

GLOSSARY

The South Somerset Local Plan (SSLP) was adopted on 27 April 2006 and “saved” until 26 April 2009 pending the preparation of replacement Local Development Framework (LDF) documents.

The Government Office for the South West have agreed to extend most Policies and Proposals beyond the 3 year saved period”.

Policies that have not been extended are struck through in the text. For ease of reference these are:

Chapter 6: Utilities	Policy EU1	Renewable Energy
	Policy EU2	Wind Turbines
	Policy EU5	Flooding
Chapter 10: Housing	Policy HG5	Replacement Dwellings in the Countryside
	Policy HG13	Sites for Travelling Show People
	Policy HG14	Sites for Travelling Show People

A number of **Proposals** have also not been extended as they have already been implemented or have Planning Permission and are under construction. These are:

Chapter 12: Area East	Proposal ME/CACA/3(ii)	Torbay Road, Castle Cary
Chapter 13: Area North	Proposal HG/SOME/4	The Mill House, Sutton Road, Somerton
	Proposal HG/SOPE/2	Land at Lightgate Lane, South Petherton
	Proposal TP/SOME/5	Widening of Cartway Lane, Somerton
	Proposal TP/SOME/6	Pedestrian Priority in West Street, Somerton
	Proposal CR/FIVE/1	Land at existing playing field, Fivehead
Chapter 14: Area South	Proposal HG/YEOV/2	Former Factory site, west of Larkhill Road, Yeovil
	Proposal HG/YEOV/3	Former Jewsons Yard, Newton Road, Yeovil
	Proposal ME/YEOV/6	Land east of Buckland Road, Pen Mill, Yeovil
	Proposal CR/BRYM/3	Land at Abbey Farm, Yeovil
Chapter 15: Area West	Proposal HG/CHAR/2	Land off Lower Touches, Chard
	Proposal HG/ILMI/1	Land north of Summervale Medical Centre, Wharf Lane, Ilminster
	Proposal MU/ILMI/2	Land off Shudrick Lane, Ilminster

GLOSSARY

NOTE: This glossary seeks to give a plain explanation of some of the technical or jargon phrases used in the Local Plan. It does not try to provide a legal definition of these terms or phrases and should not be relied upon for this purpose.

Adoption

When the statutory procedures for preparing a Local Plan have been complied with, the Council may resolve to “adopt” the Local Plan. Once the Plan has been adopted and becomes operational, it replaces any previously adopted Local Plans for that area (other than minerals or waste local plans).

Affordable Housing

Housing built for sale or rent, at a price which is within the means of households whose income does not enable them to buy or rent accommodation on the normal housing market. This form of housing is typically provided by Housing Associations (or Registered Social Landlords) and other “Social Housing” providers, but also can be low-cost housing for private purchase.

Agenda 21

In 1992, the United Nations held an international conference, the ‘Earth Summit’ in Rio de Janeiro. The event, the largest ever meeting of world leaders, looked at a wide range of economic, social and environmental issues. A key outcome was Agenda 21, a global programme which takes us into the 21st century.

Agenda 21 for the first time:

- * makes the links between local, regional and global issues;
- * underlines our responsibility to future generations; and
- * stresses that economic, social and environmental matters need to be considered together.

This is now commonly referred to as “sustainable development”.

Amenity Open Space

An area of open space, usually small, of value for its pleasant appearance rather than for its use for any specific purpose such as sport.

AONB (Area of Outstanding Natural Beauty)

Under the National Parks and Access to the Countryside Act 1947, the Countryside Commission may designate Areas of Outstanding Natural Beauty. Their primary purpose is to ensure the conservation and enhancement of the natural landscape beauty, including the protection of fauna, flora and geological features.

Ancient Woodland

Woodland on a site which has been continuously wooded from 1600AD to the present and has only been cleared for underwood or timber production.

