

Appendix 4: Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The term does not include low cost open market housing. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. (<i>National Planning Policy Framework, March 2012</i>)
Air Quality Management Area (AQMA)	A defined area within which air quality standards or objectives are not being achieved.
Annual Monitoring Report (AMR)	Monitors the local planning framework and its key policies and proposals. Information in this document will show trends and highlight possible problem areas which future changes to planning policy will seek to address.
Appropriate Assessment (also referred to as Habitats Regulations Assessment)	This assessment is required under The Conservation of Habitats and Species Regulations 2010. Its purpose is to analyse a plan or proposals and ascertain whether there would be any significant effects on internationally important nature conservation sites (also referred to as Natura or European sites).
Area Action Plan (AAP)	Provides a planning framework for areas of change and areas of conservation.
Area of Outstanding Natural Beauty (AONB)	Dacorum borough includes part of the Chilterns AONB. This is a precious landscape whose distinctive character and natural beauty are so outstanding that it is in the nation's interest to safeguard it. The AONB is managed by the Chilterns Conservation Board. The Board was set up by a Parliamentary Order under the Countryside and Rights of Way Act 2000. Its primary purpose is to conserve and enhance the natural beauty of the AONB. However it does have other purposes – i.e. to increase the public's understanding and enjoyment of the AONB and to foster the economic and social well-being of communities within the AONB. The Council must also have regard to the primary purpose of conserving and enhancing the natural beauty in exercising its functions.
Building Research Establishment Environmental Assessment Methods (BREEAM)	A tool to measure the sustainability, design, transport and environmental qualities of buildings, produced by the Building Research Establishment. BRE Ecohomes applies BREEAM to housing and this work has now been formed into the Code for Sustainable Homes.
Code for	The Code is a single national standard to guide industry in the

Sustainable Homes (CSH)	design and construction of sustainable homes. It is a means of driving continuous improvement, greater innovations and exemplary achievement in sustainable home building. The design categories included within the code are: energy/carbon dioxide emissions, pollution, water, health and well-being, materials, management, surface water, run-off, ecology & waste. The code introduces minimum standards for energy and water efficiency at every level of the Code, therefore requiring high levels of sustainability performance in these areas for achievement of a high Code rating. All new homes are required to be assessed against the Code.
Community Infrastructure Levy (CIL)	A new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. CIL charges will be based on simple formulae which relate the size of the charge to the size and character of the development paying it.
Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Conservation Area Appraisals (CAA)	Set out why an area has been defined as a Conservation Area; its different character areas and appearance; buildings of significant interest; features for retention and improvement and proposals for its future management.
Dacorum Borough Local Plan (DBLP)	This is the Local Plan for Dacorum Borough which was adopted by the Council on 21 April 2004. Its policies will gradually be replaced by the local planning framework. Until that happens the Council will use the policies to help it determine planning applications.
Department for Communities and Local Government (DCLG)	The department with responsibility for planning and local government.
Development Plan	A collective term for the adopted local plan and neighbourhood plans. The local plan is a plan for the future development of Dacorum: it is also known as a development plan document. The local plan itself may consist of more than one development plan document. It may include documents covering a core strategy, site allocations and development management policies. An Area Action Plan is also a development plan document. For neighbourhood plan, see below.
Environmental Stewardship	Is an agri-environment scheme run by Natural England that provides funding to farmers and other land managers who deliver effective environmental management on their land. It is intended to build on the recognised success of the

