

GLOSSARY

ACCESS HOUSING

Housing with design features allowing accessibility by able-bodied and disabled people alike. This includes mobility and wheelchair housing. Features would include ramped access into the property wide doors, ground floor toilet, staircases designed to enable easy installation of a stairlift and covered access to any garage or parking space.

ADVERTISEMENT

Any feature, device or representation, illuminated or otherwise which is used for the purpose of advertisement, announcement or direction. The definition includes any hoarding or similar structure used for the display of the advertisement.

AFFORDABLE HOUSING

Subsidised and market housing designed for those whose incomes generally deny the opportunity to purchase houses on the open market as a result of the local relationship between income and market price.

AGRICULTURE

Defined in Section 336 of the Town and Country Planning Act, 1990, to include 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 fur, or for the purpose 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.

AMENITIES

Those physical, social, recreational or cultural features which contribute to the quality of life for an area's inhabitants.

ANCIENT MONUMENTS

Scheduled monuments are those preserved by the Secretary of State for the Environment by reason of historic, architectural, traditional, artistic or archaeological interest.

ALERT MAPS

Maps identifying areas of ecological, geological and archaeological interest intended to inform development control.

AREAS OF PARTICULARLY ATTRACTIVE COUNTRYSIDE (APAC)

Areas of Countryside with landscape of acknowledged importance exhibiting attractive natural and built features over a wide area readily apparent from viewpoints and vistas.

AREAS OF SPECIAL ADVERTISEMENT CONTROL

Areas with significant scenic, historical, architectural or cultural value which justify a stricter degree of advertisement control in order to safeguard their character and appearance.

ARTICLE 4 DIRECTION

The means by which a local planning authority is able to control development normally permitted without the need for specific planning consent by virtue of the Town and Country Planning (General Permitted Development) Order 1995.

BACKLAND DEVELOPMENT

Development of land to the rear of existing property often utilising surplus garden land. New or shared vehicular access will be required.

BLIGHT

The removal of the development value of land brought about by the making and coming into effect of a development plan.

BROWNFIELD SITE

Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure.

COALESCENCE

The reduction in a gap between built up areas resulting in the loss of individual identity of settlements.

COMMERCIAL USES

Service and office uses falling within Classes A2 and B1 of the Town and Country Planning (Use Classes) Order 1987.

COMMITMENT

Land with planning permission, and sites under construction.

COMMUTED PAYMENT

A payment secured from developers to the Borough Council which can be transferred to help achieve identified community needs. An example would be the transfer of funding for car parking requirements to pay for improvements to public transport, and provision for cyclists and pedestrians.

COMPARISON SHOPPING

Trips made to buy higher value, longer-lasting goods such as clothes, footwear, fashion goods, household appliances, carpets and furniture.

COMPULSORY PURCHASE

The acquisition of land by the local authority for development purposes which is necessary to achieve the proper planning of the area in which the land is situated.

CONSERVATION AREA CONSENT

The prior written consent of a local planning authority required before certain demolition works in a Conservation Area can be commenced.

COUNTRYSIDE

The areas outside built areas where development will be strictly controlled. Only limited uses acceptable in the countryside will be permitted.

COUNTRYSIDE PRIORITY AREA

Those areas of open land outside built-up areas in Leicestershire and Rutland subject to urban pressure with high potential for the development of recreation, access and education initiatives as well as special opportunities for landscape enhancement. Defined by the County Council in the "Countryside 2000" document.

CONVENIENCE SHOPPING

Trips to buy regular shopping for everyday products such as food, confectionary, newspapers and magazines.

CORE AREA

That area of Loughborough Town Centre having the highest concentration of shops and greatest pedestrian flows. Retailing is supported by related financial and professional services and premises for the sale of food and drink.

CURTILAGE

The area of land related, or attached to a house or building for domestic purposes.

DENSITY

See 'Net Density'.

DERELICT LAND

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

DEVELOPMENT

All new buildings, alterations and extensions, changes in the use of land or buildings, display of advertisements and operations such as tipping, mining and earth moving.

DEVELOPMENT BRIEF

A document prepared by the local planning authority often in association with a developer setting out detailed guidelines necessary to ensure that the development of a particular site accords with planning policies.

DISTRICT CENTRE

A shopping and commercial centre smaller than a Town Centre but providing retail and community services for a large population catchment. The centre will contain a range of durable goods outlets and at least one main food shop.

