

## GLOSSARY

Word / phrase	Definition
<b>Acre</b>	Measurement of land area of 4840 square yards, approximately 0.4 of a hectare.
<b>Adopted Local Plan</b>	The 'final' Plan, agreed and published by the Council as the definitive, legal Plan following a Local Plan Inquiry and any subsequent modifications. The adopted plan carries legal weight in determining planning applications (see also <b>Consultation Draft</b> , <b>Deposit Version</b> and <b>Revised Deposit Version</b> ). Note: this Plan is the adopted version (April 2004).
<b>Affordable housing</b>	Housing that is available for people who cannot afford to rent or buy houses generally available on the open market. It encompasses social rented housing; shared ownership and similarly subsidised schemes sometimes referred to as intermediate housing; and may include low cost market housing, depending on the relationship between local income levels and house prices or rents. (See Circular 6/98, paragraph 4 and PPG3 'Housing' (2000), paragraph 15).
<b>Aggregate minerals</b>	Those minerals used essentially in the road building and construction industry, e.g. limestone, sand and gravel.
<b>Agricultural Land Classification</b>	A land classification system used by the Ministry of Agriculture, Fisheries and Food (MAFF), Grades 1,2 and 3A being the most versatile grades.
<b>Allocations</b>	Land or units proposed for development (particularly housing and employment), usually without planning permission.
<b>Alternative public transport facilities</b>	Solutions to conventional public transport such as community bus schemes, voluntary car schemes, ring and ride schemes.
<b>Area of Great Landscape Value (AGLV)</b>	Areas of high land or parts of valley systems which have discernible local character, as defined in Local Plans.
<b>Area of Outstanding Natural Beauty (AONB)</b>	Areas designated by the Countryside Agency and confirmed by the Secretary of State for the Environment to conserve the natural beauty of the area.
<b>Article 4A Direction</b>	Direction issued by the Council requiring planning permission to be obtained for works that would otherwise be permitted development.
<b>Assisted Area Status</b>	Regional Assistance (until December 1999) granted by Central Government.
<b>Backland development</b>	Development involving lateral splitting of an existing plot and development to the rear of properties.
<b>Bascule arm</b>	Counter-balanced lifting bridge.
<b>Berms and swales</b>	Levelled areas between slopes to reduce water run off, used as a sustainable drainage measure.
<b>Best Practical Environmental Option (BPEO)</b>	A term in waste management planning describing an option that meets a given set of objectives at the most benefit or least damage to the environment in the long as well as the short term.
<b>Best Value</b>	Regime by which Local Government should provide the right service in the most economic and efficient way; focuses on Consulting, Comparing, Challenging and Competing. Councils are required to publish yearly Best Value Performance Plans. Having an up to date local plan is an important element of Best Value.

<b>Biodegradable waste</b>	Defined in the Waste Directive as waste that is capable of undergoing anaerobic or aerobic decomposition, such as food and garden waste, paper and paperboard.
<b>Biodiversity</b>	A range of natural habitats and species of plants and animals essential to maintain the earth's ecosystems.
<b>Biodiversity Action Plan (BAP)</b>	Plan identifying targets improving and protecting biodiversity in an area. There are regional, county and local BAPs.
<b>Brownfield Site</b>	Previously developed land (as defined in Annex C of PPG3 'Housing' (2000)).
<b>Business Forum</b>	Organisation of local business people which work to promote the economic interests of Torbay.
<b>Business Investment Areas</b>	Areas of under-utilised business use, with potential for increased and more effective employment use (see also <b>Small Business Areas</b> ).
<b>Business Park</b>	High quality, well landscaped, prestige employment site of a sufficient size to attract high-tech and similar light industrial users.
<b>Cill (or Sill)</b>	In the context of Torquay Harbour, refers to a structure to retain water at low tide within the inner harbour.
<b>Circular</b>	Central Government publication containing detailed interpretation of Government legislation (see also <b>PPG</b> ).
<b>Civic Amenity Site</b>	A facility where the public can dispose of household waste and also often containing recycling points.
<b>Coastal Preservation Area</b>	Unspoiled stretches of coastal land, usually substantially undeveloped and protected because of their visual importance.
