
BROXTOWE LOCAL PLAN – Appendix 12

Glossary of terms

Affordable Housing: Dwellings developed specifically for those whose incomes generally deny them the opportunity to purchase or rent houses on the open market. Can refer to dwellings for owner occupation (on either a wholly owned or shared ownership basis, at the lower cost end of the market), or housing for rent. See Circular 6/98.

Agricultural Land Quality: Graded into 5 categories by the Farming and Rural Conservation Agency, best and most versatile land graded 1, 2 and 3a.

Allocation: Land identified in a local plan for a specific use.

Ancient Monument: Designated by the Department for Culture, Media and Sport on the recommendation of English Heritage as being of national importance by virtue of its historic, architectural, traditional or archaeological interest. (See Appendix 6).

Ancillary Use: A use which is secondary to, but associated with, the main use, e.g. an administrative office within a factory.

Article 4 Direction: The means by which the Council can remove permitted development rights, such as for minor extensions to houses. This might be done to preserve the special character or amenity of a small area. Confirmation of an Article 4 Direction is required from the Office of the Deputy Prime Minister.

Biodiversity: The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

Brownfield: refer to “previously developed land”.

Business Park: Office, research or light industrial uses usually falling within Class B1 of the Town and Country Planning (Use Classes) Order, 1987, requiring a high quality working environment within a parkland setting.

Change of Use: See Use Classes Order (and Appendix 3).

Circular: A government publication providing guidance on specific issues.

Conservation Area: An area designated as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. See Appendix 5.

Contaminated Land: Land which may require significant reclamation due to pollution by toxic or noxious substances.

Density: The intensity of development in a given area. Usually measured, for housing, in terms of number of dwellings per hectare. Net residential density used in this plan is measured as the number of dwelling units per hectare of land developed specifically for housing and directly associated uses. This includes access roads within the site, private garden space, car parking and incidental open space/landscaping. For further details see Annex C of PPG3.

Department of the Environment, Transport and the Regions (DETR): The former Government Department which was responsible for legislation and policy advice on planning and other matters related to the environment; and on a range of transport issues; and for overseeing the motorway and trunk road network. The DETR was replaced by the **Department for Transport, Local Government and the Regions (DTLR)** and then by the Office of the Deputy Prime Minister (ODPM).

Deposit Draft Stage: The first formal stage of the plan review, during which the draft Plan is placed “on deposit” for six weeks to allow objections and representations of support to be made. A revised deposit draft follows, and outstanding objections may be heard at a subsequent Public Inquiry.

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

Development: Defined in Section 55 of the Town and Country Planning Act 1990 as: “The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.

Development Plan: The statutorily adopted documents which express in written and map form the manner in which the local planning authority proposes that the land in their area should be used. Typically these will include a local plan, structure plan and other countywide plans also in force such as for minerals and waste.

Development Briefs: Documents which provide more detailed guidance to ensure that sites are developed in the best way to achieve the planning objectives of the Council and benefit the general public.

East Midlands Regional Planning Guidance (RPG8): See Regional Planning Guidance.

Edge-of-Centre: A location which is just beyond the defined town centre boundary.

Employment use: For the purposes of this Local Plan the term employment refers to uses within Classes B1, B2 and B8, as defined in the Town and Country Planning (Use Classes) Order 1987. (See Appendix 3.)

Environmental Appraisal (EA): The assessment of policies and proposals in terms of their environmental implications within a development plan.

Formal Open Space: An area of land maintained for organised sport and recreation with associated landscaping.

General Permitted Development Order: (Statutory Instrument 1995 No.418.) This sets out a list of (mainly minor) developments for which planning permission is granted by the Order, meaning that there is no requirement to apply for planning permission for such developments.

Greater Nottingham: Defined by the Nottinghamshire Structure Plan as the City of Nottingham, together with the adjoining urban land around the City of Nottingham, outside the City limits but generally serving the needs of the Nottingham area, including Beeston and Stapleford.

South Notts Rail Network (SNRN): A strategy for improving rail passenger services within the Nottingham travel-to-work area, involving new stations and additional local trains.

Green Belt: An area of land surrounding a city in which development is only permitted in certain special circumstances. Green Belts are defined as having five distinct purposes:

- i) to check the unrestricted sprawl of large built up areas;
- ii) to assist in safeguarding the countryside from encroachment;
- iii) to prevent neighbouring towns from merging into one another;
- iv) to preserve the setting and special character of historic towns; and
- v) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Advice on Planning and Green Belts is given in PPG2 (revised January 1995).

Green Commuter (Transport) Plan: A plan adopted by businesses, schools, hospitals and other uses to focus on the way to change travel behaviour from solo car use to car sharing, increased walking and cycling and public transport.

