

APPENDIX 8: GLOSSARY AND ABBREVIATIONS

For the purpose of this document the following terms and definitions apply:

Glossary and Abbreviations

ABI	Obtained from the Office for National Statistics the Annual Business Inquiry (ABI) estimates cover for all UK businesses registered for Value Added Tax and/or Pay as You Earn, classified to the 1992 or 2003 Standard Classifications.
Accessibility	The ability of everybody to go conveniently where they want particularly in relation to services and facilities.
Affordable Housing	Affordable housing includes social rented and intermediate housing, provided to specific eligible households whose needs are not met by the market. (Planning Policy Statement 3). It does not include low-cost market housing.
AMR	Annual Monitoring Report (AMR) assesses the Council's progress in producing the Local Development Documents and implementing policies.
AONB	Areas of Outstanding Natural Beauty (AONBs) are designated under the National Parks and Access to the Countryside Act (1949) and, along with National Parks; they represent the finest examples of countryside in England and Wales.
Backland Development	Development hemmed in by houses and accessible only by a long drive.
BAP	Biodiversity Action Plan (BAP) is a strategy prepared for the area aimed at conserving biological diversity. The Hertfordshire Biodiversity Action Plan: A 50 Year Vision identifies key biodiversity areas in Three Rivers.
BME	Black and Minority Ethnic Groups.
Brownfield Land	Brownfield land (or Previously Developed Land) – land that is, or has been occupied by a permanent structure and associated fixed surface infrastructure. Agricultural and forestry buildings are excluded.
CABE	Commission for Architecture and the Built Environment.
CHP	Combined Heat and Power (CHP) is the simultaneous generation of useable heat and power (usually electricity) in a single process. It is a form of decentralised energy technology and typically installed on-site, supplying customers with heat and power directly at the point of use.
CIL	Community Infrastructure Levy (CIL) – A levy on new developments to support infrastructure delivery. Introduced by the Planning Reform Bill published in November 2007.
Class A1	Retail use classification as defined under the Use Classes (Amendment) Order 2005. Class A1 includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes etc., pet shops, cat-meat shops, tripe shops, sandwich bars, show rooms, domestic hire shops and funeral directors.
Conservation Area	An area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest of which it is desirable to preserve and enhance.

Core Strategy	The Local Development Framework document which sets out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.
CPZ	Controlled Parking Zone (CPZ) are areas where special parking restrictions apply. To park within a Controlled Parking Zone a valid resident's, visitors or business permit, a disabled blue badge must be displayed and if parking in a pay and display bay, a valid parking ticket must be displayed.
CURS	Centre for Urban and Regional Studies
DES	Development Economics Study – A study that assesses the economic viability of land for housing within the District taking account of risks to delivery and likely levels of finance available for affordable housing.
Development Plan	The statutory Development Plan comprises the Regional Spatial Strategy (RSS), the County Waste and Minerals Framework and the Development Plan Documents (DPD) contained in the Local Development Framework (LDF).
District	Three Rivers District
DPD	Development Plan Document (DPD) is a Local Development Document which forms part of the statutory development plan, including the Core Strategy, Site Allocations and Proposals Map.
Dph	Dwellings per hectare
East of England Plan	East of England Plan (also known as the Regional Spatial Strategy (RSS)) – sets out the broad spatial strategy for the region prepared by the East of England Regional Assembly.
EEDA	East of England Development Agency (EEDA) – responsible for sustainable economic growth and regeneration in the East of England.
EERA	East of England Regional Assembly (EERA) – is the Regional planning and housing body and responsible for the production of the Regional Spatial Strategy. It consists of a partnership of elected representatives from the 54 local authorities in the East of England and appointed representatives from social, economic and environmental interests.
Employment Land	Land allocated for industrial and business use.
Evidence Base	A collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the District. This enables the preparation of a sound Local Development Framework meeting the objectives of sustainable development.
GIS	Geographic Information Systems – a computer database and software program that allows linking of geographically referenced information related to any number of variables to a map of a geographical area. GIS allows its users to analyze and display data using digitized maps.
Green Belt	Also known as the Metropolitan Green Belt – an area of land which has been specifically designated for long-term protection. It is a nationally important designation and exists to prevent urban sprawl by keeping land open and free from development.