<b>Coastal Protection Zone</b>	Zone of land in coastal area designated to ensure management/geological protection. It is not primarily a landscape designation (compare with <b>Coastal Preservation Area</b> ).
<b>Commitment</b>	Land with current planning permission.
<b>Comparison goods</b>	Clothing and footwear; do-it-yourself goods; household goods (furniture, pictures, carpets and other floor coverings, major appliances, textiles and soft furnishings and hardware); recreational goods (radios, televisions, sports goods, toys, games, etc.); other goods (pharmaceutical products, jewellery, watches, and other non-food goods).
<b>Composting</b>	Process that accelerates the decay of organic materials through anaerobic digestion.
<b>Conservation Areas</b>	Areas of special architectural or historic interest, designated by virtue of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
<b>Consultation Draft</b>	The first stage in preparing a local plan. The Torbay Borough Local Plan (Consultation Draft) was published in June 1996. The requirement to publish a Consultation Draft has now been replaced with a requirement to undertake pre-Deposit consultation, for example by publishing an Issues Paper (see also <b>Adopted Local Plan, Deposit Version, Revised Deposit</b> ).

<b>Contaminated land</b>	Land that has been polluted either by previous uses or naturally occurring contaminants.
<b>Controlled waste</b>	Household, industrial, commercial and special waste. It is fully defined in the Environmental Protection Act 1990, section 75(2).
<b>Convenience goods</b>	Food, alcoholic drink, tobacco, newspapers, magazines, matches, soap and other cleaning materials.
<b>Country Parks</b>	Designated by the Countryside Agency to help alleviate pressures on the National Parks and provide recreational areas for urban residents.
<b>Countryside Agency</b>	Executive Agency of Central Government responsible for designating AONBs and other countryside matters. Formerly the Countryside Commission.
<b>Countryside Trust</b>	See <b>Torbay Coast and Countryside Trust</b> .
<b>Countryside Zone</b>	Those areas of land outside the urban areas of cities, towns and villages, usually undeveloped except for isolated hamlets or buildings associated with agriculture or services.
<b>“De minimus”</b>	A use or operation carried out at a sufficiently low level so as not to require planning permission.
<b>Deposit Version</b>	The stage when an emerging Plan is placed “on deposit” for public comment. The Deposit Version of the Torbay Local Plan (1995-2011) was published in July 1999 (see also <b>Adopted Local Plan, Consultation Draft</b> and <b>Revised Deposit</b> ).
<b>Deprivation</b>	A measure of material poverty based on a number of criteria such as income, economic circumstances, environment, etc.
<b>Derelict land</b>	Land so damaged by industrial or other development, that it is incapable of beneficial use without treatment (see also <b>Previously developed land</b> ).
<b>Design Brief</b>	Document containing detailed guidance on design, materials, etc. on a specific development site.
<b>Developer contributions</b>	A type of Planning Obligation (see below).
<b>Development</b>	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.
<b>Development Brief</b>	Guide giving advice on design, phasing, constraints, type of development, etc. on particular development sites (also called <b>Planning Brief</b> ).
<b>District Centre</b>	Shopping areas providing a range of key shops, local and associated facilities such as banks and restaurants serving the community. They are larger than <b>local centres</b> (see below).
<b>District Distributor Road Network</b>	Roads which are not part of the Major Road Network, but serve an important role distributing traffic to and within districts.
<b>EC Framework Directive on Waste</b>	European Directive requiring the minimisation of waste (75/442/EEC as amended by 91/156/EEC).
<b>Ecological value</b>	A measure of the significance or interest of an area of land as a habitat supporting species of flora and fauna.

<b>Economic activity rate</b>	The percentage of people aged 16 and over who are economically active.
<b>Economic Development Strategy (EDS)</b>	Torbay Council's published strategy outlining economic objectives.
<b>Economically active</b>	People aged 16 or over who are either in employment or are registered unemployed.
<b>Edge of centre</b>	Site within easy walking distance (approx 300 metres) of a town centre.
<b>Employment land and buildings</b>	Land and buildings used primarily for activities falling within Classes B1, B2 and B8 of the Use Classes Order 1987, including existing industrial estates and buildings, and land allocated for such purposes in the Local Plan.
<b>Energy From Waste Plant</b>	Incineration of waste and use of the heat generated for heating for heating/electricity.