Greenfield Sites: A general term to describe sites not previously developed (which may occur in both urban and rural locations).

Greenways: Main routes out of urban areas into the countryside for walking, cycling and horse riding.

Greenwood Community Forest: Launched in Nottinghamshire in November 1991 with a view to establishing, over a 30-50 year period, large areas of woodland and forest planting within an area of approximately 170 square miles. The majority of Broxtowe is included within this area.

Ha/Hectare: An area of 10,000 square metres or 2.471 acres.

Home Zone: A defined residential area where traffic calming measures are introduced that reduce the frequency and speed of traffic movements undertaken in association with complementary environmental improvements. The schemes result in improved residential amenity and a greater sense of community.

“Important” Hedgerows: As defined by The Hedgerows Regulations 1997, which enable local planning authorities to protect “important” hedgerows in the countryside by controlling their removal through a system of notification. In this context, the importance of a hedgerow is judged according to its historical significance and the characteristics of the plant species it contains.

Infilling: The construction of dwellings within a small gap in existing development.

Informal Open Space: An area of open or wooded land laid out informally and generally available for public access and recreation.

Landfill: Disposal of waste by using it to fill excavations or natural land features.

Land Supply: The amount of land readily available or likely to become available for residential or employment uses within a specified period, usually five years.

Light industry: Industrial processes which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Such uses are contained within Class B1 of the Use Classes Order 1987.

Listed Building: A building or structure of special architectural or historic interest included on a list prepared by the Secretary of State for Culture, Media and Sport under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. (See Appendix 6 for list of listed buildings within Broxtowe). Alterations to, and demolition of, the building will generally require permission from the local planning authority.

Local Agenda 21: A process to develop a local programme of action for sustainable development.

Local Nature Reserve: Established by a local authority under the powers of the National Parks and Access to the Countryside Act 1949. The Nottingham Canal and Sellers Wood are the only examples in Broxtowe.

Local Plan: Comprises a Written Statement and a Proposals Map. The Written Statement includes the authority’s detailed policies and proposals for the development and use of land together with reasoned justification for these proposals. The Local Plan must be in general conformity with the adopted Structure Plan.

Local Plan Inquiry: Held before an Inspector appointed by the ODPM (formerly the DETR) to consider formal objections to the local plan following the Revised Deposit Draft stage.

Local Transport Plans (LTPs): Annually prepared plans for allocating resources for local transport capital expenditure over a five-year period. Local highway authorities take the lead in producing local transport plans; the Greater Nottingham LTP, which covers Broxtowe, is jointly produced by Nottingham City Council and Nottinghamshire County Council, with contributing statements from other local District Councils.

Mature Landscape Areas: Areas identified by the County Council as being of landscape importance on the basis that they represent those areas least affected by change. For more detailed definition and background to their designation refer to Appendix 7.

Minerals Local Plan: Sets out the policy framework for dealing with future proposals for mineral extraction prepared by Nottinghamshire County Council as Minerals Planning Authority and adopted in November 1997. A replacement Revised Deposit Draft was published in May 2003.

National Playing Fields Association (NPFA): An independent national charity which advises on the space standards, design, layout and safety of playing fields and other playing space.

Nottingham Express Transit (NET): The proposed light rail system for Greater Nottingham. Line One runs from Nottingham Railway Station to Hucknall with a spur line running to Phoenix Park. It opened in 2004.

Nottinghamshire Structure Plan Review: Adopted by the County Council in November 1996. It replaces the 1991 Structure Plan, and provides the strategic guidance for land requirements to 2011.

Office of the Deputy Prime Minister (ODPM): The Government Department responsible for legislation and policy advice on planning matters.

Open Space: See Public Open Space, Formal Open Space and Informal Open Space.

Out-of-Centre Retailing: A term relating to retail development outside the defined town centres, but not necessarily outside urban areas.

Outline Planning Permission: Confirms the principle of developing land for a given land use.

Park-and-Ride: Car parks located along main transport corridors, in the suburbs or on the edge of the city centre, linked by frequent bus, rail or tram services to the central area.

Permitted Development: Types of development for which planning permission is not normally required. For example, this can include small extensions and minor alterations to houses.

Plan Period: The time period within which the plan will operate. The current Broxtowe Local Plan review caters for development needs between 2001-2011.

Planning Conditions: Requirements attached to a grant of planning permission in order to ensure the effective and proper implementation of any given development.

Planning Obligation: A voluntary legally binding agreement under Section 106 of the Town and Country Planning Act 1990, between the Local Authority and any

person interested in land in their area for the purpose of restricting or regulating the development or use of the land, either permanently or during such periods as may be prescribed by the agreement. It often allows better control over the type of development which takes place and can help to achieve community benefits which could not reasonably be achieved through conditions attached to a planning permission. It is frequently used in connection with requirements for development on land outside the control of an applicant.

