GLOSSARY

**Note:** The Glossary is neither a statement of law nor an interpretation of the law. It is intended as an introductory guide to terms used within the Stockport UDP Review and should not be used as a source for statutory definitions.

**Active Recreation:** organised formal recreation which can involve team games, pitches, associated equipment and other facilities.

**Advertisements: Area of Special Control:** certain kinds of advertisement can be displayed without local planning authority consent (they have “deemed consent”). Within rural areas or town areas considered to merit special protection on amenity grounds, an order under Section 221 of the Town and Country Planning Act 1990 can be made restricting deemed consent advertisements.

**Advertisement Consent:** the display of most outdoor advertisements is controlled by the local planning authority under the Town & Country Planning (Control of Advertisements) Regulations 1992.

**Aggregate:** granular or particulate material which is suitable for use (on its own or with the addition of cement, lime or bituminous material) in construction as concrete, mortar, roadstone, asphalt or drainage courses, or for use as constructional fill or railway ballast (also referred to as “construction aggregates”).

- **Primary Aggregate:** aggregate produced from naturally-occurring mineral deposits (for example sand and gritstone).
- **Secondary Aggregate:** aggregate which originates as a waste of other quarrying or mining operations or from industrial processes (e.g. colliery waste, blastfurnace slag, power station ash, demolition wastes, road planings)

**Amenity:** the perceived pleasantness of a place; a feature that makes life easy or pleasant.

**Amenity Open Space:** landscaped and ‘natural’ areas of land which contribute to the visual pleasure of an area and may also allow informal recreation.

**Ancient Monument:** a structure or archaeological remains of national importance, the historic, architectural or other interest of which is protected under the Ancient Monuments and Archaeological Areas Act 1979.

**Areas of Search (for minerals):** areas of potential mineral resources which are free from major planning constraints.

**Article 4 Direction:** certain kinds of development do not normally require planning permission. Under Article 4 of the Town & Country Planning (General Appendices, Explanatory Maps and Diagrams – App. 89
Permitted Development) Order 1995 the scope of such “permitted development” may be restricted.

**Biodiversity Action Plan:** document produced in accordance with the 1992 Convention on Biological Diversity profiling an area’s range of wildlife and ecological features and the manner in which they will be retained and enhanced.

**Brownfield:** general term for previously developed land, sometimes implying the need for remedial treatment to enable development.

**Bulk Convenience Shopping:** Specific trips, on a regular basis, frequently to just one store and usually car-borne, for the purchase of large quantities of convenience goods.

**Business Tourism:** this is a sector of the tourism market specialising in the provision of facilities, services and accommodation for people on business trips or attending business meetings, conferences and conventions.

**Carbon Neutral/Low Carbon Development:** development which through the use of materials, landscaping, energy efficiency measures etc. seeks to minimise effect on carbon levels in the atmosphere.

**Casual Play Space:** Safely accessible areas for children’s play of an informal unorganised nature.

**Community Land:** land which is available for use by the public or accommodates buildings which provide services and facilities to the public.

**Community Nature Area:** land with a diversity of wildlife species created and/or managed by the local community in order to promote the cause of nature conservation.

**Committed Payment:** a payment made to finance the provision and/or maintenance of facilities outside of a development site where they cannot satisfactorily be provided on the site e.g. recreational open space or affordable housing.

**Comparison Goods:** items such as clothes and electrical equipment, which are purchased less frequently and for which the consumer generally expects to invest time and effort into visiting a range of shops before making a choice.

**Conservation Area:** area of special architectural or historic interest the character and appearance of which the local planning authority considers should be preserved or enhanced.

**Contaminated Land:** land in which substances are present which can give rise to air or water pollution, or migration of gases with consequent risk of explosion.

**Convenience Goods:** Items such as groceries, newspapers and drink, which tend to be purchased regularly and for which convenience of purchase is therefore important.
**Curtilage:** the definable area of land around a building which is associated with that building, for example, the curtilage of a house may include a front and rear garden, outbuildings and garage.

**Day Care Nursery:** an establishment employing suitably qualified staff to provide day-time nursery care for pre-school children.

**dB (decibel):** a unit for measuring the relative loudness of sound.

**Definitive Map:** a map and accompanying statement which is a legal documentary record of public rights of way. The fact that a public path is shown on the map is conclusive proof of its existence in law. However, it is possible that additional rights of way not shown on the map do also exist.