Areas of High Archaeological Potential (AHAP's)

AHAPs are identified to indicate larger areas where archaeological remains are believed to exist. Planning applications within AHAP's will need to take into account and provide details of archaeological remains which will be affected and

measures to mitigate the impact of development.

This information may lead to other designations being applied to the site.

Article 4 Direction

A direction or restriction made by the local planning authority which removes the rights normally available to carry out particular types of development. The power is set out in Article 4 of the Town and Country Planning (General Permitted Development) Order 1995.

Biodiversity

The range of plant and animal species present in an area.

Brownland (or Brownfield) Development

Land previously developed or used for purposes other than the growing of agricultural products (including residential, retail, industrial, leisure, etc.) but has subsequently become redundant and/or surplus to requirements.

Building Regulations

Regulations made under the Building Act 1984 to ensure that building work meets minimum standards, particularly for health, safety, convenience and energy efficiency.

Commuted Payment

A sum of money paid by a developer to the planning authority for matters which are necessary to make a proposal acceptable in planning terms. Typical examples would be a short-term subsidy for a new bus service or maintenance payments for areas of open space.

Conservation Areas

Areas defined as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and designated as such under the Planning (Listed Buildings and Conservation Areas) Act 1990. They are designated by local planning authorities and often a high proportion of the buildings inside a Conservation Area are "Listed".

Additional planning controls are imposed over certain works carried out within a Conservation Area.

Contaminated Land

In relation to land use planning this term is often used in the general sense to refer to pollutants that are present and where there is a risk to public health and safety and to wildlife as a result of redevelopment.

However, with the implementation of Part IIA of the Environmental Protection Act 1990, the term 'contaminated land', now has a specific meaning. The Council has a duty to implement the regime, identify and manage contaminated land and hold this information on legal actions on a Register. Land will be cleaned up during the planning process, so that it is "suitable for use". The Council must be able to prove that the land is contaminated and as such is likely to cause significant harm before requiring remediation to make land suitable for use. This is consistent with Part IIA. Guidance on what constitutes "contaminated land" and "significant harm" can be found in the DETR Guidance Notes (Circular 02/2000: Contaminated Land).

County Route

County Routes comprise the second category of route in the road classification system used by the County Council in

defining its route hierarchy. They are important routes within the county which link the principal centres, towns and rural centres to one another and to the National Routes.

County Wildlife Sites

Non-statutory sites identified by the Somerset Wildlife Trust as being of county wildlife importance for nature conservation.

Deposit

When a local planning authority has prepared a local plan, it must formally place the plan "on deposit" for a six week period, during which the public and other interested parties can make formal objections or supporting comments about its content.

Derelict Land

Land so polluted and damaged by industrial or other development that it cannot be put to new uses until it has been treated to make it safe or developable. It may include worked-out or abandoned mineral excavations and land made derelict from natural causes.

Development

A fundamental concept of the Planning System. Development is defined in the Town and 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."

Interior works to a building are not development, although they may require Listed Building Consent.

Development Brief

Guidance produced by the Local Planning Authority to indicate acceptable forms of development for a particular site. Development briefs are a form of "Supplementary Planning Guidance".

Development Area

A policy area as shown on the Local Plan proposals map to distinguish the area within which development will be acceptable, subject to other policies of the Plan and material considerations, from the area outside, where countryside policies will apply.

Development Plan

Plan consisting of the Regional Spatial Strategy (formerly Regional Planning Guidance), the adopted County Structure Plan and any statutory local plans covering the area.

Distributor Road

Usually an urban road designed to improve traffic circulation around main areas of shopping, residential, commercial and industrial activity while at the same time facilitating access to such areas.

Environmental Appraisal

A study of the environmental effects of planning policies or proposals which is carried out when the Local Plan is prepared.

Environmental Assessment

The process of defining and examining options, and of weighing environmental costs and benefits before a decision is taken.

Environmental Capital

The stock of natural (as distinct from man-made) physical assets.