Planning Permission: Needed before carrying out most types of development. To obtain planning permission it is necessary to make a planning application to the local planning authority.

Planning Policy Guidance (PPG): Published by the ODPM and its predecessors to provide concise and practical guidance. Planning policy guidance notes cover a variety of specific topics and must be taken account of in the preparation of local plans and in the consideration of planning applications. (See Appendix 11.)

Previously Developed Land: Land which is or has been occupied by buildings and associated infrastructure (but excluding agricultural buildings). Defence buildings and land used for waste disposal or mineral extraction, where there is no provision for restoration through development control procedures, is included. Undeveloped land in built up areas such as parks, allotments and recreation grounds is excluded from this category. Land which was previously developed, but where structures or activities have blended back into the landscape, or where the site could now make a contribution to nature conservation, is also excluded.

Proposals Map: A map illustrating each of the detailed policies and proposals in the written statement, defining sites for particular developments or land uses, or for protection (see Local Plan).

Public Open Space: General term including all space for formal and informal recreation activities with access generally open to the public, with associated landscaping.

Regional Planning Guidance (RPG): Issued by the Secretary of State for Transport, Local Government and the Regions. RPG8 (January 2002) provides a framework for the preparation and review of development plans in the East Midlands to 2021. The East Midlands Region covers Nottinghamshire, Derbyshire, Lincolnshire, Leicestershire, Rutland and Northamptonshire and the Peak District National Park. A Revised Public Consultation Draft was published in April 2003.

Renewable Energy: The term “renewable energy” covers those resources which occur naturally in the environment. Such resources include heat from the earth or the sun, power from the wind and from water, and energy from plant material and from the recycling of domestic, industrial or agricultural waste.

Retail Development: For the purposes of policies in this Local Plan, this term refers to uses generally occurring within Class A1 of the Town and Country Planning (Use Classes) Order 1987. (See Appendix 3.)

Revised Deposit Draft Stage: The second formal stage of the Plan after the objections to the deposit draft have been considered. It is made available for six weeks to allow objections and representations of support to be made to any changes made since the deposit draft.

Safeguarded Land: Sites which are protected by planning policies to prevent their loss to development for purposes other than that for which the land is held in reserve e.g. road schemes, open space, community facilities.

Section 106 Agreement: See Planning Obligation.

Sites of Importance for Nature Conservation (SINCs): Sites of local importance for nature conservation or geology as identified by the Nottinghamshire Biological and Geological Records Centre.

Sites of Special Scientific Interest (SSSIs): Areas of land which are designated under Section 28 of the Wildlife and Countryside Act 1981 as being of national interest by reason of any of its flora, fauna, geological or physiographical features.

South Notts Sub-Area: An area defined by the Structure Plan, containing the Greater Nottingham Conurbation and surrounding area. Includes the Hucknall part of Ashfield District, the south-west part of Newark and Sherwood District, the whole of the City of Nottingham plus the whole of the Districts of Broxtowe, Gedling and Rushcliffe.

Structure Plan: See Nottinghamshire Structure Plan Review.

Supplementary Planning Guidance: Planning guidance which elaborates and supplements the policies and proposals of the Local Plan, for example shopfront design notes or development briefs.

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

Transport Assessments: Submitted to the Council with planning applications for major developments, to illustrate the likely modal split of journeys to and from a site together with details of proposed measures to improve access by public transport, walking and cycling to support the modal split assumptions and an assessment of the residual traffic impacts on the highway network and any improvements needed to mitigate these.

Tree Preservation Order: An order made and confirmed by the local planning authority which prohibits in the interests of amenity the cutting down, topping or lopping of trees or woodlands, without the local planning authority's consent.

Unallocated land: Land which is not allocated for a specific use.

Use Classes Order: This categorises land uses into 11 classes for the purpose of determining what constitutes a "material" change of use under planning control, i.e. where planning permission needs to be obtained. (See Appendix 3.)

Vitality and Viability: Referred to in PPG6 (Town Centres and Retail Developments) as being important characteristics of town centres, and valid considerations in determining the cumulative effect of out-of-centre, or edge-of-centre, retail developments on existing town centres.

Washed Over: An area of developed land outside the main urban area which is covered by the Green Belt.

Waste Local Plan: Prepared by the County Council acting as the authority responsible for waste related issues including disposal, treatment, transfer and recycling within the County. A Deposit Draft was published in October 1997.

White Land: Land outside urban areas specifically excluded from Green Belt but safeguarded from development.

Windfall Sites: Sites for new housing which are not identified but which may come forward for development during the Plan period.

Written Statement: A document embodying the Plan's policies and proposals. Taken together with the Proposals Map, it forms, on adoption, the Local Plan.