DUAL USE

Use by the public or community groups of education authority facilities outside school hours for recreation and community purposes.

DWELLING HOUSE

A dwelling occupied by an individual or people living together as a family, or by not more than 6 unrelated residents living together as a single household.

EDGE OF CENTRE SHOPPING

A location within about 400 metres of a shopping centre with provision for car parking to serve both the store and that centre thus enabling one trip to serve several purposes.

ENVIRONMENTAL ASSESSMENT

A written statement which a local planning authority may require to be submitted with a planning application to detail the impact of a proposed large new development on a surrounding area.

ESSENTIAL WASHLAND

Land along a river valley or watercourse liable to flood more frequently than once in 25 years and to a depth greater than 150 millimetres.

FASCIA SIGN

A sign fixed above the display window at a shop or business premises.

FINANCIAL AND PROFESSIONAL SERVICES

Uses such as a bank, building society or similar counter service falling within Class A2 of the Town and Country Planning (Use Classes) Order 1987.

GRANNY ANNEXE

An additional living unit which is self-contained but located within the curtilage of an existing residential unit for occupation solely by aged or infirm relatives.

GREENFIELD SITE

Areas of open land outside the built areas which have not previously been developed.

GREEN WEDGE

An area of green and predominately open land providing structural open space between settlements or penetrating urban areas affording opportunities for public access and recreation.

GROSS FLOORSPACE

The total floor area of a building including circulation space, toilets and service areas.

HIGHWAY AUTHORITY

The Government's Highway Agency is the authority responsible for motorways and trunk roads. Leicestershire County Council is the authority responsible for other parts of the road network in the Borough outside Loughborough.

HISTORIC BUILDING GRANT

Grant aid made available jointly by the Borough Council, the County Council and English Heritage towards the repair of historic buildings. The grants are available for the cost of works which retain the traditional character and appearance of buildings.

HOUSING ASSOCIATION

Independent non-profit making organisation responsible for the management, building and improvement of housing primarily for sheltered housing, low cost shared equity schemes and rented accommodation.

ICNIRP GUIDELINES

The International Commission on Non-Ionising Radiation Protection (ICNIRP) Guidelines on the limitation of exposure of the general public to electromagnetic fields, as expressed in the EU Council recommendation of 12 July 1999.

INFILL

In general terms the development of open areas within existing development. More specifically the building of one or two houses within a small gap in an otherwise built-up frontage.

INFRASTRUCTURE

Networks for road, rail, gas, electricity, water and other means of communication and services to serve development.

LEGAL AGREEMENT

A legally binding agreement between a local planning authority and an interested party made under S106 of the Town and Country Planning Act 1990 by which a developer must carry out specified works or agree to meet conditions covering matters outside the scope of a normal planning permission. It may include off-site works.

LIGHT INDUSTRY

An industrial process which can be undertaken within a residential area without harm to the amenity of an area by reason of noise, vibration, smell, fumes, soot, ash, dust or grit falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987.

LIMITS TO DEVELOPMENT

The defined boundaries to a town or village within which there is a general presumption in favour of development which meets the criteria established in planning policies.

LISTED BUILDING

A building of exceptional or special architectural or historic interest which is recorded on a 'List' compiled for the Secretary of State for National Heritage on the recommendation of English Heritage.

LISTED BUILDING CONSENT

The prior written consent required from a local planning authority before any development affecting a listed building is commenced.

LOCAL CENTRE

A shopping and service centre smaller than Town and District Centres serving the day-to-day needs of a local community.

LOCAL NATURE RESERVE

Habitats of acknowledged local nature conservation significance where it is permissible to provide opportunities for the public to see, learn about and enjoy nature.

MULTIPLE OCCUPANCY

An umbrella phrase including property occupied as bedists, rooms, flatlets, shared houses, lodgings, hostels, guest houses, boarding houses, care homes, self-contained flats and cluster flats.

NATIONAL NATURE RESERVE

Areas of national, or, international importance managed specifically for nature conservation purposes.

NATIONAL PLAYING FIELDS ASSOCIATION (NPFA)

The National Playing Fields Association is an independent charity which has responsibility for acquiring, protecting and improving playing fields, playgrounds and play space. The NPFA is widely acknowledged as the leading authority on the design, layout and safety of playing space.

