

Glossary and abbreviations

Glossary

Affordable housing: The Government's definition of lower-cost housing which includes 'subsidised housing' for people either unable to rent or buy on the open housing market and unsubsidised low-cost market housing.

Afteruse: The ultimate purpose to which former mineral or waste disposal sites are returned.

Aftercare: Steps taken to bring land to the required standard for either agriculture, forestry or amenity uses. May include planting, cultivating, draining or otherwise treating the land.

Aggregates: Sand and gravel, crushed rock and other bulk materials used in the construction industry for purposes such as the making of concrete, mortar and asphalt for roadstone, drainage or bulk filling.

Agricultural Land Classification: The process used to determine the quality of agricultural land. Grades 1, 2 and 3a are classed as being the "best and most versatile" land, and are deemed as being a nationally important resource.

Ancient woodland: Areas that have had a continuous woodland cover since at least 1600 and have been cleared only for underwood or timber production.

Area of Outstanding Natural Beauty (AONB): An area designated by the Countryside Agency under Sections 87 and 88 of the National Parks and Access to the Countryside Act 1949. The primary objective is conservation of the natural beauty of the landscape. West Sussex has three Areas: Chichester Harbour, Sussex Downs and High Weald.

Brownfield: Another term used for Previously-developed land.

Biodiversity: Shorter term for 'biological diversity' which applies to all terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part.

Built-up area boundary: A policy tool used in local plans to define the areas within which development is accepted in principle, including infilling, redevelopment and conversion: they do not necessarily include all existing developed areas. Built-up areas are defined as 'settlement policy areas' in Chichester District. The built-up area boundaries include any land allocated to meet the requirements of structure and local plans. The area outside defined built-up area boundaries is known in policy terms as the "countryside".

Circulars: Documents issued by the Government setting out policy which has legal connotations.

Chord: A length of railway which links other converging routes and allows train movements which would not otherwise be possible without reversal.

Commitments/committed development: Developments for which planning permission has been granted or land allocated in an adopted or deposit local plan.

Conservation area: An area, as defined in the Planning (Listed Building and Conservation Areas) Act 1990, designated as being of special architectural or historical interest and therefore protected from any alterations which would destroy its character.

Countryside: All the land outside the built-up area boundaries defined in local plans.

Deposit Draft: The first statutory stage of the preparation of a structure or local plan which may be preceded by informal consultation. Objections can be made to the Deposit Draft, which may be subject to an 'Examination-in-Public' (for a Structure Plan) or a 'Local Public Inquiry' (for a Local Plan).

Development Plan: A document which sets out policies and proposals for the development and use of land within the area of the application. In West Sussex, it comprises the adopted structure plan and local plans. Development control decisions must conform to the development plan, unless material considerations indicate otherwise.

District Planning Authority: In West Sussex, the District or Borough Council is the District Planning Authority. The District Planning Authorities prepare district or borough-wide local

plans and determines planning applications, except matters determined by the County Council such as mineral applications.

Economically active: Those persons aged 16 and over who are either in employment (whether as employees, self employed, on Government work-related employment training schemes, but excluding those in the Armed Forces) together with those who are unemployed.

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 (including West Sussex County Council).

Environmental Impact Assessment (EIA): A process by which information about the environmental effects of a project is collected, whether by the developer or others, and taken into account by the local planning authority in determining planning applications. Project types which should be subjected to EIA, are listed in the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

Examination-in-Public (EiP): Public discussion of selected issues raised by a deposit draft structure plan. The EIP takes place before an independent panel appointed by the Secretary of State for the Transport, Local Government and the Regions reporting to the County Council. Participation in the EIP is by invitation only.

Explanatory Memorandum: The text of the Structure Plan (as distinct from the policies) which provides reasoned justification for the policies together with any relevant background information. In legal terms, the Explanatory Memorandum does not form part of the statutory Structure Plan, unlike the supporting text of a local plan.

Fossil fuels: Carbon based fuels such as natural gas, coal and oil.

Geomorphology: The form of the land's surface and the processes that mould them.

Global warming: Rising average world temperature caused by an increase in the release of 'greenhouse' gases, principally carbon dioxide and methane, which trap the sun's heat and warm the earth's surface. Human activity such as the burning of fossil fuels and widespread deforestation have been the main causes of rising concentrations of greenhouse gases.

Greenfield: Land which has not been developed before. Applies to most sites outside built-up area boundaries.

Greenhouse effect: Process by which gases in the atmosphere behave, in effect, like glass in a greenhouse; glass allows solar radiation in, which heats the interior, but reduces the outward emission of heat radiation.