<b>English Heritage</b>	National body with responsibility for protecting the historic environment; provides advice to Central and Local Government on historic building conservation, archaeology, etc.
<b>Environment Agency</b>	Executive Agency of Central Government overseeing environmental matters such as water resources, waste, pollution and nature conservation.
<b>Environmental Appraisal</b>	Process seeks to ensure that the environmental implications of local and structure plans are made explicit, and that environmental considerations are fully taken into account of in the Plan. (The Environmental Appraisal of this Plan was published as a supporting document to the July 1999 <b>Deposit Version</b> of the Local Plan). See <b>Strategic Environmental Assessment</b> .
<b>Environmental Guide</b>	Detailed advice on design, parking standards etc., supplementing the Written Statement and accompanying the Local Plan.
<b>Environmental Impact Assessment (EIA)</b>	The legal requirement for some major developments to have their effect on the environment appraised before the granting of planning permission. EIA is different from Environmental Appraisal of the Local Plan (see above).
<b>EU Landfill Directive</b>	European Directive 1999 (1999/31/EC) regulating the landfill of waste, transposed into UK law in 2001.
<b>Explanation</b>	The statutory Government requirement to explain fully the derivation of all policies and proposals (often referred to as the reasoned justification).
<b>Factory outlet</b>	Shops, often outside town centres, selling 'seconds' and end of line goods at discounted prices.
<b>Flats</b>	Buildings containing more than one self-contained dwelling. They include purpose built and converted buildings.
<b>Full time employment</b>	Members of the work force employed over 32 hours per week in one job and paying a full National Insurance contribution.
<b>Global warming</b>	See <b>Greenhouse effect</b> .
<b>Grade I, II* and II</b>	Grades of listed buildings. Grade I buildings are of the most importance; followed by II*, followed by Grade II.

<b>Greenfield site</b>	Previously undeveloped land.
<b>Greenhouse effect</b>	The warming of the Earth's surface and lower atmosphere, due to gases such as carbon dioxide and methane (greenhouse gases) forming a barrier to infra-red radiation escaping from the Earth.
<b>Gross density</b>	Area of development (in particular employment development) including strategic landscaping as well as buildings, roads etc.
<b>Habitats Directive</b>	EU Directive (92/43/EEC) requiring the conservation of natural habitats and of wild fauna and flora. The Directive set up a network of sites identified as Special Areas of Conservation and requires their protection and management.
<b>Hamlet</b>	A collection of houses, smaller than a village and usually lacking community facilities.
<b>Hectare</b>	Metric measurement of land of 10,000 square metres (2.471 acres).
<b>Heritage Coast</b>	Stretches of undeveloped coastline defined by the Countryside Agency as being of outstanding scenic value, often the subject of special management schemes.
<b>Historic Parks and Gardens</b>	Parks and gardens created before 1939 which still retain their special interest and which have been listed and graded in the national Register of Parks and Gardens of Special Historic Interest first published by English Heritage in 1984.
<b>Hostels</b>	Accommodation that contains rooms used for residential purposes usually on a temporary basis. It is different from an HMO (see below) in that a basic level of service, such as meals, is provided for residents.
<b>Household</b>	Either one person living alone or a group of persons (related, or up to six unrelated people) living at the same address with common housekeeping, sharing facilities etc.
<b>Houses in Multiple Occupation (HMOs)</b>	A property which is occupied by a number of persons who do not form a single household. This includes bedsits and other non-self-contained property where sharing of basic facilities takes place (see also <b>Hostel</b> ).
<b>Housing completions</b>	Number of houses finished as defined by Completion Certificate issued by Building Control or National House Builders Building Council Final Certificate.
<b>Housing density</b>	Ratio of numbers of houses to land area.
<b>Infilling/infill site</b>	Development within the existing built-up urban form or between existing buildings.
<b>Infrastructure</b>	'Physical infrastructure' refers to facilities as well as roads, water supply and sewers. Services such as education and health are often termed 'social infrastructure'.
<b>Integrated Transport System</b>	System that combines various modes of transport (bus, train, cycle etc.).
<b>Intermediate Area</b>	Level of Assisted Area (see above) regional assistance from UK Government that applies to Torbay.
<b>Land use</b>	The use of land and includes activities within buildings (see <b>Use Classes</b> ).

