

## GLOSSARY

This Glossary is neither a statement of law nor an interpretation of the law and is only a guide to planning terms and should not be used as a source for statutory definitions.

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### A

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<b>Accessibility</b>	The ability of people to move around an area and reach places with facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.
<b>Active Travel</b>	Active travel means making journeys by physically active means such as walking or cycling.
<b>Active frontage</b>	The front of a building with openings onto the space that generate activity and engagement between the building interior and the space outside, particularly entrances.
<b>Adoption</b>	The final confirmation of a Development Plan or Local Development Document as having statutory status by a Local Planning Authority (LPA).
<b>Affordable Housing</b>	NPPF defines affordable housing as social rented, affordable rented, intermediate housing, starter homes and discounted market sales housing, provided to eligible households whose needs are not met by the market.
<b>Affordable Rented Housing</b>	meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
<b>Air Quality Management Areas (AQMA)</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
<b>Amenity</b>	A positive element or elements that contribute to the overall character of enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

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<b>Amenity space</b>	The outside space associated with a home or homes. It may be private or shared, depending on the building it serves.
<b>Ancient or veteran tree</b>	A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
<b>Ancient woodland</b>	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
<b>Ancillary use</b>	A subsidiary or secondary use or operation closely associated with the main use of the building or a piece of land.
<b>Appeal</b>	The process whereby a planning applicant can challenge an adverse decision, including a refusal of planning permission. Appeals can be made against the failure of the planning authority to issue a decision, against conditions attached to permission, and against the issue of an enforcement notice.
<b>Appropriate Assessment</b>	See Habitats Regulation Assessment.
<b>Arboriculture</b>	Arboriculture is the management of trees where amenity is the prime objective.
<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
<b>Article 4 Direction</b>	A direction made under the Town and Country Planning Acts to remove all or some of the permitted development rights on a site or area.
<b>Assets of Community Value Register (ACV)</b>	Land or buildings nominated by a local voluntary of community group and which the council decides meets the requirements to be listed as an asset of community value.
<b>Authority Monitoring Report (AMR)</b>	Produced by the Council annually to review the progress made against targets and the performance of local plan policies. The monitoring period is 1 April to 31 March.
<b>Archaeological and Historic Buildings Record (AHBR)</b>	The AHBR is maintained by Hampshire County Council and is an index to the known archaeology sites and finds, historic buildings, designed and historic landscapes, parks and gardens and industrial monuments of Hampshire. It holds records on archaeological fieldwork and excavations. Most information in the AHBR is held on a computer database which is linked to digital mapping.

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## B

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<b>Biodiversity</b>	The term given to the variety of life on earth, and the natural pattern that it forms through interactions with each other and the rest of the environment.
<b>Biodiversity Action Plan (BAP)</b>	An internationally recognised programme addressing threatened species and habitats, which is designed to protect and restore biological systems.
<b>Biodiversity Opportunity Area (BOA)</b>	A targeted landscape-scale area for conserving biodiversity as part of an ecological network.
<b>Brownfield land</b>	See Previously Developed Land
<b>Brownfield land register</b>	Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.
<b>Buffer zones</b>	Transitional areas adjoining habitats whose use and management is intended to reduce the impact of development.
<b>Build to Rent</b>	Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.
<b>Building Regulations</b>	Building regulations are minimum standards for design, construction and alterations to virtually every building. The regulations are developed by the UK government and approved by Parliament. The Building Regulations 2010 cover the construction and extension of buildings and these regulations are supported by Approved Documents which set out detailed practical guidance on compliance with the regulations.
<b>Building Research Establishment Environmental Assessment Method (BREEAM)</b>	A BREEAM assessment uses recognised measures of performance to evaluate a building's specification, design, construction and use. The measures include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.