Environmentally Sensitive Area

An area designated under the Agriculture Act 1986 which may be of special landscape, wildlife or historic interest. Measures and programmes may be applied to protect or enhance it by supporting specific agricultural practices. It is not a planning policy designation.

Fauna

All animal life.

Flora

All plant life.

Five year housing land supply

Housing land identified for development, sufficient to meet Somerset County Council's housing requirements for the next five years as set out in the approved Structure Plan.

GPDO - General Permitted Development Order

Legislation (the Town and Country Planning (General Permitted Development) Order 1995) which grants permitted development rights for various minor specified types of development. Planning applications do not, therefore, have to be made for such development. However, these rights can be removed by an Article 4 Direction (see above).

Greenfield Site

Land on which no urban development has previously taken place and usually understood to be on the periphery of existing built-up areas or in the countryside.

Groundwater Catchment Areas

An area defined by the Environment Agency, needed to support water abstraction and/or ground water recharge where all ground water within it will eventually discharge to the source.

Historic Battlefields

Sites of historic significance where military battles took place. Listed in a register compiled by English Heritage.

Historic Parks and Gardens

Parks and gardens created before 1939 which still retain their special interest and which have been listed and graded in the Register of Historic Gardens published by English Heritage.

Housing Association

A non-profit making organisation providing housing for rent or shared ownership for those in need. Housing Associations are either registered as Charities or Friendly Societies and most are registered with the Housing Corporation.

Infrastructure

The network of structures, facilities and services required to serve and support new development. Physical infrastructure usually includes roads, drainage, water and power supplies. Facilities which can include such things as meeting places, open spaces and sports grounds. Services such as policing, education, fire brigade, are sometimes seen as a form of infrastructure and are often termed social infrastructure.

Listed Building

Buildings of special architectural or historic interest. Buildings are classified in grades (1, 2* and 2) to show their relative importance. The statutory list of such buildings is compiled by the First Secretary of State with the advice of English Heritage. A listed building cannot be demolished, altered or extended without express consent from the Local Planning Authority. There is no legal distinction between the grades, but the grading does affect the chance of obtaining grants and permissions to alter.

Local Agenda 21

Locally produced agendas for how a community proposes to pursue sustainable development in the 21st century. Based on principles initiated by the Local Government Management Board.

Local Nature Reserves

Sites designated by the County and District Council in consultation with English Nature under Section 21 of the National Parks and Access to the Countryside Act 1947, as being of local conservation value.

National Nature Reserves

Sites declared by English Nature under Section 19 of the National Parks and Access to the Countryside Act 1949 or Section 35 of the Wildlife and Countryside Act 1981 as being of national conservation value.

Net Housing Density

Net housing density is a more refined estimate than a gross density and includes only those areas which will be developed for housing and directly associated uses. This will include:

- Access roads within the site;
- Private garden space;
- Car parking areas;
- Incidental open space and landscaping; and
- Children's play areas where these are to be provided.

Net housing density therefore excludes:

- Major distributor roads;
- Primary schools;

- Open spaces serving wider areas; and
- Significant landscape buffer strips.

Non-Fossil Fuel Obligation

A central government commitment in a form of a financial subsidy to renewable energy generators to promote and develop the use of alternative forms of energy, for example windpower.

Operational Car Parking

Parking spaces essential to the operation of the business being carried out at the premises e.g. servicing and delivery vehicles.

Permitted Development Rights

While Planning Permission is generally needed for the development of land or for changes of use from one use class to another, the General Permitted Development Order allows some types of development to be regarded as already having planning permission, without needing to make an application for permission.

Planning Obligations

Any development will impose additional demands on infrastructure and services. For a large housing development, this may lead to the new provisions of such facilities. In return for planning permission, developers are often asked to enter into a series of statutory agreements with a range of bodies. Each of these agreements may be entered into under the umbrella of a Section 106 planning obligation associated with the planning application.

