belt.

**Greenhouse Gas:** -A gas which insulates the earth by allowing short-wave radiation from the sun in, but not permitting long-wave radiation from the earth to escape.

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**Green infrastructure:** - A network of multi-functional green space, urban and rural, (including the creation of new links and improvements to the public rights of way network between a development site, the AONB, Woodland, and the Green Belt), which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Gross Floorspace:** - Total floor area of a building measured externally.

**Highway Authority:** - The local Council with statutory responsibility for roads, pavements, footpaths and bridleways. In this area it is Buckinghamshire County Council.

**Historic Park or Garden:** - A park or garden which has been identified by English Heritage as being of special historic interest in a national register.

**Industrial Use:** - Industrial uses as defined in Class B2 of the Town & Country Planning (Use Classes) Order, 1987 (as amended).

**Infilling:** - Development of new housing within existing residential areas excepting within Green Belt sites where stricter Green Belt control policies must be complied with.

**Inter-Urban Journeys:** - Journeys between towns (as opposed to journeys within them).

**Landscaping:** - Generally, the planting of trees and/or shrubs on a development site. May also include walls, areas of paving and other hard surfaces

**Legal Agreement:** - See Planning Obligation.

**Listed Building:** - A building which has been identified to be of special architectural or historic interest and is included on the Statutory List of Buildings of Architectural or Historic Interest.

**Local Plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Local Planning Authority:** - In a non-Metropolitan County, the County Council and the District Council. See Town & Country Planning Act 1990 (as amended), Section 1.

**Main town centre uses:** - 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:** – For housing, development where 10 or more homes (5 homes within the AONB) will be provided, or the site has an area of 0.25 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 0.25 hectares or more.

**Mansard roof:** - A pitched roof with two angles of pitch - the steeper being at the base and the gentler above.

**Material Consideration:** - A planning issue which is significant in making a decision on a planning application.

**Metropolitan Green Belt:** - The Green Belt around Greater London - see Green Belt.

**Other affordable routes to home ownership:** - Is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

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**Out of centre:** - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of town:** - A location out of centre that is outside the existing urban area.

**Permitted Development:** - Development which does not require planning permission from the Council because it is granted a general permission under Article 3 of the Town and Country Planning (General Permitted Development) Order, 1995.

**Planning Obligation:** - A legally binding agreement entered into under section 106 of the Town & Country Planning Act 1990 (as amended) to mitigate the impacts of a development proposal. It is normally made in situations where planning permission would otherwise be refused.

**Previously developed land:** - 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 was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as 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.

**Primary shopping area:** - Defined area where retail development is concentrated.

**Primary Route:** - Trunk road or the most important A class road.

**Rear Servicing:** - A means whereby vehicles can deliver to the backs of shops, so as to free shopping streets from traffic.

**Renewable and low carbon energy:** - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can 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. Rural exception 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. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Scheduled Monument:** - Is an historic building or site which is, due to its historic, architectural, traditional or archaeological interest, included in the Schedule of Monuments produced by Historic England.

**Self-build and custom-build housing:** - Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

**Sewerage:** - A system for the movement, drainage and treatment of foul waste.

**Section 106 (S106) Planning Obligation:** – A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. It is a contribution which is fairly and reasonably related in scale and kind to the development proposals.

**Shared ownership housing:** - A form of intermediate affordable housing which is partly sold and partly rented to the occupiers, with a Registered Provider (normally a housing association) being the landlord. Shared ownership housing should normally offer a maximum initial share of 25% of the open market value of the dwelling. The annual rental charges on the unsold equity (share) should be no more than 2.75% of this share.

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**Sight Lines:** - Lines of sight at corners which enable drivers of vehicles to see what is coming and pedestrians to see vehicles emerging

**Site of Special Scientific Interest (SSSI):** - A site designated by English Nature due to its important flora, fauna, geology or physiography

**Small Dwelling:** - A house with a gross floor area less than 75 sq.m. This figure relates to living accommodation, not ancillary buildings.

**Social rented housing:** - Homes that are let at a level of rent generally set much lower than those charged on the open market, available to those recognised by the Councils as being in housing need, and offering long term security of tenure (through Secure or Assured tenancies). The rent should currently be calculated using the formula set out in Appendices C and D of Housing Corporation Circular 27/01 – Rent Influencing Regime – Implementing the Rent Restructuring Framework. Should this circular be revoked at any time, the Councils would use a weekly rent figure equivalent to 30% of the lower quartile net income (after deductions) for full-time employees, pending any revised formula adopted or supported by the Councils.

**Starter homes:** - Is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**Statutory Undertaker:** - Authorities who provide public services such as the Post Office, the Environment Agency and British Gas.

**Storage or Distribution:** - As defined in Class B8 of the Town & Country Planning (Use Classes) Order, 1987, i.e., use for storage or as a distribution centre.

**Sui Generis:** - A type of activity which, due to its particular characteristics, is not included within any of the classes of the Town & Country Planning (Use Classes) Order 1987 (as amended).

**Supermarket:** - A single-level self-service store selling mainly food, with a gross trading floorspace of up to 2,500 square metres, often with its own car park.

**Superstore:** - A single-level, self-service store selling mainly food, or food and non-food goods, with at least 2,500 square metres gross trading floorspace and usually with a dedicated car park at surface level.

**Supplementary planning document:** - Document which adds further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable Development:** - Usually referred to as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs” (Brundtland, 1987).

**Sustainable Drainage Systems (SuDS):** - An overall term for systems of surface water drainage management that take into account the quantity and quality of runoff, and the amenity value of surface water in the urban environment. The main focus is on source control and the mimicking of natural processes to enable infiltration and gradual discharge into watercourses.

**Sustainable transport options:** - Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

**Tandem Development:** - Building one house immediately behind another, both with access to the same road.

**Touring Holiday Caravan/Tent (site for):** - A site where:

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- 1 caravans/tents are not permanently placed throughout the year, and
  - 2 individual caravans and tents are only pitched for short periods of time.

**Town and Country Planning (General Permitted Development) Order, 1995:** - An Order made by Parliament setting out procedural arrangements for many parts of the town planning process. Among other things it defines certain types of development as "permitted development" which then do not require planning permission.

**Town centre:** - Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Town cramming:** - Squeezing as much development into the built-up areas as possible.

**Traffic Generation:** - The amount of vehicle movements on roads as a result of development.

**Tree Preservation Order (TPO):** - An Order made by the Council which protects trees and woodlands from wilful damage and/or destruction and aims to prevent felling, topping, lopping or uprooting of trees without the consent of the Council.

**Trip-Attracting Development:** - Buildings and other developments which many people visit, e.g., supermarkets, offices, leisure centres.

**Trip Generation:** - The extra number of people movements by all modes of transport caused by a development.

**Unscheduled Archaeological Site:** - A site of archaeological importance identified by the County Site Museum as being worthy of protection.

**Use Classes Order:** - A statutory document which classifies certain activities into particular use classes (groups or uses).

**Vehicular Access:** - A point where a vehicle can leave the highway and enter a property.

**Viability assessment:** is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.

**Windfall sites:** - Sites not specifically identified in the development plan.