<b>Landfill</b>	Depositing waste into or onto the ground.
<b>Landscape Policy Areas</b>	A term used to encompass principal landscape related designations. These include Areas of Outstanding Natural Beauty, which are designated by the Countryside Agency; and Areas of Great Landscape Value, Coastal Preservation Areas and Urban Landscape Protection Areas, which are designated by Local Planning Authorities.
<b>Large housing sites</b>	Sites of over 1 acre (0.4 ha) proposed for housing in the Local Plan (H1 sites).
<b>Lifecycle analysis</b>	Analysis of the environmental impacts of a product from its manufacture to final disposal; includes factors such as raw materials required in its manufacture, any pollution caused by its use and how it is disposed of. This allows an assessment to be made about how its environmental impact can be reduced.
<b>Listed Buildings</b>	List of buildings of special architectural or historic interest compiled by Central Government under the Planning (Listed Buildings and Conservation) Act 1990.
<b>Living Over The Shop (LOTS)</b>	Scheme involving housing associations for bringing accommodation above town centre and other commercial buildings into residential use (see also <b>Windfall sites</b> ).
<b>Local Agenda 21 (LA21)</b>	Process of building partnerships to achieve local sustainable development and contribute to the wider sustainability agenda.
<b>Local Centres</b>	Areas of shops and similar uses generally serving only the immediate local area; smaller than <b>district centres</b> .
<b>Local Development Framework (LDF)</b>	New system for local planning, introduced by the Planning and Compulsory Purchase Act 2004, which will replace existing Local Plans currently prepared under the Town and Country Planning Act 1990 (as amended).
<b>Local Nature Reserves (LNRs)</b>	Statutory nature reserves, designated by the Countryside Agency or local authorities under national legislation.
<b>Local needs housing</b>	New housing developments specifically reserved for people already associated with the locality, either by residence or work place.
<b>Local Plan</b>	Document which includes a Written Statement setting out detailed policies and specific proposals for the development and use of land, together with a Proposals Map which illustrates policies and proposals on an Ordnance Survey base map (see <b>Proposals Map</b> and <b>Written Statement</b> ).
<b>Local Plan Inquiry</b>	See <b>Public Local Inquiry</b> .
<b>Local Transport Plan (LTP)</b>	Five year programme for the improvement of local transport systems. This replaces the TPP (see below) and contains detailed traffic management and transport schemes.
<b>Local Wildlife Sites</b>	Sites identified by Devon County or Torbay Council as being of wildlife importance.
<b>Low cost market housing</b>	Housing provided at prices affordable to the lower end of the market, such as starter homes (see <b>Affordable housing</b> ).

<b>Making Waste Work</b>	Strategy for the sustainable management of waste over the next 20 years. Fundamental to the strategy is the need to curb the growth in the quantity of waste produced. The strategy was published for consultation by the DETR in June 1999.
<b>Mineral Planning Authority</b>	Authority responsible for minerals management. Torbay Council is the Mineral Planning Authority for Torbay.
<b>Mineral Policy Guidance Note (MPG)</b>	Guidance issued by Government on planning issues relating to minerals, similar to <b>PPGs</b> .
<b>Modal interchange facilities</b>	Bulky or large goods moved on a transport system which has termini accessible to different freight systems, e.g. road and rail, by which the major movements are made on the rail network.
<b>Modal split</b>	The types of method of transport used (walking, bus, car etc.).
<b>Modal switch</b>	The effect of policies etc. in changing peoples choice of use of transport; in particular encouraging use of non-car transport.
<b>MRF</b>	Materials Recycling Facility.
<b>Municipal waste</b>	Waste collected and disposed of by local authorities, generally consisting of household and similar waste.
<b>National Nature Reserves (NNRs)</b>	Areas of wildlife and geological importance in England designated by English Nature under Sections 16 to 29 of the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981. They are managed as places of conservation and scientific interest by English Nature or other approved body such as a wildlife trust.
<b>National Primary Route Network</b>	The national network of key main roads (excluding motorways).
<b>Natural Areas</b>	Formally defined as “biogeographic zones which reflect the geological foundation, the natural systems and processes and the wildlife in different parts of England and provide a framework for setting objectives for nature conservation” (Biodiversity; the UK steering Group Report HMSO 1995).
