

APPENDIX 4

GLOSSARY OF TERMS

Advertisements:	Controlled by the Town and Country Planning (Control of Advertisements) Regulations 1992.
Affordable Housing:	Housing designed for those whose incomes generally deny them the opportunity to purchase or rent houses on the open market as a result of the local relationship between income and price.
Agenda 21:	The programme for achieving sustainable development world wide, as set out by the United Nations Earth Summit in 1992.
Ancient Monument:	Site which contains the diverse remains of past human activities dating from prehistoric times to the present day. It can refer to agricultural, industrial, social, economic, military or religious activities. It is protected under the Ancient Monuments and Archaeological Areas Act 1979.
Ancient Woodlands:	Woodland that has had continuous tree cover since at least 1600 AD and which now bears stands of native trees which were either not obviously planted (ancient semi-natural woodland) or were replanted (ancient replanted woodland).
Area of High Landscape Value (AHLV):	Area designated in the Durham county Structure Plan and included in the Local Plan because of its distinctive and attractive landscape character, considered in a Countywide context to give added weight to its protection from inappropriate development.
Area of Outstanding Natural Beauty (AONB):	It is an area of high nature conservation importance with a unique historic heritage, which is a national designation. These special qualities of the North Pennines led to its confirmation as an Area of Outstanding Natural Beauty in

	1988.
Area of Special Advertisement Control:	An area designated by an order made by the local planning authority and approved by the Secretary of state, within which special controls over the display of advertisements apply, including the prohibition of certain classes of advertisement.
Article 4 Direction:	A direction, made under the Town and Country Planning General Permitted Development Order, which enables the withdrawal of permitted rights.
Backland Development:	Development of an area on land with no highway frontage located to the rear of an existing site or building.
Biodiversity Action Plans (BAPs)	Prepared both locally and nationally as part of the Governments commitment to sustainable development these provide information, nature conservation objectives for the area and can inform planning conditions etc to secure nature conservation aspects of applications.
Bridleways:	Rights of way over which the public have a right to pass on horseback
Built Environment:	All parts of the physical environment which are dominated by built features and hard surfaces, including buildings, roads, car parks and engineering structures, and which are not part of the green or natural environment (see below)
Census:	Census of population and household characteristics normally undertaken every ten years by the office of population, Census & surveys
Conservation Area:	An area considered to be of special architectural or historical interest, the character of appearance of which it is desirable to preserve and enhance, designated under, and afforded special protection, by the planning (Listed Building and Conservation Area) Act 1990.

Derelict Land:	Land so damaged by industrial or other development that is incapable of beneficial use without treatment.
Development:	The carrying out of building, engineering, mining or other operations in, on, over or under the land, or the making of any material change in the use of any buildings or land (Section 55 of the Town and Country Planning Act 1990)
Development Brief:	A document prepared by the Local Authority to guide the development of a particular site. It gives details of site characteristics and constraints, suitable land use(s) and any relevant policy considerations.
Dual Use (of School):	Use of school facilities by the community and community groups as well as by pupils.
English Heritage:	National body, funded by the Government which manages some ancient monuments and provides specialist advice on conservation of the built environment.
English Nature:	National body, funded by the Government which promotes nature conservation and provides specialist advice.
Environment Agency	Government appointed body established on 1 st April 1996 as a result of the Environment act 1995, merging the expertise of Her Majesty's Inspectorate of Pollution, the Waste Regulation Authorities, the National Rivers Authority, and several smaller units from the Department of the Environment.
Environmental Assessment:	A study of the effect of a new development on its immediate and wider environment. It can include issues such as traffic impact, air/noise quality, effects on natural areas, habitats and ecosystems. E.A.'s are a statutory requirement for certain developments
Farm Diversification:	The process of broadening the economic base of farm businesses, within the overall structural changes in agriculture brought about by reform of the European Community's Common Agricultural Policy, through the development of tourism,