**Demographic Need:** catering for the changing size/composition of the total population and households in the borough.

**Demonstrative Play Features:** immobile models or sculptures indicating areas for children’s play.

**Derelict Land:** land which has been so damaged by past development that it is incapable of beneficial use without treatment.

**Development:** the carrying out of building, engineering, mining or other operations, or the change of use of a piece of land or a building from one use to another.

**Development Control:** new development usually needs planning permission. In this way the local planning authority is able to regulate development in the public interest.

**Dual Use:** formal recreation facilities within the educational sector which are as a matter of practice and policy, available for public use when not in use by educational establishments.

**Economically Active:** the population aged sixteen or over who are working or available for work but excluding fulltime scholars and students, the permanently sick, retired people and those looking after the home or family.

**Employment Area:** existing or proposed industrial estates and technology and business parks, identified on the Proposals Map, where employment land uses exist and/or will be permitted.

**Employment Land:** land for the development of light industry and business premises (Use Class B1), general industry (Use Class B2) and warehouses (Use Class B8). Most employment land is to be found in the Employment Areas, Policy Guidance Areas and Gateway Sites shown on the Proposals Map. Available sites are listed in Appendix 6.
**Environmental Assessment:** the submission and consideration of a statement, accompanying certain development proposals, which should analyse all details of the proposals in relation to their effect on the environment.

**Estate Action:** A partnership between local authority estate management and the local community for the purpose of bidding for extra resources from central government for improvements to housing estates.

**Extensification:** a form of agriculture which reduces the intensity with which land is cultivated, for the purpose of reducing agricultural production.

**Formal Recreational Open Space:** open space provided for organised sporting activities, such as pitches, courts and bowling greens.

**Gateway Site:** key development site identified in connection with the Council’s Town Centre/M60 Gateway Strategy. Gateway locations provide opportunities for prominent prestige developments and require special attention to urban design issues.

**General Development Order:** an Order which describes categories of development which may be carried out without the need for planning permission (‘permitted development’).

**Geology Conservation Site:** area recognised as being of particular geological interest and identified as part of the county-wide geology conservation programme.

**Greater Manchester Local Transport Plan:** see Local Transport Plan

**Green Belt:** area of land, largely rural or semi-rural in character, adjacent to urban area and protected from development by permanent and severe restrictions on building (see Policy GBA1 for description of purposes). The term “Green Belt” refers to areas specifically designated for protection in development plans, in accordance with Government guidance and is not equivalent to the more general term “greenfield”.

**Green Chains:** linear areas defined on the UDP Proposals Map which are of value as wildlife corridors and/or for recreation routes, forming a network of linked open spaces throughout the Borough (see policies NE3 and NE3.1).

**Green Roofs:** roofs and upper parts of buildings on which grass, shrubs and other plants are grown to create a softer, greener appearance to urban areas, to reduce environmental impact of development, and provide ecological benefits

**Greenfield:** general term used to describe sites or land not currently or previously developed, e.g. agricultural land, parks, recreation grounds. Not equivalent to the specific term “Green Belt”.

**Habitable Room:** includes lounges, living rooms, morning rooms, dining rooms, bedrooms, kitchens, play rooms, studies, conservatories and any other rooms where occupants spend significant amounts of time.
**High Tech:** service and manufacturing industries employing highly trained staff and specialising in advanced technology such as communication systems, electronics, research and development, computing, aerospace, pharmaceutical and medical products.

**Highway spoil:** the surplus material from road construction.

**Homezone:** new residential area designed or existing residential area adapted to reduce vehicle speeds and give priority to people over traffic in the use of road space.

**Houses in Multiple Occupation:** a house which is occupied by persons who do not form a single household and which was originally constructed or subsequently adapted for occupation by a single household. Under planning legislation this includes houses where facilities for cooking and/or bathrooms are shared by a number of separated households.

**Infrastructure:** basic facilities upon which development depends, such as roads and sewers, water, electricity and gas supplies.

**Intensification:** an important consideration in deciding planning applications for change of use, redevelopment or an increase in the number of buildings on a site which might result in a more intense use of the premises or site such as a greater level of activity and/or traffic generation.

**L Amax:** the highest frequency (A) weighted noise level recorded during a noise event. The time weighting used (F or S) should be stated.

**Landbank (for minerals):** reserves of a particular mineral with planning permission, measured in terms of production capacity.

**Landscape:** the character and appearance of land, including its shape, for, ecology, natural features, colours and elements, and the way these components combines.