<b>Net area</b>	Area of development (in particular employment development) including buildings, roads, parking etc but excluding strategic landscaping.
<b>New settlement</b>	Free standing new towns or large-scale additions to existing settlements. Extensions to existing towns or villages are termed new settlements where the completed new development constitutes 50% or more of the total size of the settlement, measured either in terms of population or dwelling numbers. PPG3 (paragraphs 72-75) sets out planning considerations relevant to new settlements.
<b>Noise Exposure Categories (NEC)</b>	Categories of development which are affected by noise. NECs are specified in PPG24 ‘Planning and Noise’.
<b>Non operational car parking</b>	Parking spaces which may be provided for office development but which are not essential to the running of any business at the premises, e.g. commuting employees and business visitors.
<b>Non-Fossil Fuel Obligation</b>	Central Government commitment to reducing the use of fossil fuels.
<b>Objective 2 (2000 - 2006)</b>	European structural funds programme for 2000-2006. Six of Torbay’s twelve wards are eligible for Objective 2 funding.

<b>Objective 5(b)</b>	European Union designations of an area qualified for funding due to declining rural and fishery industries until the end of 1999. The southern part of Torbay had Objective 5(b) status.
<b>ODPM</b>	Office of the Deputy Prime Minister. This is a Central Government department charged with the responsibility for planning.
<b>Operational car parking</b>	Parking spaces which are essential to the operation of the business being carried out at the premises, e.g. servicing and delivery vehicles.
<b>Out-of-centre</b>	A location that is clearly separate from a town centre but not necessarily outside the urban area.
<b>Out-of-town</b>	Out of centre site e.g. for a foodstore that is on greenfield land or outside of the urban boundary.
<b>Park and ride</b>	An arrangement whereby car users are encouraged to leave their vehicles in identified car parks on the periphery of the town or city and complete the remainder of their journey by some form of public transport, usually bus or rail.
<b>Part time employment</b>	Persons employed for less than 32 hours per week and paying a reduced National Insurance contribution.
<b>Pedestrian priority</b>	Area where some vehicles (e.g. buses and service vehicles) are allowed but other vehicles are excluded. A wide range of pedestrian priority schemes exist and in each case pedestrians have priority over vehicles.
<b>Pedestrianisation</b>	Area closed to all vehicles to allow fuller use by those on foot. Occasionally servicing, etc. is allowed outside shopping hours.
<b>Peripheral regions</b>	Regions which are considered remote and economically disadvantaged, when compared to the central and more prosperous regions in Europe.
<b>Permitted development</b>	Some, usually small scale, development that does not need to obtain planning permission, by virtue of being exempted in the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
<b>Plan, monitor, manage</b>	Current method of assessing housing need that sees population as only one factor in estimating numbers and seeks to review needs during the plan period. This replaces previous approach referred to as 'predict and provide'.
<b>Planning Brief</b>	Guide giving advice on design, phasing, constraints, type of development, etc. on specific development sites (also called <b>Development Brief</b> ).
<b>Planning Obligations</b>	Means by which developers contribute to the environmental or social cost of development, such as education needs, infrastructure costs etc. This often entails contributions toward the costs generated but can also entail legal agreements about occupancy and other matters. Circular 1/97 regulates the correct use of Planning Obligations.
<b>Planning Policy Guidance Note (PPG)</b>	Central Government publication outlining good practice on a particular planning topic (compare with <b>Circular</b> ).
<b>Plymouth-Devon-Arc</b>	An area in Devon of around 650,000 people bordering Cornwall, grouped together for the purpose of obtaining Objective 2 status (see above).
<b>Policy</b>	Course of action to be pursued.
<b>Precautionary principle</b>	Principle of erring on the side of caution where environmental or other considerations are at risk.

<b>Predict and provide</b>	Method of determining the need for development e.g. for new housing on the basis of population projections. This method has now been replaced by 'Plan, Monitor, Manage' (see above). Predict and Provide also relates to the (no longer used) system of planning new roads to accommodate projected future traffic growth.
<b>Prestige site</b>	Attractive, well landscaped site of a sufficient size to be suitable for a business park (see above).