Gross floorspace: Total business or retail floorspace including that for the primary use plus any for ancillary uses such as storage.

Groundwater: Water present in underground strata, which fills pores and fissures up to the water table.

Historic parks and gardens: A park or garden which may be included in the non-statutory Register of Parks and Gardens of Special Historic Interest in England compiled by English Heritage.

Infilling: Development between existing uses and buildings within a built-up area boundary.

Infrastructure: Refers to land, works, or other specific investments. It relates to the physical and social facilities, services and amenities needed by the community at large.

Key diagram: A diagram forming part of a structure plan, illustrating its main policies and proposals, on a non-Ordnance Survey map base.

Key worker housing: Homes for rent or purchase specifically for 'key workers' who are essential to the local economy but who are unable to afford to live and work in an area. An element of 'subsidised housing'. The definition of 'key workers' will vary from place to place and over time depending upon local circumstances (to be determined by the district planning authorities). The Government's Starter Homes Initiative targets teachers, nurses and the police.

Landbank: A stock of land intended for a particular purpose. In minerals planning, a stock of planning permissions for the winning and working of minerals.

Landfill: The disposal of waste material by tipping into voids (holes in the ground): may be used to landscape or reclaim excavated or despoiled land.

Listed building: A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Building and Conservation Areas) Act 1990.

Local gap: Areas of largely open land between smaller settlements, listed in local plans, which help to maintain their separate identity and prevent their coalescence (see also Strategic gap)

Local Nature Reserve (LNR): A statutory designation of a site of local nature conservation significance, declared by local planning authorities under the National Parks and Access to the Countryside Act, 1949. Other non-statutory local nature reserves are established and managed by a variety of public or private bodies (e.g. county wildlife trusts, Royal Society for the Protection of Birds).

Local plan: A detailed district or borough-wide land-use plan, prepared and adopted by a district planning authority, which is part of the statutory development plan. Consists of a written statement which sets out the district planning authority's development control policies and proposals for land use and transport over a period of about 10 years and an Ordnance Survey-based proposals map. Required to conform generally with the Structure Plan. Under the new planning system, local plans will be replaced by local development frameworks which are portfolios comprising development plan documents and, if required, supplementary planning documents. The use of the term 'local plan' in this document includes the new development plan documents that will be prepared to replace adopted local plans.

Local planning authority: In West Sussex, the County Council and the District and Borough Councils are the local planning authority. See entry for District planning authority.

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

Low-cost housing: Housing for sale or rent on the open market at the lower end in terms of price.

Minerals Planning Authority: The local planning authority responsible for planning control over mineral working and other minerals-related development (the County Council in West Sussex).

Minerals Planning Guidance (MPG): Guidance issued by the Department of Transport, Local Government and the Regions relating to minerals planning.

Nature conservation: The conservation of the abundance and diversity of habitats, species and geological/geomorphological features

National Park: Areas designated by the Countryside Agency, subject to confirmation by the Secretary of State, under the National Parks and Access to the Countryside Act 1949. The statutory purposes of designation are to conserve and enhance their natural beauty, wildlife and cultural heritage, and to promote opportunities for public understanding and enjoyment of their special qualities. In 1999, the Government signalled its intention to establish a National Park within the general area of the Sussex Downs and East Hampshire AONB.

National Nature Reserve (NNR): A site of national nature conservation importance, managed by English Nature and established under the Wildlife and Countryside Act 1981.

Net site density: Based on the net developable area, that is, only those areas which will be developed for housing and directly associated uses. Includes access roads, private open space, car parking areas, incidental open space and landscaping, and children's play areas. Excludes major distributor roads, schools, open spaces serving wider areas and significant landscape buffers.

Park and ride: Facilities which seek to reduce urban congestion by encouraging motorists to leave their vehicles at a car park on the edge of towns and proceed into the centre by public transport, usually buses direct from the parking area.

Priority Area for Economic Regeneration (PAER): Selected areas in the South East Region where there is significant deprivation and unemployment, areas of poor quality older housing, low educational attainment, high youth unemployment and rising juvenile crime. Identified in Regional Planning Guidance. The Sussex Coast and Towns Priority Areas for Economic Regeneration only covers Shoreham, including the Harbour, within West Sussex.

Passenger transport: Also known as 'public transport' and includes buses, trains and taxis but excludes car passengers. A passenger transport corridor is a bus or rail route linking two or more destinations.