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## C

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<b>Carbon Neutral</b>	Offsetting or compensating for carbon emissions (for example from burning fossil fuels) by schemes such as planting trees to absorb carbon or through careful use of design to promote energy efficiency.
<b>Census</b>	National survey of the UK population which takes place every 10 years.
<b>Clawback</b>	The ability of a retail store to retain trade from customers who may otherwise travel further afield.
<b>Climate change adaption</b>	Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.
<b>Climate change mitigation</b>	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
<b>Coastal change management area</b>	An area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation, or coastal accretion.
<b>Coastal Partners</b>	Founded in 2012, Coastal Partners (formerly Eastern Solent Coastal Partnership) is a partnership between four councils (Gosport, Portsmouth, Havant and Fareham) who manage 162km of Hampshire's coastline.
<b>Coastal Squeeze</b>	The loss of natural habitats or deterioration of their quality arising from anthropogenic structures or actions, preventing the landward transgression of those habitats that would otherwise naturally occur in response to sea level rise in conjunction with other coastal processes. Coastal squeeze affects habitat on the seaward side of existing structures.
<b>Combined Heat and Power (CHP)</b>	CHP is a highly efficient process that captures and utilises the heat that is produced as a by-product of the electricity generation process.
<b>Community Facilities</b>	May be defined as community venues, cultural buildings, places of worship, education and health facilities.
<b>Community Infrastructure Levy (CIL)</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking liable new building projects. Money raised can be used to support development by funding infrastructure that the council, community and neighbourhoods want.
<b>Community Use Agreement (CUA)</b>	A CUA is a formal agreement between an education facility and a Local Authority (and sometimes also Sport England) for community use of a sports facility on an education site out of school hours.
<b>Comparison</b>	Retail items such as electrical goods, clothing, furniture and household equipment which are not purchased on a regular

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<b>goods</b>	basis.
<b>Conservation (for heritage)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Conservation Area</b>	An area of special architectural or historic interest identified by the Local Planning Authority.
<b>Contaminated Land</b>	Land is contaminated when it has substances in, on or under it that could significant harm human health, living organisms, ecological systems, or pollute controlled waters.
<b>Convenience goods</b>	Goods purchased on a regular basis such as food, toiletries, and other grocery items.
<b>Custom Build Housing</b>	A type of self-build home facilitated in some by a developer.
<b>D</b>	
<b>Density</b>	The degree to which an area is filled or occupied. In the context of housing and planning policy, it generally refers to the quantity of people or buildings in an area.
<b>Design guide</b>	A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.
<b>Design code</b>	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.
<b>Designated heritage asset</b>	For example a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Design and Access Statement</b>	A short report accompanying and supporting a planning application. It provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.
<b>Development Plan</b>	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
<b>Development</b>	A type of Local Development Document that contains policies

<b>Plan Document (DPD)</b>	and proposals for development, and are subject to consultation and independent examination. They carry significant weight in determining planning applications.
<b>Duty to Co-operate</b>	Requires local councils to work together when preparing their local policies and plans, to ensure that 'bigger than local' issues which cross local boundaries are dealt with properly.
<b>Dwelling</b>	A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building. Please also note that certain planning and building legislation has specific interpretations for the terms within the context of that legislation, and not all of these are the same.

## E

<b>Edge of centre</b>	For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
<b>Employment Land Review</b>	Prepared to assess the likely demand for, and supply of, land for employment uses. They are used to make assessments of land currently in use for employment purposes, land currently allocated for employment purposes, and land with the potential to be suitable for employment purposes.
<b>Environment Agency</b>	Established in 1996 to protect and improve the environment. Responsible for regulating major industry and waste, treatment of contaminated land, water quality and resources, fisheries, inland river, estuary and harbour navigations, conservation and ecology. Responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea.
<b>Environmental Impact Assessment (EIA)</b>	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
<b>Exception Test</b>	A method of managing flood risk while still allowing necessary development to occur. It is applied following application of the Sequential Test where it is not possible or consistent with wider sustainability objectives for development to be located in zones of lower probability of flooding.
<b>Extra Care Housing</b>	Extra Care housing provides a tenure range of self-contained accommodation which provides flexible care and support arrangements to meet the increasing needs of people as they get older and/or become more disabled whilst enabling them to

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live independently. This type of care offers higher levels of support than sheltered housing, resulting in it being a popular alternative to care homes.

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## G

<b>General Permitted Development Order (GPDO)</b>	A statutory instrument, applying in England, which allows certain building works and changes of use to be carried out without having to make a planning application.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.
<b>Green infrastructure</b>	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
<b>Gypsy and Traveller</b>	For the purposes of planning policy “gypsies and travellers” means: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
<b>Green corridor</b>	Uninterrupted network of natural features within an urban area that acts as a linkage for wildlife, and potentially for people.