<b>Previously developed land</b>	Land previously occupied by a permanent structure, including land used for mineral extraction and waste disposal, where not restored. This definition excludes parkland and land where previous development has blended in the landscape by the process of time (see also <b>Brownfield site</b> and <b>Derelict land</b> ).
<b>Primary sector employment</b>	Employment in the agriculture, forestry, fishing and mineral industries.
<b>Primary Shopping Frontage</b>	Core shopping areas of town centres, predominantly Use Class A1 retail shops.
<b>Principal Holiday Accommodation Area (PHAA)</b>	'Shop window' areas of the holiday industry which are a focus of tourist activity. They usually comprise concentrations of tourist accommodation and have a distinct holiday atmosphere.
<b>Prior recording</b>	The arrangement by which buildings of architectural or historic value, and archaeological sites of known or potential value, are made the subject of detailed survey before development is allowed to proceed.
<b>Proposal</b>	A site specific designation for a specific development.
<b>Proposals Map</b>	Map on an Ordnance Survey base indicating policies and proposals of the Local Plan. Town centres are often shown at a larger scale (see <b>Local Plan</b> ).
<b>Proximity principle</b>	The principle that development should be located so as to reduce the need to travel, use less energy and generate less pollution, e.g. waste should be disposed of close to where it is generated.
<b>Public Local Inquiry</b>	Inquiry led by Government Inspector, following publication and consultation on the Deposit and Revised Deposit Versions of a Local Plan.
<b>Ramsar Sites</b>	Internationally important wetland areas, particularly wildlife habitats listed under the Convention on Wetlands.
<b>RAWP</b>	Regional Aggregates Working Party.
<b>Recycling</b>	Processing waste to produce a useable raw material or product; sometimes also loosely applied to the reuse of materials.
<b>Reduction</b>	<ol style="list-style-type: none"> <li>1) Reducing the volume of waste by compaction.</li> <li>2) The use of technology that generates less waste.</li> <li>3) Production of longer lasting products with lower pollution potential.</li> <li>4) Removing material from the waste stream e.g. through composting green waste.</li> </ol>
<b>Regional Assembly (RA)</b>	The RA is a partnership between all local authorities in the South West. It exists to promote the economic, social and environmental well-being of all who live and work in the Region. It scrutinises and monitors the work of the SWRDA and under the reformed planning system will be the Regional Planning body for the South West, responsible for the Regional Spatial Strategy.

<b>Regional Development Agency (RDA)</b>	Quasi-Government organisation with remit to promote economic prosperity at a regional level. The South West of England has its own RDA and has published a Regional Strategy.
<b>Regional Planning Guidance (RPG)</b>	Guidance which sets out broad patterns of development at a regional level. RPG10 (2001) deals with the South West.
<b>Regional Spatial Strategy (RSS)</b>	RSSs will replace Regional Planning Guidance (RPGs) and Structure Plans as a result of introduction of the Planning and Compulsory Purchase Act 2004. RSSs will form part of the statutory development plan system.
<b>Regional strategy</b>	Broad framework for development for the South West region set out in RPG10 Regional Planning Guidance for the South West (September 2001).
<b>Registered Homes</b>	Accommodation for people in need of a significant amount of care (e.g. residential care homes, nursing homes).
<b>Residential density</b>	The ratio of numbers of dwellings to site area (occasionally people to site area). Net densities include land use for roads, garages and gardens but not shops or schools.
<b>Resort</b>	Coastal and other towns and villages which are important for tourism and act as a focus for holiday makers.
<b>Retail development</b>	Buildings developed as shopping facilities for direct sales to the public.
<b>Retail Park</b>	A grouping of three or more retail warehouse type stores built as a single entity, having shared parking and access facilities, usually in a landscaped setting.
<b>Revised Deposit</b>	Version of the Local Plan following consideration of representations made on the previous (First) Deposit Version. (See also <b>Adopted Local Plan, Consultation Draft and Deposit Version</b> ).
<b>Rights of Way</b>	Legally protected footpaths, bridle ways and byways by which members of the public have a right to cross land.
<b>RTAB</b>	Regional Technical Advisory Body on waste.
<b>Scheduled Monument</b>	A monument of national importance, which is scheduled for legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Any works to scheduled monuments require Scheduled Monument Consent from the Department of Culture Media and Sport (DCMS) which must consult English Heritage (EH). The use of metal detectors is also prohibited without consent. Unauthorised works to a scheduled monument are a criminal offence.
