

GLOSSARY OF TERMS

'A' Boards: Free standing advertisements which take the form of an 'A' when viewed from the side.

Affordable Housing: For the purpose of this Plan the Council considers that affordable housing will normally be rented housing or equity sharing schemes. Rented housing should preferably be at rents similar to those payable for Council housing or registered Housing Association properties where the rent levels have been approved by the Council. In the case of housing for sale, or part purchase on a shared equity basis, it would expect it to be shown that the price is no greater than the cost of providing the building and that any land cost element has been discounted to the satisfaction of the Local Planning Authority in accordance with any powers available to the providing agency.

Area of Great Landscape Value (AGLV): an area designated by the County Council as being of high visual quality worthy of conservation.

Areas of Outstanding Natural Beauty: Areas of high visual quality designated by the Countryside Agency as being of National importance.

Areas of Archaeological Potential: Areas defined by Surrey County Council as having good evidence for the existence of archaeological deposits based on previous finds, maps or other evidence.

Article 4 Directions: The Council has powers to use Directions under Article 4 of the General Development Order 1988 to control classes of development that would otherwise not require explicit planning permission.

Conservation Areas: Areas designated by the Council as local planning authority as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69.

County Sites of Archaeological Importance: (Known Archaeological Sites) Sites identified by Surrey County Council as being worthy of preservation.

Countryside: All areas outside the urban areas including all land within the Green Belt and the Countryside beyond the Green Belt.

Countryside Strategy: A co-ordinated and planned approach to the countryside as recommended by the Countryside Agency.

Development: The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. (Town and County Planning Act 1990 Section 55).

Development Plan: Section 54A of the Town and County Planning Act 1990 requires that planning applications and appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise. In Guildford the development plan comprises the Surrey Structure Plan, the Guildford Borough Local Plan 2003 and the Surrey Minerals and Waste Plans.

Existing Firms: Firms established in the Borough at the time the plan was adopted.

Employment Expansion: Where the main building (s) on site is (are) retained and the additional floorspace is built.

Gypsies: Persons of nomadic habit of life, whatever their race or origin. The term does not include members of an organised group of travelling showpeople or circus people, travelling together as such (Caravan Sites Act, 1968 - Section 16) Planning advice relating to travelling showpeople is given in DoE Circular 2/91 (WO 78/91).

Historic Gardens: The department of National Heritage publishes a list of Gardens of Historic Importance.

Household: One person living alone or a family or a group of people living at the same address and sharing domestic facilities and housekeeping arrangements.

Housing Investment Strategy: A housing plan based on a comprehensive assessment of the local housing situation, the main element of which is a financial statement of the local authority's statement of the local authority's capital spending plan.

Listed Buildings: Buildings of special Architectural or Historic Interest. A list of these is compiled by the Secretary of State for Culture, Media and Sport in accordance with Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Listed Building Consent: Proposals to demolish a listed building or alter or extend it in any way that affects its character require listed building consent.

Local Nature Reserves (LNR): an area designated by local authorities, in consultation with English Nature, under the National Parks and Access to the Countryside Act 1949, to provide opportunities for educational use and public enjoyment, in addition to protecting wildlife or geological and physiographical features of special interest.

Local Plan: This applies the policies and proposals in the Structure Plan in greater detail. It forms part of the development plan system set out in the Town and County Planning Act 1990.

Mobile Home: Caravan or other movable structure used as a dwelling.

New Employment Development: Development on a site not previously in an industrial, warehousing or business use.

Outstanding Planning Permission: Development which Planning Permission has been granted but which has not yet been fully implemented.

Scheduled Ancient Monuments: Buildings or structures of Historic, architectural, artistic or archaeological importance which are recognised by the Secretary of State for the Department of National Heritage as being of National importance.

Settlements: Certain villages within the Green Belt are defined as settlements for the purposes of planning policy.

Sites of Nature Conservation Importance (SNCI): An area (non-statutory) designated by the Surrey Nature Conservation Liaison Group as being of county or regional wildlife value.

Sites of Special Scientific Interest: (SSSI): Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949, and re-notified under the (SSSI) Wildlife and Countryside Act 1981 as being of special importance and worthy of preservation.

Special Area of Conservation (SAC): an SSSI additionally designated a Special Area of Conservation under the European Community's Habitats Directive 1992 (92/43/EEC), in order to maintain or restore priority natural habitats and wild species. Together with SPA's, SAC's comprise the European Union's 'Nature 2000' network of habitats of pan-European nature conservation importance.

Special Protection Area (SPA): an SSSI additionally designated a Special Protection Area under the European Community's Directive (79/409/EEC) on the Conservation of Wild Birds 1979, because of the need to protect threatened birds, their eggs, nests and habitats.

Structure Plan: This sets out the broad framework for the development and other use of land for a county. It forms part of the development plan system set out in the Town and County Planning Act 1990.

Surrey: The Administrative County of Surrey.

Transport Policies and Programmes (TTP): All County Authorities must prepare and submit to the Department of Transport each year a TTP setting out their policies for the development and operation of transport including Public transport, roads, traffic management and parking.

Tree Preservation Order (TPO): An order placed on trees or woodland considered of high amenity value prohibiting the cutting down, topping or wilful destruction of trees without the Council's consent.

Note - These are not necessarily legal definitions, but are an interpretation of terms used in the Plan.