Planning Policy Guidance (PPG): Guidance issued by the Department of the Transport, Local Government and the Regions (sometimes with other Departments) setting out the Government's policy on planning issues such as housing, employment, shopping and tourism.

Precautionary principle: Requires that where there may be significant risks of damage to the environment from development but scientific knowledge is not conclusive, the development should not proceed.

Previously-developed land (PDL): Also referred to as 'brownfield' land. Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed infrastructure. It may include land and buildings (and their curtilages) which are vacant, derelict or underused but excludes certain uses such as parks, recreation grounds and allotments. Development in gardens in urban areas is included as PDL. A precise definition is included in Planning Policy Guidance Note 3: Housing. Previously-developed rural land is that outside built-up areas which contains permanent buildings or structures (excluding buildings used for agricultural or forestry purposes) or associated fixed surface infrastructure which is no longer in use but which has not so far blended into the landscape in the process of time to such an extent that it can reasonably be regarded as part of the natural surroundings.

Primary Route Network (PRN): A nationally designated network of roads suitable for long-distance traffic between major centres. In West Sussex, it includes some of the roads in the Strategic Road Network.

Proposed Modification: A change to a draft structure or local plan proposed formally by the local planning authority (or, rarely, by the Secretary of State) before adoption. With regard to the Structure Plan, the Examination-in-Public Panel submit a report with their recommendations to the County Council. The County Council considers the recommendations and publishes for public comment any subsequent changes or 'proposed modifications'.

Ramsar site: A statutory designation adopted following an international conference, held in 1971 in Ramsar, Iran, which led to an agreement protecting wetlands of international importance.

Reclamation: In minerals planning, operations designed to return the area to an acceptable environmental condition, whether for the resumption of the former land use or a new use. Includes restoration, aftercare and afteruse.

Recycling: The reuse of waste material, including domestic and industrial wastes, for the generation of energy, for the development of new products, or in construction.

Regional Planning Guidance (RPG): Document setting out the Government's policy guidance on different planning issues of regional importance. West Sussex is in the South East Region which is covered by RPG9 (March 2001) which extends to 2016. It sets the housing requirement for each county or former county. Under the new planning system, RPG will be replaced by statutory regional spatial strategies.

Regionally Important Geological/Geomorphological Sites (RIGS): A non-statutory designation to promote the protection of sites for research, science, education, leisure and amenity in a national scheme promoted by English Nature and organised on a county basis.

Renewable energy sources: Sources of energy which have the potential to be used more than once: include solar, wind, wave, hydroelectric and geothermal energy. Increasingly, new sources are being developed through recycling domestic and industrial wastes and from biomass (such as woodland coppicing) where energy crops are used for combustion.

- Restoration:** In minerals and waste planning, the return of land to its former condition using subsoil, topsoil and/or soil making material.
- Safeguarding:** Protecting a resource, such as mineral deposits, or an allocated route, site or area by preventing building or other development. May refer to landfill capacity such as worked-out pits, other man-made voids or natural small depressions which could be used for waste disposal.
- Scheduled Ancient Monument (SAM):** 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.
- Semi-natural habitats:** Areas where plant and animal species are determined primarily by physical characteristics (such as soil type and drainage) and by the interaction between species (such as grazing by deer). Such habitats are generally recognised as being of high nature conservation value.
- Semi-natural woodland:** Woodland which does not originate obviously from planting. Includes sites which are considered 'ancient', secondary woods on ancient sites, and woods which may have developed on former settlements or quarries.
- Site of Nature Conservation Importance (SNCI):** A non-statutory designation covering sites in West Sussex which have a significant wildlife value.
- Sites of Special Scientific Interest (SSSI):** A site statutorily notified under the Wildlife and Countryside Act 1981 (as amended) as being of special nature conservation interest. SSSIs include wildlife habitats, geological features and landforms.
- South East Economic Development Agency (SEEDA):** A Regional Development Agency established by the Government in April 1999 to take the strategic lead in promoting the sustainable economic development of the South East region.
- South East England Regional Assembly (SEERA):** This is the regional chamber for the South East and represents the South East's interests. It took over responsibility for regionally important land-use and transportation matters from SERPLAN (the London and South East Regional Planning Conference) in April 2001.
- South Coast Multi-Modal Study (SoCoMMS):** The Government has commissioned a transport study of a 150-mile arc between Southampton and Ramsgate (East Kent). The study will make recommendations for a long-term strategy to address passenger and freight transport movement needs on the key transport corridors.
- Special Area of Conservation (SAC):** A site of international importance designated under the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive).
- Special Protection Area (SPA):** A site identified as an important habitat for rare and vulnerable birds under the EU Directive on the Conservation of Wild Birds.
- Strategic Gap:** Area of largely open land between settlements, listed in the Structure Plan, which helps to maintain the separate identity and amenity of major settlements and prevent their coalescence with each other or with very close small settlements. The boundaries are defined in local plans (see also Local Gap).
- Strategic Road Network (SRN):** A road network designated in the West Sussex Structure Plan, comprised of the M23 motorway, the trunk roads, and some other class A roads of more than local importance. These are the main routes which are best able to cater for trips starting or ending outside West Sussex.
- Strategic Locations:** Broad locations for major mixed-use development, including housing, identified within the Structure Plan. The precise locations and boundaries, mix of uses, and phasing of development will be identified in the relevant local plan
- Structure Plan:** Sets out the County Council's general strategy, policies and main proposals for land use and transport over a period of about 15 years. Consists of a statutory written statement (the policies) and key diagram together with non-statutory explanatory memorandum. Under the new planning system, structure plans will no longer be prepared and