<b>Secondary Shopping Frontages</b>	Areas adjoining but outside the main shopping core where a mixture of retail and non-retail uses take place.
<b>Section 106 Agreement</b>	Legal Agreement between the Council and a developer relating to planning obligations (see above).
<b>Section 41 Statement</b>	Account of publicity, public participation and consultation undertaken in preparation of the Plan. The Statement accompanies the Deposit Version of the Local Plan as a supporting document.
<b>Self sufficiency waste</b>	The provision of sufficient waste management facilities to treat, recover or dispose of all the waste produced in an area.
<b>Sequential approach/test</b>	The sequential approach seeks to ensure that development occurs in existing urban areas where possible, in order to minimise loss of greenfield land. The sequential approach applies in particular to retail and leisure developments and entails giving preference to town centre sites, followed by edge of centre, district and local

	centre sites. Only when these possibilities have been exhausted should retail development be allocated on out of town sites. A similar approach exists for housing.
<b>Service sector</b>	That part of the economy related to the provision of services/office uses, etc.
<b>Sheltered housing</b>	Housing designed to meet the needs of people such as the active elderly who require a degree of extra security such as a warden (see also <b>Special needs housing</b> ).
<b>Single Regeneration Budget (SRB)</b>	The main regeneration budget, granted by central government and administered by the Regional Development Agency, until 2006.
<b>Sites and Monuments Record (SMR)</b>	Record of known sites of archaeological importance held by the Council.
<b>Sites of Special Scientific Interest (SSSI)</b>	Nationally important areas of land, designated under Section 28 of the Wildlife and Countryside Act 1981 by English Nature as being of a special interest by reasons of their flora, fauna, geological or physiological features.
<b>Small Business Areas</b>	Concentrations of small businesses, often in converted residential properties, located in urban areas (see also <b>Business Investment Areas</b> ).
<b>Social exclusion</b>	A lack of opportunity to participate in society, often linked to poverty and lack of access to resources. Social inclusion is the elimination of this.
<b>Social housing</b>	Subsidised housing managed by a Social Landlord, including joint ownership schemes. It is a form of <b>Affordable Housing</b> .
<b>Special Areas of Conservation (SAC)</b>	Internationally important areas to be designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna. Berry Head, Brixham is a Candidate SAC.
<b>Special needs housing</b>	Housing for people with special needs. This can include a degree of support (see <b>Sheltered housing</b> ) but can also include specially designed features to meet the needs of people with disabilities, etc.
<b>Sterilisation</b>	Related to rendering mineral deposits unworkable by permitting other development on land containing such minerals.
<b>Strategic Environmental Assessment</b>	Derived from the SEA Directive 2001/42/EC which took effect in July 2004. SEA involves the systematic identification and evaluation of the impacts of a strategic action (e.g. a plan or programme) on the environment. The proposed Local Development Framework will require a SEA.
<b>Structure Plan</b>	County-wide Plan setting out policies and proposals for strategic development. Torbay Council prepares the Structure Plan for Devon in conjunction with Devon County Council, Plymouth City Council and the Dartmoor National Park Authority.
<b>“Sui generis”</b>	See <b>Use Classes</b>
<b>Sustainability</b>	In its widest sense, to ensure that the decisions reached now do not prejudice the ability of future generations to enjoy an acceptable quality of life.
<b>Sustainable development</b>	Defined by PPG1 (following the 1987 Brundtland Commission) as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”. It relates to social progress that recognises the needs of everyone, the protection of the environment, prudent use of natural resources, and the maintenance of high and stable levels of growth and employment.

<b>Sustainable/Eco-Tourism</b>	The development, operation and promotion of tourism which benefits the local economy at the same time as protecting and enhancing the environment.
<b>Swale</b>	See <b>Berms and swales</b> .
<b>Telecommunication services</b>	Communication services provided by cable, microwave and satellites producing radio, television and telephone systems.
<b>Torbay Coast and Countryside Trust</b>	Charitable Trust set up by Torbay Council with other trustees such as the National Trust, with responsibility for the management and conservation of Country Parks, woodland and coastal areas in Torbay.