## H

<b>Habitats Directive</b>	European Directive to protect biodiversity by conserving natural habitats and species of wild animals and plants. Any plan, project or programme on/near a Natura 2000 site must undergo an HRA (see below).
<b>Habitats Regulation Assessment (HRA)</b>	Refers to the several distinct stages of Assessment which must be undertaken to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it.
<b>Hampshire Biodiversity Information Centre (HBIC)</b>	The Hampshire Biodiversity Information Centre (HBIC) provides an independent and impartial service. HBIC carries out habitat surveys and brings together copies of data from a number of key species recording groups. HBIC also manages the Sites of Importance for Nature Conservation (SINCs) system in Hampshire on behalf of local planning authorities.
<b>Heritage Asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic England</b>	The government’s statutory adviser on the historic environment,

	championing historic places and helping people to understand, value and care for them.
<b>Historic Environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Housing Delivery Test (HDT)</b>	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
<b>Housing Trajectory</b>	The Housing Trajectory anticipates the rate at which future housing supply will be delivered.
<b>I</b>	
<b>Indices of Deprivation</b>	A unique measure of relative deprivation at a small local area level (Lower-layer Super Output Areas) across England. The Indices provide a set of relative measures of deprivation based on seven different domains, or facets, of deprivation.
<b>Intermediate Housing</b>	Homes for sale and rent provided at a cost above social rent, but below market levels subject to certain criteria.
<b>Internationally designated sites</b>	Internationally designated sites include: Special Areas of Conservation (SAC) / Special Protection Areas (SPA) / Ramsar.
<b>Irreplaceable habitat</b>	Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.
<b>L</b>	
<b>Listed Building</b>	Listing marks a building's special architectural / historic interest, and brings it under the consideration of the planning system, so that it can be protected for future generations.
<b>Local Cycling &amp; Walking Infrastructure Plan (LCWIP)</b>	The LCWIP supports the development of safe routes for cycling and walking and increase uptake of cycling and walking. It also provides: a network plan which identifies preferred routes and core zones for further development; and a prioritised programme of infrastructure improvements for future investment.
<b>Local Development Scheme (LDS)</b>	Statement of the Council's programme for the production of Local Development Documents.
<b>Local Enterprise</b>	A body, designated by the Secretary of State for Housing,

<b>Partnership (LEP)</b>	Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
<b>Local Green Space</b>	Green areas of particular importance to local communities that are designated in Local Plans so that they are protected from development.
<b>Local housing need</b>	The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
<b>Local List (to support planning applications)</b>	A way in which local heritage – buildings, monuments, sites, places, areas, historic parks and gardens or other designed landscapes – can be formally identified, as part of the wider range of designation, so that their significance can be taken into account in planning applications affecting the building or site or its setting.
<b>Local Listed Building</b>	See non-designated heritage assets
<b>Local Nature Reserve (LNR)</b>	Areas that are declared and managed for nature conservation, and provide opportunities for research, education, or contact with nature.
<b>Local Plan (LP)</b>	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
<b>Local Planning Authority (LPA)</b>	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.
<b>Localism Act 2011</b>	This Act removed the formal regional tier of planning in England, and in its place introduced the Duty to Cooperate.
<b>Low / Zero Carbon Development</b>	Zero carbon developments achieve no net emissions by reducing carbon emissions through use of on-site renewable energy generation, and balancing any imports with exports to the National Grid to achieve a zero balance.
<b>Low Carbon Energy</b>	A term attributed to energy generated in a way that produced very low levels of carbon per unit in relation to conventional energy generation techniques.
<b>Local Nature Partnership</b>	Hampshire and Isle of Wight Local Nature Partnership

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## M

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<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Major development</b>	Other than for the specific purposes of paragraph 172 and 173 of the NPPF. For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m <sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
<b>Material consideration</b>	When a decision is made on a planning application only certain issues are taken into account; these are called 'material considerations'. The weight attached to each matter when reaching a decision is a matter of judgement for the decision taker.
<b>Ministry of Housing, Communities and Local Government (MHCLG)</b>	The Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government) job is to create great places to live and work, and to give more power to local people to shape what happens in their area. Their responsibilities include driving up housing supply, increasing home ownership, devolving powers and budgets to boost local growth in England and supporting strong communities with excellent public services.
<b>Mitigation hierarchy</b>	Aims to prevent net biodiversity loss by following these steps in order: 1. Avoid 2. Mitigate 3. Compensate.
<b>Mixed-use development</b>	Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or in close proximity within a particular area.