**Landscape Character Area:** local area with distinctive physical characteristics defined following landscape character assessment of the Borough.

**Leq:** the equivalent continuous sound level from aircraft - the sound level of a notionally steady sound having the same energy as a fluctuating sound over a specified measurement period.

**Local Development Framework (LDF):** part of the new planning system which came into force in September 2004 and which, in time, will replace the UDP Review. Under the Planning and Compulsory Purchase Act 2004 the policies within the UDP can be saved for up to three years from their adoption as part of the LDF; beyond that timescale they must be assessed and either replaced by new documents which are part of the LDF or saved for a further period of time.

**Local Development Scheme (LDS):** a programme which details the key stages of production of planning documents as part of the Local Development Framework (see above). Its purpose is to inform stakeholders and the
community about when they can become involved in the production of planning documents, in particular, when there will be periods of consultation.

Local Transport Plan: document prepared in accordance with Government requirements setting out an integrated transport strategy devised at local level in partnership with the community, replacing the former Transport Policies and Programme as a means of bidding for Government resources. Stockport is covered by the Greater Manchester LTP prepared in collaboration with the other GM districts.

Local Wildlife Site: area recognised as being of particular interest by reason of flora, fauna, geological or landscape features, designated in accordance with Borough-wide criteria.

Listed Building: a building of special architectural or historic interest which is listed, and graded according to its importance, by the Secretary of State for the Environment which should not be altered or demolished without specific consent (“Listed Building Consent”) being granted.

Massing: the combined effect of the arrangement, volume, and shape of a building or group of buildings in relation to other buildings and spaces.

Material Consideration: in planning terms, a consideration relating to the purpose of planning legislation, which is to regulate the development and use of land in the public interest.

Migration: movement of people into an area from elsewhere or out of an area which may result in a change (gain or loss) in the total number of persons resident in an area.

Multiple Traders: major retailers operating a chain of stores, usually with more than ten branches nationwide.

Natural Regeneration: the natural spread and growth of trees and other plants on land, particularly derelict land.

Neighbourhood Renewal Area: introduced under the 1989 Local Government and Housing Act to replace Housing Action Areas and General Improvement Areas as the primary legislation for tackling housing, environmental, traffic, community, social and economic problems on an area basis in a co-ordinated and concentrated programme of action.

Non-Conforming Industries: industrial uses which by reason of noise, smell, dust or other nuisance are considered to be in conflict with the predominant land use or activity in an area.

Open Space: areas of land which may serve a variety of purposes, including parks, sports fields, playgrounds, school grounds, cemeteries, formal gardens and landscaped areas.
Out of Centre Retail Development: a location that is clearly separate from an established town or district shopping centre but not necessarily outside the urban area.

People With Special Needs: the elderly, the physically and mentally handicapped, those leaving institutional care, and young people who have housing needs which can not be met on the general owner-occupied or rented market.

Permitted Development Rights: right to carry out development without the need for planning permission, as set out in the Town and Country Planning (General Permitted Development) Order 1995.

Planning Brief: guidance on the development of a site, including land use, design, access and other constraints and considerations.

Planning Obligation: a legal undertaking made by agreement between the local planning authority and a developer, or unilaterally by the developer, for the purpose of restricting or regulating a development or use of land, usually made in connection with the granting of planning permission (Section 106 Town and Country Planning Act 1990).

Planning Policy Guidance Notes (PPGs) and their replacement Planning Policy Statements (PPSs): Government guidance on general and specific aspects of planning policy to be taken into account in formulating development plan policies and in making planning decisions.

Plot Ratio: the proportion of a development site covered by buildings.

Previously Developed Land: land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure (see PPG3 “Housing, March 2000, Annex C).

Primary Aggregate: see “Aggregates”

Public Art: the embellishment or other improvement by artists or craftspeople of buildings and spaces in public use, the artwork being incorporated as an integral part of the wider design of the scheme.

Recreational Open Space: land currently or last used for outdoor recreational purposes.

Regeneration: the economic, social and environmental renewal and improvement of areas.

Regional Spatial Strategy (RSS): part of the development plan for Stockport Borough it provides a broad development strategy for the region for a fifteen to twenty year period. The Council’s Local Development Framework must be in general conformity with RSS and it is taken into account in determining planning applications.