	Environmentally Sensitive Areas Scheme and the Countryside Stewardship Scheme.
Evidence Base	The process of producing a development plan document firstly requires the assembly of an evidence base. The evidence base consists of studies, plans and strategies produced by the Council and other organisations.
Extra care housing ('flexicare')	Flexicare is a sheltered scheme with the benefit of care staff on site, or nearby, for 24 hours a day. Tenants have access to care as and when they need it, or in emergencies. Flexicare can avoid the need for residential care for many people.
General Employment Area (GEA)	Areas defined on the Proposals Map where a specified range of employment generating uses (Classes B1, B2 and/or B8 of the Use Classes Order) are directed, and where the loss of employment land to other uses is not normally permitted.
Green Belt	An area of open land where strict planning controls apply in order, in particular, to check the further growth of a large built-up area. It is designated in a development plan.
Green enterprise	Carrying out business activities in accordance with 'green' principles, e.g. promoting the use of renewable technology and materials, producing eco-friendly goods and emphasising the minimisation of waste and maximisation of reuse and recycling.
Green Gateway	A green area surrounding a main entrance to a town or village.
Green Infrastructure (GI)	Green Infrastructure is 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. (<i>National Planning Policy Framework, March 2012</i>)
Greenfield Land	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (the opposite of <i>brownfield</i> or previously developed land). It normally includes private gardens and applies to most land outside the built-up area boundaries.
Groundwater Source Protection Zones (SPZs)	Areas defined by the Environment Agency as part of a national strategy to protect groundwater sources, such as wells, boreholes and springs used for public drinking water, against pollution.
Gypsies and Travellers	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 or permanently. The definition excludes travelling showpeople. (<i>Planning Policy for Traveller Sites March 2012</i>).

	A pitch is the space occupied by one family or household: it may accommodate one or more caravans.
Heritage Assets	This is a general term for all the valued components of the historic environment – buildings, monuments, sites, places and landscape – which merit particular consideration in planning decisions. Some are designated nationally or through national legislation – e.g. scheduled ancient monuments and listed buildings, conservation areas. Others are identified by the Council or County Council through normal decision making or plans – e.g. buildings of local importance, areas of archaeological importance.
Issues and Options	The first formal stage of consultation on a Development Plan Document, in which the key issues and options relating to the document are set out within the context of government guidance and policy.
Lifetime Homes Standard	Ordinary homes are designed to provide accessible and convenient homes for a large segment of the population from young children to older people and those with temporary or permanent physical sensory impairments. Lifetime Homes have 16 design features that ensure the home will be flexible enough to meet the existing and changing needs of most households.
Listed Building	A building included in a list compiled or approved by the Secretary of State. It includes any object or structure fixed to the building and any object structure within the cartilage of the building which, although not fixed to the building, formed part of the land and has done so since July 1948.
Local Allocation	Local Allocations are modest extensions to some of our towns and large villages. They will help maintain existing populations, meet local housing needs and plug gaps in local infrastructure. They are focused upon meeting specific local needs and the future vision for that particular place.
Local List	A list of buildings and other structures that have local importance from an architectural or historic perspective. They may be buildings of merit in their own right, or form part of an important group of buildings
Local Nature Reserves (LNRs)	Places identified as having wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature, or simply to enjoy it.
Local Planning Framework (LPF)	An umbrella term for all documents which make up the new local planning policy context.
Local Strategic Partnership (LSP)	The Dacorum LSP is a partnership comprising representatives from public and private organisations, business and the voluntary sector and community groups. One of its roles is to

	prepare and implement the Sustainable Community Strategy.
Local Transport Plan (LTP)	The transport strategy prepared by the local transport authority, i.e. Hertfordshire County Council.
Movement Gateway	A key junction where pedestrians, cyclists and vehicles are directed through.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The guidance is to be used by local planning authorities in drawing up plans and determining planning applications.
Neighbourhood (neighbourhood pattern / neighbourhood concept)	Typical New Town neighbourhoods have a population of about 2,500 people in about 1,000 dwellings. Key infrastructure needs include a primary school, local shop(s), community hall / cultural facility, access to health facilities and secondary schooling, public open space and other green infrastructure, new highways and links and access to passenger transport.
Neighbourhood Plan	Neighbourhood plans deal with local land use and development issues, rather than strategic issues. They may relate to regeneration or growth. They may cover where new shops, offices or homes should go and what green space should be protected. Plans should be compatible with national policies and policies in the local authority's adopted development plan.
Open Land	Areas of open space greater than 1 hectare in size that are formally identified on the Proposals Map and protected from development through planning policy.
Open space	All types and scales of open land, both publicly and privately owned. Some of this is also protected as 'Open Land.'
Pedestrian Gateway	A key junction where pedestrians are directed through.
Previously Developed Land (PDL)	Land which is or was occupied by a permanent structure (excluding agricultural land or forestry buildings) – see <i>Annex 2, National Planning Policy Framework</i> for a full definition
Registered Social Landlords (RSLs)	Government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and co-operatives, and work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.
Saved Policy	Local Plan policies that remain in use for town planning purposes until they are replaced by an Adopted Development Plan Document, such as the Core Strategy of General Development Management policies. The Core Strategy Appendix will set out which Local Plan policies are replaced by