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## N

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<b>National Planning Policy Framework (NPPF)</b>	The NPPF, originally published in March 2012 and revised in February 2019 sets out the Government's planning policies for England and how these are expected to be applied. It should be read alongside other national policies.
<b>National trails</b>	Long distance routes for walking, cycling and horse riding.
<b>Nationally designated sites</b>	Nationally designated sites include: Sites of Special Scientific Interest (SSSI); National Nature Reserve (NNR); National Park (NP); Scheduled Ancient Monument (SAM); Listed Building;

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	Registered Parks & Gardens.
<b>Natural England</b>	Established in 2006 to help conserve, enhance and manage the natural environment for the benefit of present and future generations, thereby contributing to sustainable development.
<b>Nature Recovery Network</b>	An expanding, increasingly connected, network of wildliferich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
<b>Natural surveillance</b>	When buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens or entrances.
<b>Net gain (biodiversity)</b>	Net gain (in relation to biodiversity) is development that leaves biodiversity in a better state than before.
<b>Non-strategic policies</b>	Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
<b>Notable Species</b>	Some species of wildlife are protected by UK and sometimes international legislation because of their rarity or historic persecution. These species are called 'protected species'. Species with conservation designations, but no legal protection are called 'notable species'.
<b>Net zero</b>	Net zero refers to achieving a balance between the amount of greenhouse gas emissions produced and the amount removed from the atmosphere. There are two different routes to achieving net zero, which work in tandem: reducing existing emissions and actively removing greenhouse gases.
<b>Non-designated heritage assets</b>	Locally-identified buildings, monuments, sites, places, areas, or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. It is important to note that some non-designated heritage assets are equivalent to designated heritage assets in terms of significance.
<b>O</b>	
<b>Older people</b>	People over or approaching retirement age, including the active, newlyretired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
<b>Open Space</b>	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and

	can act as a visual amenity.
<b>Out of centre</b>	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
<b>Out of town</b>	A location out of centre that is outside the existing urban area.

## P

<b>Partnership for South Hampshire (PFSH)</b>	A partnership of twelve local authorities around the Solent under an arrangement which recognises that planning issues cut across the boundaries of individual local planning authorities. The Partnership strives to improve the overall performance of the regional economy, enhance employment opportunities by improving skills levels and enabling affordable family homes and good quality jobs for all. The partnership published the Spatial Position Statement in June 2016. The partnership consists of Winchester City Council, Southampton City Council, New Forest District Council, Portsmouth City Council, East Hampshire District Council, Hampshire County Council, Eastleigh Borough Council, Havant Borough Council, Test Valley Borough Council, New Forest National Park Authority, Fareham Borough Council and Gosport Borough Council.
<b>Passivhaus</b>	An international energy performance standard for energy efficiency in a building, which reduces the building's ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling.
<b>Planning and Compulsory Purchase Act 2004</b>	The Act which replaced old style local plans and structure plans with 'local development plans'.
<b>Planning condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
<b>Planning obligation</b>	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Planning Practice Guidance (PPG)</b>	PPG is updated as needed to provide the most up-to-date advice on the interpretation of the NPPF published by the Government.
<b>Previously Developed Land (PDL)</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals

	extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
<b>Primary shopping area</b>	Defined area where retail development is concentrated.
<b>Primary shopping frontage</b>	Primary frontages are those that are in the main shopping area and are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
<b>Prior approval</b>	Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant parts in the General Permitted Development Order. A local planning authority cannot consider any other matters when determining a prior approval application.
<b>Priority habitats and species</b>	Species and Habitats of Principle Importance that are protected through the planning system.
<b>Public realm</b>	The space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

## R

<b>Ramsar sites</b>	Wetlands of international importance, designated under the 1971 Ramsar Convention.
<b>Registered Park and Garden</b>	A garden or designed landscape of special historic interest listed in Historic England's 'Register of Parks and Gardens'.
<b>Registered Provider</b>	Registered providers include local authority landlords and private registered providers (such as not-for-profit housing associations and for-profit organisations).
<b>Renewable and low carbon energy</b>	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally 71 and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