	crafts and small-scale business enterprises on farms.
Hectare:	Metric measure of land area, 100 metres x 100 metres, equivalent to 2.47 acres.
Highway Authority:	The authority with statutory responsibility for the maintenance and improvement of the highways network, including public rights of way. In the area covered by this Plan, Durham County Council is the Highway Authority.
Historic Parkland	A landscape which is the product of a preconceived design and which is of national importance in visual and topographical terms
Household:	One person living alone or a group of people living or staying at the same address and sharing living expenses.
Housing Association:	An independent, non-profit making organisation whose purpose is to build, improve or manage subsidised housing for sale or rent.
Infill:	Small scale developments incorporated into the existing pattern of development in a built-up area.
Landscaping:	Works to enhance or protect the amenities of a site, or area in which a site is situated.
Listed Building:	A structure considered by the Secretary of State for National Heritage to be of special architectural or historic interest and given legal protection by the Government under the Planning (Listed Building and Conservation Areas) Act 1990. Listed Building Consent must be obtained from the Local Planning Authority before it can be altered, extended or demolished.
National Nature Reserve (NNR):	A site of national, and sometimes international importance which is owned or leased by English Nature or bodies approved by it, or is managed in accordance with Nature Reserve Agreements with landowner and occupiers. The essential characteristics of a NNR is that it is primarily used for nature conservation.

Natural Environment:	All those parts of the physical environment dominated by organic material and natural process.
Permitted Development:	Certain forms of development, set out in the Town and Country Planning (General Permitted Development) Order, which are permitted without the need to obtain express planning permission under Section 58 – 61 of the Town and Country Planning Act 1990. In some circumstances, the permission given is subject to extensive qualification and restrictions.
Planning Policy Guidance Notes (PPG's)	Notes issued periodically by the Secretary of State for the environment to determine the broad framework within which local planning authorities should decide policy on planning matters. (See Appendix 1).
Previously Developed Land	Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. (for a more detailed definition see Annex C of PPG3 (March 2000).
Reclamation:	The process of rendering derelict or contaminated land fit for beneficial use.
Regional Planning Guidance:	Policy framework used in the preparation of structure plans, issued by the Secretary of State for the Environment. RPG7 (September 1993) covers the countries of Cleveland, Durham & Northumberland.
Rights of Way:	Routes over which the public have a right to pass.
Safeguarding Corridor (Corridor of interest):	Land identified as being required for the construction or improvement of roads or other infrastructure, and safeguard for that purpose from other forms of development.
Section 106 Agreement:	A voluntary legal agreement between a Local Planning Authority and a developer, intended to regulate the development or use of land in a way that cannot be controlled by planning conditions.

Sites and Monuments Record (SMR)	A listing and reference source of all known archaeological sites and historic features within County Durham. Maintained by the Arts, Libraries and Museums Department of the County Council. Provides information guidance and advice on archaeological and associated development matters
Site of Nature Conservation Importance (SNCI):	Sites designated in the Plan as being of local nature conservation importance, and including County Wildlife Sites, County Geological Sites, Ancient Woodlands and sites identified locally by the Council in consultation with local experts.
Sites of Special Scientific Interest (SSSI):	Sites so designated because of their flora, fauna, or geological or physiographical features by English Nature under the National Parks and Access to the Countryside Act 1949 and the Countryside Act 1968. Certain measures are afforded by this and subsequent legislation to conserve these sites.
Statutory Undertaker:	Provider of an essential service such as water, gas, electricity or telecommunications.
Structure Plan:	Strategic land use Plan produced by County Councils.
Sustainable Development:	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs; development which can be accommodated without resulting in environmental damage.
Tandem Development	Consists of one house immediately behind another and sharing the same access.
Tree Preservation Order:	Order made by the Council under Section 198 of the Town and Country Planning Act 1990, to prevent the felling or pruning of trees of high amenity value without its consent.
Traffic Calming:	Methods of slowing down traffic, usually in residential areas by means of 'road humps', narrowing the width of roads and other measures.
Traffic Management:	The promotion of the most efficient use of

	existing road capacity for all users, particularly pedestrians, cyclists and public transport. It usually involves rearranging traffic flows, controlling flows at intersections and regulating the times and places for on-street parking.
Use Class/Use Class Order:	The Town and Country (Use Classes) Order 1987, places uses of land and buildings into a number of categories, or classes, but not within a class.
Windfall Sites	Sites which have not been specifically identified as available in the local plan process. These comprise previously developed sites that have unexpectedly become available.