	those of the Core Strategy.
Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centre retail sites before out-of-town retail sites.
Site of Special Scientific Interest (SSSI)	SSSIs are designated by English Nature under the Wildlife and Countryside Act 1981 (as amended). They comprise land, which is important nationally for its flora, fauna or geology.
Special Area of Conservation (SAC)	SACs are designated under the European Union's Habitats Directive. They are of especial European importance and should be protected for their wildlife and habitat value.
Statement Of Community Involvement (SCI)	A document that sets out how the Council will involve the community and other stakeholders in the production of the Local Development Framework, planning applications and conservation areas. The Council's SCI was adopted in October 2006.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base which identifies land for housing and assesses the deliverability and developability of sites. Such assessments are required by the National Planning Policy Framework.
Strategic Site	Sites within the urban area whose short-term development is fundamental to the delivery of the vision for that particular town or village.
Supplementary Planning Document (SPD)	SPDs provide more detailed planning guidance to supplement what is in the development plan. They are part of the local planning framework.
Sustainable Community Strategy (SCS)	Produced by the Local Strategic Partnership (LSP) for either a district or county area, the SCS sets out a long term vision for an area, backed up by action plans to achieve it. 'Destination Dacorum' is the name of the LSP for Dacorum and is also the title of the sustainable community strategy it has produced. The LSP brings together the Borough Council, Hertfordshire County Council, Community Action Dacorum, NHS Hertfordshire, the Hertfordshire Constabulary and the Maylands Partnership under an agreement to co-operate in improving life in the borough.
Sustainable Drainage Systems (SuDS)	A key part of a managing and reducing flood risk on a site or area. SuDS are a range of approaches to surface water drainage management including: <ul style="list-style-type: none"> • Source control measures including rainwater recycling and drainage; • Infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities; • Filter strips and swales, which are vegetated features that

	<p>hold and drain water downhill mimicking natural drainage patterns;</p> <ul style="list-style-type: none"> • Filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed; and • Basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.
Sustainability Appraisal (SA)	An appraisal of local development documents against their environmental, social and economic impacts. This often incorporates Strategic Environmental Assessment (SEA), required for some plans and proposals under European law.
Tandem Development	This would entail the positioning of one (and sometimes more) new house(s) behind an existing dwelling and sharing the same access.
Travelling Showpeople	<p>Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently. It excludes Gypsies and Travellers as defined above. (<i>Planning Policy for Traveller Sites March 2012</i>).</p> <p>A plot means a pitch for travelling showpeople. A plot may need to incorporate space for the storage and maintenance of equipment. A pitch can be defined as the area of land for which a site licence is paid.</p>
Wildlife Site	Wildlife Sites are the most important places for wildlife outside legally protected land such as Nature Reserves or Sites of Special Scientific Interest. In 2010 there were almost 2,000 Wildlife Sites in Hertfordshire, totalling 17,215ha, and covering over 10% of the county. 246 of these sites are in the Dacorum District, covering 3,131.5ha. They include meadows, ponds, woodland and urban green space. This county-based system is now acknowledged and promoted nationally by DEFRA and applied across England. The Wildlife Sites Partnership in Hertfordshire includes HMWT, HBRC, Natural England, the Countryside Management Service, Chilterns AONB and the Environment Agency, and is led and coordinated by HMWT.
Windfalls	Sites that come forward for development after receiving planning permission, but have not been formally identified as having development potential within the Strategic Housing Land Availability Assessment. Sites of fewer than 5 units are always considered as windfall.