Secondary Aggregates: see “Aggregates”
**Service Uses:** Class A2 (financial and professional services) such as banks, building societies, estate agents and betting offices, employment agencies and Class A3 (Food and Drink for consumption on the premises), Class A4 (Drinking Establishments, such as a public house or wine bar) and Class A5 (Hot Food Takeaways for consumption off the premises) designated under the Town and Country Planning (Use Classes) Order 1987 (as amended by ODPM Circular 03/2005).

**Sheltered Housing:** housing for use by the elderly and supported by a package of estate management services. Accommodation usually consists of grouped, self contained dwellings with an emergency alarm system, communal facilities and a residential warden.

**Silviculture:** the growing and tending of trees as a branch of forestry.

**Site of Biological Importance (SBI):** area recognised as being of particular interest by reason of flora, fauna, geological or landscape features, designated in accordance with county-wide criteria.

**Site of Special Nature Conservation Importance:** general term used to encompass those designated sites subject to specific protection for reasons of nature conservation importance, being identified on the UDP Proposals Map. Term includes sites of Special Scientific Interest (SSSIs), National and Local Nature Reserves, Sites of Biological Importance (SBIs) and Geology Conservation Sites.

**Site of Special Scientific Interest (SSSIs):** areas recognised by English Nature (the Governments’ wildlife advisory body) as being of special interest by reason of their flora, fauna, geological or landscape features and which have statutory protection to protect and preserve these features.

**Specialist Retailing:** a type of retailing which seeks to satisfy the need for the more unusual, specialist, novel or upmarket merchandise which cannot always be found in ordinary shopping centres.

**Sui Generis:** any planning use not falling within a specific class of the Use Classes Order.

**Supermarkets:** single level, self service stores selling mainly food, with a gross trading floorspace of between about 500 and 2,500 square metres, often with their own car parks.

**Superstores:** single level, self service stores selling mainly food, or food and non-food goods, usually with at least 2,500 square metres gross trading floorspace with their own adjoining car parks at surface level.

**Supplementary Planning Guidance (SPGs) and their replacement Supplementary Planning Documents (SPDs):** advice to developers which supplements the policies and proposals in the UDP, giving detailed guidance and often examples of good development practice.
**Sustainable Development:** development which meets the needs of the present generation without harming the ability of future generations to meet their needs; to do this, such development limits damage to the environment, and keeps the consumption of natural resources to levels manageable in the long term.

**Sustainable Urban Drainage System:** use of techniques to control surface water run-off as close to its origin as possible, before it enters a watercourse. This involves moving away from traditional piped drainage systems to engineering solutions that mimic natural drainage processes. May include rainwater recycling, vegetated features, permeable and porous surfaces, temporary storage basins etc. (see PPG25 “Development and Flood Risk”, July 2001, Appendix E).

**Telecommunications Code System Operators:** licensed to send signals by telephone, television, radio and other means to customers, and to whom special rights and obligations are conferred, including permitted development rights.

**Trading Impact Assessment:** an assessment of the effect that a new shopping development would have on existing spending patterns particularly in relation to the vitality and viability of existing shopping centres.

**Traffic Calming:** a form of traffic restraint aimed at improving the quality of the environment in order to provide a safer and more satisfactory environment for residents/pedestrians and to ensure that a better balance is created between the needs of pedestrians/cyclists and motorists.

**Travelling People:** persons of nomadic habit of life, whatever their race or origin, and who may be in need of sites where they can stay in the non-static caravans in which they usually live. Such persons are not considered to include members of an organised group of travelling showmen, or are persons engaged in travelling circuses, travelling together as such.

**Tree Preservation Order (TPO):** statutory protection for trees, groups of trees or woodlands of amenity value, prohibiting felling, lopping, pruning or damage occurring to them without the prior consent of the local planning authority.

**Urban Forestry:** all of the trees that lie within an urban area and surrounding area, from woodland to individual street trees.

**Urban Regeneration:** the improvement of environmental, economic and social conditions for the inhabitants and workers of usually an inner urban area.

**Use Classes:** similar categories of land use which are grouped into sixteen “Use Classes” by the Town and Country Planning (Use Classes) Order 1987 (as amended by ODPM Circular 03/2005). A change of use of land or premises to another which falls within the same “Use Class” does not generally require planning permission. However, a change of use to a different “Use Class” will usually require planning permission.

**Windfall Site:** A housing site which has not been identified for development in the Plan, but which subsequently is developed during the Plan period on receipt of planning consent.