Planning Policy Guidance/Planning Policy Statements

Planning Policy Statements (PPSs) replace Planning Policy Guidance Notes (PPGs) under the provisions of the new planning system. Both PPGs and PPSs set out the Government's national policies on different aspects of planning and are material considerations which must be taken into account, where relevant, in preparing development plans and making decisions on planning applications.

Ramsar Site

Areas designated by the Government under the Convention signed at Ramsar to protect wetlands of international importance, especially waterfowl habitats.

Regional Planning Guidance/Regional Spatial Strategy

Planning policy for the whole South-West Region (RPG10), issued by the Government. RPG is now replaced by Regional Spatial Strategies under the new planning system introduced under the Planning and Compensation Act 2004. RPG10 becomes RSS for the South West.

Renewable Energy

Energy forms such as wind and tidal power which occur naturally and repeatedly in the environment. Energy generated from combustible or digestible waste materials is also regarded as renewable.

“Setting” (of a Listed Building)

Normally refers to the immediate surroundings of a Listed Building, but may often include land some distance from it. Such areas need to be carefully considered in relation to proposals for development.

Scheduled Ancient Monuments

Scheduled Monuments are legally protected archaeological sites and buildings designated under the Ancient Monuments and Archaeological Areas Act 1979. It is an offence to carry out any works to them without the written consent of the Secretary of State.

Special Needs Housing

Housing which is built or adapted to meet particular needs, e.g. of people who are disabled or elderly.

SSSI - Site of Special Scientific Interest

Designated by English Nature, where the land is considered to be of special interest by reason of its flora, fauna, geological or physiographic features. English Nature has the responsibility of notifying owners and occupiers, the local planning authority, the Environment Agency and the Secretary of State for the Environment, Transport and the Regions when designating these sites.

Structure Plan

Produced by Somerset County Council, this document provides a statement of the County Council's overall development strategy for the County of Somerset. The document guides local planning authorities in the preparation of their local plans and indicates how the balance between sustainable development and conservation can be achieved and its relationship to transport and infrastructure. The Somerset and Exmoor National Park Joint Structure Plan Review is relevant to the South Somerset Local Plan (to 2011).

Supplementary Planning Guidance/Supplementary Planning Documents

Additional guidance to help those preparing planning applications. It is issued separately from the Local Plan but may be taken into account in deciding whether planning permission should be granted. Supplementary Planning Guidance has been replaced by Supplementary Planning Documents (SPD) under the new planning system introduced by the Planning and Compensation Act 2004.

Sustainable Development

A concept that has gained wide currency since appearing in the 1980 World Conservation Strategy. The World Commission on Environment and Development defined sustainable development as:

"meeting the needs of the present without compromising the ability of future generations to meet its own needs."

A second widely accepted and complimentary definition is:

"Improving the quality of life while living within the carrying capacity of supporting ecosystems."
(World Conservation Union, 1991).

Faced with growing environmental problems at both the global and local levels, sustainable development means managing the demand for and use of resources in such a way that the capacity of the environment to continue supporting a population is not diminished.

TPO Tree Preservation Order

An order made by the Local Planning Authority under the Town and Country Planning Act 1990 read in conjunction with Section 23 of the Planning and Compensation Act 1991, to protect a specific tree, group of trees or a wooded area,

against felling, lopping, severing of roots, topping or other damage. Approval from the Local Planning Authority is needed in order to carry out such work to a tree(s) covered by an Order.

Traffic Calming

Various measures used to slow down motor vehicles. They can include humps, platforms, road narrowing or chicanes.

Trunk Road

Major through roads, for example A303, for whose construction and maintenance Central Government is responsible. However, whilst Central Government is responsible for improvements to the trunk road network, both the County Council and District Council are consulted on the overall trunk road strategy and any proposed improvements to it.

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 (as subsequently amended), defines classes of use of land or buildings. A change within the same class does not count as 'development' requiring planning permission, whereas a change from one use class to another, normally does require permission.