NET DENSITY

The number of dwellings or employment building coverage achieved per hectare of a development site after deducting those areas required for the construction of distributor or higher standards of road, and structural landscaping.

NET FLOORSPACE

The internal floor area of a shop used for the sale and display of goods and services. Storage space, lobbies, staircases, cloakrooms and other amenity rooms are excluded.

OPPORTUNITY SITE

Areas of land and buildings which are no longer required, or suitable for their original use, and which have potential for redevelopment to accommodate new uses and activities in line with specified planning objectives such as Town Centre enhancement or economic regeneration.

OUT OF CENTRE SHOPPING

A location which is clearly separate from a town centre, but not necessarily outside the urban area.

OUT OF TOWN SHOPPING

An out-of-centre shopping development on a greenfield site or on land not clearly within the current Limits to Development.

OUTER AREA

Area of Loughborough Town Centre less dependent on retail uses than the core area for its vitality and viability. Contains places of assembly and leisure, hotels, hostels etc.

OUTLINE PLANNING APPLICATION

An application which considers the principle of development without the need to specify details of siting, access, layout and design.

PARK AND RIDE

A transport measure attracting car drivers to park their car at a conveniently located car park site and then travel the rest of their journey to their destination by public transport.

PERMITTED DEVELOPMENT (P.D)

Types of development set out in the Town and Country Planning (General Permitted Development) Order 1995 which do not require planning permission. The provisions are confined to certain minor developments and to some changes of use of land and buildings. 'P.D' rights may be removed by planning conditions, or by the imposition of Article 4 Directions.

PLANNING CONDITIONS

Limitations imposed on a planning permission to ensure that an approved development complies with the requirements of the local planning authority.

PLANNING OBLIGATIONS (PLANNING GAIN)

Benefits available to the wider community which are reasonably and directly related to a development and which a developer agrees voluntarily to include in a scheme. Such benefits could include affordable housing or recreational provision.

PLANNING PERMISSION

The prior, written consent of the local planning authority which authorises all development, unless permitted under the Town and Country Planning (General Permitted Development) Order 1995.

PLANNING POLICY GUIDANCE (P.P.G)

Guidance notes produced by the Government providing national guidelines on specific planning matters. Local planning authorities are expected to give them considerable weight in preparing development plans or when dealing with planning applications.

PROJECTING SIGN

A sign fixed to the wall of a building and projecting forward.

PROPOSALS MAP

Ordnance Survey Map based plan identifying the geographical area covered by the Local Plan and indicating the specific areas to which policies and proposals apply.

REGIONALLY IMPORTANT GEOLOGICAL SITES (R.I.G.S)

Geological and geomorphological sites worthy of protection for their education, research, historical or aesthetic importance.

RENEWABLE ENERGY

Energy from the sun, the wind, the oceans or the fall of water occurring naturally and repeatedly in the environment as opposed to non-renewable fossil fuels such as coal, oil and gas.

RESERVED MATTERS APPLICATION

An application submitted after the grant of an outline planning permission to obtain approval for specific details of siting, access, layout, design landscaping which were not required by the original application.

RETAIL WAREHOUSES

Large single-level shops specialising in the sale of household goods (such as carpets, furniture and electrical goods), and bulky D.I.Y items catering mainly for car borne customers and often in out of centre locations.

RIGHTS OF WAY

Land over which people have legal right to pass free and unhindered.

SHOPFRONT

The main display window(s) of a shop together with the entrance door(s) and any area of wall surrounding them designed to give identity to the shop premises. This includes areas above the window(s) designed to accommodate signs.

SITES OF SPECIAL SCIENTIFIC INTEREST (S.S.S.I)

Land which in the opinion of English Nature is of special interest nationally by reason of flora, fauna, geological or geomorphological features and therefore merits protection from potentially harmful development.

SPECIFIED ROAD NETWORK

The major roads linking the main urban areas and the national network. These roads are expected to carry large and increasing traffic volumes.

SPECULATIVE DEVELOPMENT

Offices and factories which are not built for a specific occupier.

STARTER UNITS

Cheap small factory/office units available for those wishing to set up a new business.

STATUTORY PLAN

A plan such as a Structure or Local Plan prepared in accordance with procedures established by the D.o.E. It has a key role in controlling development in the area covered.

STRUCTURE PLAN

The broad countywide policy context for this Local Plan and other plans prepared at the District and County levels.