strategic planning will take place through the preparation of statutory regional spatial strategies which will replace regional planning guidance.

Subsidised housing: Housing subsidised in some way for people unable to rent or buy on the open housing market. Excludes unsubsidised market housing which would not meet the needs of those unable to compete in the open housing market. The definition of 'subsidised housing' will vary from place to place and over time depending upon local circumstances (to be determined by the district planning authorities). Includes Key worker housing.

Supporting Network: Roads which cater for more local journeys including links onto the Strategic Road Network.

Sussex Downs Conservation Board (SDCB): Established in 1992, the SDCB works in partnership with other organisations, to bring together and develop various countryside services across the Sussex Downs AONB in a co-ordinated way. Its area of work is commenting on planning applications within the AONB, commenting on structure and local plans and giving evidence at planning inquiries.

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

Sustainable drainage systems (SUDS): Sustainable drainage systems use techniques to control surface water run-off as close to its origin as possible, before it enters a watercourse. This involves moving away from traditional piped drainage systems to engineering solutions that mimic natural drainage processes such as porous pavements.

Thameslink 2000: A scheme approved by the Secretary of State for Transport in April 1996, for comprehensive improvements to the rail network to provide through services across central London between destinations such as Cambridge and Peterborough and Gatwick and Brighton.

Tonne: 1000kg or a metric ton. 1 tonne = 0.907 tons.

Traffic management: Measures designed to improve the local environment and safety, through reducing accidents, injuries, congestion and pollution, achieved by slowing traffic speeds or redirecting traffic to more suitable transport routes through various means.

Transport Authority: In West Sussex, the County Council is the Transport Authority. It is responsible for preparing the Local Transport Plan which includes policies and proposals for safety, new roads and highway maintenance over a five year period.

Unidentified sites: Sites usually for housing, which receive planning permission without being identified in a previous land supply survey. PPG3 (Housing) allows an appropriate allowance to be made for unidentified housing sites.

Western Policy Area: An area lying to the west and south of London identified in Regional Planning Guidance for the South East as the Western Policy Area. The north-eastern part of West Sussex, focused on Crawley and Gatwick and including the towns of Horsham, East Grinstead, Haywards Heath and Burgess Hill, forms part of the wider Crawley/Gatwick sub-region of the Western Policy Area.

Windfall: See unidentified sites.

Written Statement: The policies of the Structure Plan are known collectively as the 'Written Statement' which together with the Key Diagram are the statutory part of the Plan.

Abbreviations

AONB	Area(s) of Outstanding Natural Beauty
CHC	Chichester Harbour Conservancy
EIA	Environmental Impact Assessment
EiP	Examination-in-Public
GASDS	Gatwick Airport Sustainable Development Strategy
HWF	High Weald Forum

LNR	Local Nature Reserve
MPG	Minerals Planning Guidance
NNR	National Nature Reserve
PAER	Priority Area for Economic Regeneration
PPG	Planning Policy Guidance
PDL	Previously-Developed Land
PRN	Primary Route Network
RPG	Regional Planning Guidance
RIGS	Regionally Important Geological/Geomorphological Site
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SDCB	Sussex Downs Conservation Board
SEEDA	South East Economic Development Agency
SEERA	South East England Regional Assembly
SNCI	Site of Nature Conservation Importance
SoCoMMS	South Coast Multi-Modal Study
SPA	Special Protection Area
SRN	Strategic Road Network
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage System