Greenfield Land	Land (or a defined site) which has never been built on before or where remains of any structure or activity have blended into the landscape over time (opposite of brownfield land).
GVA	Gross Value Added (GVA) from the Office of National Statistics measures the contribution to the economy of each individual producer, industry or sector in the United Kingdom.
HCC	Hertfordshire County Council
Hectare	A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.
Infrastructure	Collective term for physical structures, facilities and services needed by the community, for example, buildings, roads, power supplies, affordable housing, health, sports, leisure and educational facilities, village halls, doctor's surgeries, churches and open space.
IMD	Index of Multiple Deprivation (IMD) combines a number of indicators chosen to cover a range of economic, social and housing issues, into a single deprivation score.
Infill Development	The infilling of a small gap which having regard to the width of neighbouring residential curtilages and the general character of the site and surrounding area, is capable of accommodating a single dwelling, pair of dwellings, or short terrace of dwellings in an otherwise built-up frontage.
KCDC	Key Centre for Development and Change – an area identified by the Regional Spatial Strategy – for regional focus for housing, employment, retail, leisure, tourism, cultural and educational development.
Key Diagram	A diagram which illustrates the main strategic principles of the spatial strategy of the Local Development Framework. It is not site-specific, unlike the proposals map.
Key Workers	Essential public sector workers such as nurses, teachers and social workers.
LAA	Local Area Agreements (LAAs) set out the priorities for a local area between central government and a local area (the local authority and Local Strategic Partnership) and other key partners.
LCBSR	London Commuter Belt Sub-Region – a sub-region of the East of England Region which consists of Hertfordshire and four Essex Districts (Brentwood, Chelmsford, Epping Forrester and Harlow).
LDD	Local Development Document – comprising two main types: Development Plan Documents and Supplementary Planning Documents, which together form the Local Development Framework.
LDF	Local Development Framework – the portfolio or folder of Local Development Documents, which set out the planning policy framework for the District.
LDS	Local Development Scheme – A project plan setting out which documents will make up the Local Development Framework and when they will be produced over a three year period.
LEAP	Local Equipped Area for Play (LEAP) – is a piece of open space that is designated and equipped for children of early school age.
Listed Building	A building included on a list of buildings of architectural or historical interest compiled by the Secretary of State, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

LNR	Local Nature Reserve – a habitat of local or regional significance that makes a useful contribution both to nature conservation and to the opportunities for the community to see, learn about and enjoy wildlife.
Local Plan	The plan produced under the former planning system by District Councils. The Three Rivers Local Plan will be replaced by the Local Development Framework.
Logistics/ Big B8 Sheds	Units typically in excess of 9,000 sq m (100,000 sq ft) on sites with plentiful parking and yard space; often featuring 20 or more dock levellers; cross docking facilities; over 12m eaves height; 50k/N floor loadings and about 10% office content. Often occupied by food, clothing and white goods retailers.
London Arc	The London Arc comprises the area in the East of England closest to and most strongly influenced by London. It includes the districts of Broxbourne, Dacorum, Hertsmere, St Albans, Three Rivers, Watford and Welwyn Hatfield in Hertfordshire and Brentwood and Epping Forest in Essex.
LOOP	London Outer Orbital Path – also known as the London Loop – is a series of pathways around the outside of London, approximately 240 kilometres (150 miles) long.
LSP	Local Strategic Partnership (LSP). The Three Rivers Local Strategic Partnership is an umbrella partnership that brings together public and private organisations and community groups, allowing different initiatives and services to support one another so that they can work more effectively together. One of its main tasks is to prepare and implement the Sustainable Community Strategy.
Major Development	In terms of residential development – 10 dwellings or more or 0.5 hectares. In terms of other development – floorspace of 1,000 square metres or more. (As defined by Communities and Local Government).
Micro-renewables	Collective term for domestic scale renewable energy technologies such as solar thermal, solar photovoltaics and domestic wind turbines.
Minor Development	In terms of residential development – less than 10 dwellings or less than 0.5 hectares. In terms of other development – floorspace less than 1,000 square metres. (As defined by Communities and Local Government).
MW	Megawatts – a measure of electric power.
NHS	National Health Service
OSS	Open Space Sport and Recreation Study (OSS). A strategy covering open space, playing pitches and sport and recreational facilities to guide future provision and management of existing resources in the District as required by PPG17.
PCT	Primary Care Trust (PCTs) – cover all parts of England and take control of local health care. Hertfordshire and East & North Hertfordshire Primary Care Trust cover Three Rivers.
PDL	Previously Developed Land (or Brownfield land) – land that is, or has been occupied by a permanent structure and associated fixed surface infrastructure. Agricultural and forestry buildings are excluded.
PPG	Planning Policy Guidance (PPG) – Guidance produced by the Government setting out national planning policy (being replaced by Planning Policy Statements)