SUB-AREA

An area of the Borough having common characteristics in terms of settlement pattern, natural features or other factors.

SUPERMARKETS

Single level self service stores selling mainly food with a gross floorspace between 500 and 2500 square metres, often with their own car parks.

SUPERSTORES

Single level self service stores selling mainly food, or food and non food goods, usually with at least 2,500 square metres gross floorspace with dedicated car parks at surface level.

SUPPLEMENTARY PLANNING GUIDANCE

Guidance prepared by the Borough Council expanding in detail particular policy issues or proposals such as design standards, parking standards or briefs for particular sites. This guidance carries less weight than a statutory plan.

SUSTAINABLE DEVELOPMENT

Development which meets today's needs without prejudicing the environment for future generations.

TOWN CENTRE

Central area of a town providing a broad range of facilities and services and which also fulfils the function as a focus for both the community and for public transport.

TOWNSCAPE

The visual appearance of a city, town or village. The urban equivalent of landscape.

TRAFFIC CALMING AND TRAFFIC MANAGEMENT

Measures implemented to restrict traffic movements in terms of speed, direction, access etc. These might comprise use of bus lanes, lorry weight restrictions, junction controls, one-way systems, road humps or road closures. Traffic calming applies to restrictions on traffic to provide greater priority for pedestrians.

TRANSPORT CHOICE

The strategy advanced in the adopted Structure Plan to encourage a more energy efficient transport system having less emphasis on the use of cars and private vehicles. More emphasis is placed on providing a choice of transport in the form of buses, trains, cycling and walking as alternatives.

TREE PRESERVATION ORDER (T.P.O)

An order made to protect the amenity value to the public of individual trees or groups of trees.

TRUNK ROADS

The national road network of motorways and certain 'A' class roads for which of the Government's Highways Agency is responsible.

UNDERUSED LAND

Land of which less than 70% is being used in relation to its permitted use. (Based on definition in Circular 18/89 Publication or Information About Unused or Underused Land).

USE CLASSES ORDER

The Town and Country (Use Classes) Order 1987, and subsequent amendments, establishes categories describing the use of a building. Changes of use within the same Use Class do not require planning permission. The Classes are as follows:

A1 'Shops'

Includes shops, hairdressers, funeral directors, post offices, dress or D.I.Y. hire shops, ticket and travel agencies and pet shops. It does not include launderettes, snack bars, restaurants and hot food takeaways or motor vehicle sales.

A2 'Financial & Professional Services'

Includes estate agents, betting shops, building society offices and banks. It does not include health or medical.

A3 'Food & Drink'

Restaurants, cafes and public houses.

B1 'Business'

Includes offices, research and development premises and light industry (industry which can be carried out in a residential area without adverse environmental effects from noise, vibration, smell, fumes, smoke, soot, ash, dust or grit).

B2 'General Industry'

Any industrial use not covered by Class B1.

B8 'Storage or Distribution'

Warehousing but not retail warehousing.

C1 'Hotels'

Includes hotels and boarding or guest houses.

C2 'Residential Institutions'

Includes carehomes, hospitals, nursing homes and residential schools, colleges and training centres.

C3 'Dwellinghouse'

Includes a flat and any other place of residence occupied by either:

- (a) a single person or people living together as a family; or
- (b) not more than 6 people living together as a single household (including where care is provided).

D1 'Non-Residential Institutions'

Includes schools, colleges, medical and health service buildings, creches, nurseries, art institutions, galleries, museums, libraries and places of worship.

D2 'Assembly & Leisure'

Includes cinemas, bingo halls, concert halls, casinos and dance halls, swimming baths, gymnasia, skating rinks or any other indoor or outdoor sports area.

Unclassified

Any uses that fall outside the categories above are normally referred to as 'sui generis', and are always subject to planning control.

VACANT LAND

Unused land or land in temporary use which could be brought into permanent use without major works of reclamation.

WHEELCHAIR HOUSING

See 'Access housing'.

WILDLIFE CORRIDORS

Green corridors provide links and stepping stones for the spread of plants and wildlife. Their existence helps safeguard ecological diversity by reducing the risk of a single species being lost by removal of the site. The corridors may follow defined railways or canals, or link private gardens.

WINDFALL SITES

These are potential housing sites, each of 10 or more dwellings, located in a town or village which are not identified in this Local Plan, but which may receive planning permission for development over the life of the Plan.