## S

<b>Safeguarding</b>	An area defined in Circular 01/03: Safeguarding aerodromes,
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<b>zone</b>	technical sites and military explosives storage areas, to which specific safeguarding provisions apply.
<b>Scheduled Ancient Monument (SAM)</b>	A scheduled monument is a “nationally important” archaeological site or historic building, given protection against unauthorised change.
<b>Secondary shopping frontages</b>	A retailing area, secondary to the primary frontage, that provides greater opportunities for a diversity of uses.
<b>Section 106 agreement</b>	Agreements made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be acceptable in planning terms.
<b>Self-build and custom-build housing</b>	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
<b>Sequential Test – Flooding</b>	A risk based approach to assessing flood risk, which gives priority to sites in ascending order of flood risk i.e. lowest risk first.
<b>Setting of a heritage asset</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Settlement Gap</b>	Settlement Gaps define the identity of individual settlements, preventing them from merging into one continuous urban area.
<b>Shared Ownership</b>	A system by which the occupier of a dwelling buys a proportion of the property and pays rent on the remainder, typically to a local authority or housing association.
<b>Significance (for heritage)</b>	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.
<b>Site of Importance for Nature Conservation (SINC)</b>	Some of the most important wildlife sites in the county are protected as Sites of Special Scientific Interest (SSSIs). But there are many other important wildlife sites which also contribute to the ecological network of Hampshire. To safeguard these sites, they are designated as Sites of Importance for Nature Conservation (SINCs). SINCs are known

	nationally as Local Wildlife Sites.
<b>Sites of Special Scientific Interest (SSSI)</b>	Sites designated by Natural England as they are a representative sample of the nation's best habitats, and are given a high level of protection through both the planning and legal systems to conserve their wildlife or geology.
<b>South East Marine Plan</b>	The Plan will guide those who use and regulate the marine area to encourage sustainable development while considering the environment, economy and society.
<b>Special Areas of Conservation (SAC)</b>	Areas which have been given special protection as important conservation sites.
<b>Street scene</b>	The appearance of all of the elements of a street, including the carriageway, pavement, street furniture, planting, and the buildings or structures along its edges, particularly the composition of buildings on each side of the street.
<b>Special Protection Areas (SPA)</b>	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
<b>Starter homes</b>	is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
<b>Statement of Community Involvement (SCI)</b>	Document which sets out the standards to be achieved by the Council in involving the community in the preparation of planning documents how they will be consulted on planning applications.
<b>Stepping stones</b>	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Strategic flood Risk Assessment (SFRA)</b>	The assessment of flood risk on a catchment-wide basis for proposed development in a district/ borough.
<b>Strategic Housing Land Availability Assessment</b>	A study that provides an informed estimate of land availability for housing to inform plan-making and to ensure that Councils maintain a 5-year supply of housing land.

<b>(SHLAA)</b>	
<b>Strategic Housing Market Assessment (SHMA)</b>	A study that provides information on the sub-regional housing markets and predicts levels and mix of future housing requirements in terms of tenure, number of bedrooms, etc.
<b>Strategic policies</b>	Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
<b>Suitable Alternative Natural Greenspace (SANG)</b>	Designated space used as mitigation or avoidance to reduce the recreational use of Special Protection Areas (SPAs)
<b>Supplementary Planning Document (SPD)</b>	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
<b>Sustainability Appraisal (SA)</b>	A systematic process that must be carried out during the preparation of local plans. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
<b>Sustainable Development</b>	Defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Planning definition of sustainable development is set out in the NPPF.
<b>Sustainable transport mode</b>	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
<b>Sustainable Urban Drainage Systems (SuDs)</b>	A drainage system is one designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
<b>T</b>	
<b>Target Emission Rate (TER)</b>	The Target Emission Rate (TER) sets a minimum allowable standard for the energy performance of a building and is defined by the annual CO <sub>2</sub> emissions of a notional building of same type, size and shape to the proposed building. TER is expressed in annual kg of CO <sub>2</sub> per sq. m.
<b>Town centre</b>	Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by

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main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

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**Transport assessment** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

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**Travel plan** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

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**Tree Preservation Order (TPO)** An order made by the Local Planning Authority to protect specific trees, groups of trees or woodlands in the interests of amenity.

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## U

**Urban Regeneration** Making an urban area develop or grow strong again through means such as job creation and environmental renewal.

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**Use Class** Land uses as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

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## V

**Viability** A development is considered viable if, after taking account of all costs (e.g. policy requirements, regulatory costs and the cost and availability of development finance) the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the landowner to sell the land for the development proposed.

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## W

**Water Framework Directive (WFD)** A European Directive that establishes a framework for action to manage and protect water. It requires EU member states to achieve a 'good' qualitative and quantitative status for all water bodies, and requires coordination of different EU policies.

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**Wildlife corridor** Areas of habitat connecting wildlife populations.

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**Windfall sites** Sites that have not been specifically identified as available in the Local Plan process. They normally comprise previously

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developed sites that have unexpectedly become available.

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