PPS	Planning Policy Statement (PPS) – Guidance produced by the Government setting out national planning policy (gradually replacing Planning Policy Guidance).
Proposals Map	This map illustrates the policies and proposals in the Development Plan Documents (DPDs) on an Ordnance Survey base.
RCS	Retail Capacity Study is an assessment of retail to identify need and gaps in provision and to inform the allocation of sites to meet such need as required by Planning Policy Statement 6.
RES	Regional Economics Strategy (RES) – the strategy that sets out the vision, targets and priorities to drive the region forward as a globally-competitive region. Developed by East of England Development Agency.
RSS	Regional Spatial Strategy (RSS) (also known as the East of England Plan) – sets out the broad spatial strategy for the region prepared by East of England Regional Assembly.
SA	Sustainability Appraisal (SA) – Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
SCI	Statement of Community Involvement (SCI) – document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the Local Development Framework (and in the consideration of individual planning applications).
SCS	Sustainable Community Strategy – the Council’s strategy prepared by the Local Strategic Partnership which takes a partnership approach to improving services, thereby improving quality of life.
SEA	Strategic Environmental Assessment (SEA) – an assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. The assessment examines the potential impacts of policies and proposals on the environment and includes proposals for the mitigation of these impacts.
Secondary Sheds	Typically provide space for smaller businesses, catering for local markets, and undertaking identifiable industrial activities. Businesses may be involved in cleaning services, distribution, electronics, engineering, flooring, food and drink, import/export, motor trades, printing, sign making and tool making and many other diverse activities.
Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield sites before Greenfield sites, town centre retail sites before out-of-centre sites, areas not at risk from flooding before areas at risk.
SFRA	Strategic Flood Risk Assessment (SFRA) – a study which assesses and maps all forms of flood risk from groundwater, surface water, sewer and river sources, taking into account future climate change predictions.
SHLAA	Strategic Housing Land Availability Assessment (SHLAA) – an assessment of land availability for housing, over a fifteen year period required by Planning Policy Statement 3: Housing. (An update on the Urban Capacity Study (UCS) carried out under the requirements of Planning Policy Guidance 3).
SHMA	Strategic Housing Market Assessment (SHMA) – an assessment of housing need and demand which can inform the development of Local Development Documents in planning for housing policies, as set out in Planning Policy Statement 3: Housing.

Smart Sheds	<p>Commonly high-quality buildings with hybrid space, allowing flexible production, warehouse and office, high ceilings (around seven metres), surface-level loading doors, floor loadings of 30-40 kN per sq m and generous service yards and parking; all provided within a good quality, managed development providing say 5-20 units in total. Many building in this sector range between 1,000 sq m (10,000 sq ft) and 5,000 sq m (50,000 sq ft).</p> <p>They support different activities than traditionally occupy industrial buildings, being service-based rather than production-based, and include a high-share of white-collar and distribution work as opposed to manufacturing.</p>
SPD	Supplementary Planning Document (SPD) – Elaborates on policies or proposals in Development Plan Documents and gives additional guidance. Successor to Supplementary Planning Guidance.
Spatial Planning	System to integrate land use planning policies with the policies of other plans, programmes and strategies which also influence the nature of places and how they function. Also about an integrated and partnership approach towards delivery of development.
SPG	Supplementary Planning Guidance (SPGs) – Provides guidance or development briefs to supplement policies and proposals in a Local Plan.
SSSI	Sites of Specific Scientific Interest (SSSIs) – are the best examples of our natural heritage of wildlife habitats, geological features and landforms.
SuDS	Sustainable Drainage Systems (SuDS) – a range of techniques to effectively manage drainage which endeavour to mimic the natural movement of water from a development.
Sustainable Development	In broad terms this means development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out the following five guiding principles, in its strategy for sustainable development, “Securing the Future” to be achieved simultaneously: Living within environmental limits: Ensuring a strong healthy and just society: Achieving a sustainable economy: Promoting good governance: and using sound science responsibly.
SWHTS	South West Herts Transportation Study (SWHTS) – will set out the overall approach to meeting local transport plan objectives and a range of measures to address congestion and improve transport infrastructure.
Tandem Development	Two or more houses directly behind one another on the same plot and sharing an access.
UCS	Urban Capacity Study (UCS) – an assessment of land to identify and allocate land for development required under Planning Policy Guidance 3. Updated by the Strategic Housing Land Availability Assessment.
Windfall	Windfall refers to a site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most “windfalls” are referred to in a housing context. They tend to be very small sites.

APPENDIX 9: PLANNING POLICY STATEMENTS AND PLANNING POLICY GUIDANCE

Planning Policy Statement 1:	Delivering Sustainable Development
Planning Policy Statement:	Planning and Climate Change - Supplement to Planning Policy Statement 1
Planning Policy Guidance 2:	Green belts
Planning Policy Statement 3:	Housing
Planning Policy Guidance 4:	Industrial, commercial development and small firms
Planning Policy Guidance 5:	Simplified planning zones
Planning Policy Statement 6:	Planning for Town Centres
Planning Policy Statement 7:	Sustainable Development in Rural Areas
Planning Policy Guidance 8:	Telecommunications
Planning Policy Statement 9:	Biodiversity and Geological Conservation
Planning Policy Statement 10:	Planning for Sustainable Waste Management
Planning Policy Statement 11:	Regional Spatial Strategies
Planning Policy Statement 12:	Local Spatial Planning
Planning Policy Guidance 13:	Transport
Planning Policy Guidance 14:	Development on unstable land
Planning Policy Guidance 15:	Planning and the historic environment
Planning Policy Guidance 16:	Archaeology and planning
Planning Policy Guidance 17:	Planning for Open Space, Sport and Recreation
Planning Policy Guidance 18:	Enforcing planning control
Planning Policy Guidance 19:	Outdoor Advertisement Control
Planning Policy Guidance 20:	Coastal planning
Planning Policy Statement 22:	Renewable energy
Planning Policy Statement 23:	Planning and Pollution Control
Planning Policy Guidance 24:	Planning and noise
Planning Policy Statement 25:	Development and Flood Risk