<b>Torbay Council Equalities Group</b>	Group acting in partnership with Torbay Council and other organisations seeking to improve access, in particular for people with disabilities.
<b>Town cramming</b>	Increasing densities in residential areas to such an extent that people's amenity suffers.
<b>Traffic generator</b>	Any development likely to result in an increase in traffic movement.
<b>Traffic management</b>	Measures to control and alleviate traffic problems.
<b>Traffic Management Zone</b>	Measure to reduce the impact of traffic in residential areas. It includes traffic management, traffic calming and speed restraint.
<b>Transport hierarchy</b>	Range of transportation modes seeking to ensure that as much emphasis as possible is given to sustainable transport such as walking.
<b>Transport Policies and Programme (TPP)</b>	Document containing transportation strategy, objectives and detailed schemes. TPPs have now been replaced by Local Transport Plans (see above).
<b>Travel Plan</b>	Plan that should be drawn up by developers and operators of premises to seek to encourage staff and customers to use alternative means of transport to the private car. Sometimes called Green Transport Plans, Company Travel Plans, Business Travel Plans or School Travel Plans, they are an important part of ensuring that development proposals are sustainable.
<b>TTWA</b>	Travel to Work Area.
<b>Unitary Authority</b>	Council with responsibility for former County Council functions such as education, social services, minerals and waste planning as well as District Council functions. Torbay Council became a Unitary Authority in April 1998.
<b>Urban Housing Potential Study</b>	Survey of available land within developed areas suitable for housing (see also <b>Windfall sites</b> ). The Study accompanied the July 1999 Deposit Version of the Local Plan as a supporting document.
<b>Urban Landscape Protection Area (ULPA)</b>	Largely undeveloped land within or close to urban areas which is protected because of its local landscape, amenity or ecological value.
<b>Urban Traffic Control</b>	Computerised traffic light systems in urban areas.
<b>Use Classes</b>	Classification of uses of land, including buildings, and changes of use to which land may be put. Currently defined by the Town and Country Planning (Use Classes) Order 1987(as amended). The main use classes are; <b>A1</b> Shops. <b>A2</b> Financial and professional services. <b>A3</b> Food and drink consumed on the premises and hot takeaway food.

	<p><b>B1</b> Offices and light industrial uses, which do not generate significant noise, fumes etc.</p> <p><b>B2</b> General industrial uses including noisy activities.</p> <p><b>B8</b> Storage and distribution.</p> <p><b>C1</b> Hotels, excludes hostels and premises where a significant level of care is provided.</p> <p><b>C2</b> Residential institutions providing a significant level of care.</p> <p><b>C3</b> Dwelling houses.</p> <p><b>D1</b> Non-residential institutions.</p> <p><b>D2</b> Assembly and leisure.</p>
<b>Sui Generis</b>	A use that does not fall within the use classes laid down in the Use Classes Order and is therefore in a class of its own.
<b>Utility services</b>	Water supply, sewerage and sewage disposal, land drainage, gas and electricity supply, waste disposal and telecommunications.
<b>Village Design Statement</b>	An approach developed by the Countryside Agency to promote good design through recognition and promotion of local distinctiveness. Statements are prepared by the local community and are intended to provide guidance on the appearance of new development.
<b>Warehouse</b>	The bulk storage of goods prior to distribution for sale.
<b>Waste</b>	Defined by Circular 11/94 and the Waste Management Licensing Regulations 1994 as “any substance or object which the holder discards, intends to discard or is required to discard”.
<b>Waste Collection Authority</b>	Authority responsible for the collection of household waste and the preparation of Waste Recycling Plans (Torbay Council).
<b>Waste Disposal Authority</b>	Authority responsible for the disposal of collected waste and waste delivered to Civic Amenity Sites (Torbay Council).
<b>Waste hierarchy</b>	A ladder of waste management methods in order of their sustainability. The hierarchy comprises waste reduction/minimisation at the top followed by reuse, recovery (recycling, composting etc) and finally disposal (e.g. by landfill).
<b>Waste Planning Authority (WPA)</b>	Local Authority with responsibility for land-use planning control over waste management (Torbay Council).
<b>Waste Recycling Plan for Torbay</b>	A plan required by Section 49 of the Environmental Protection Act (1990).
<b>Waste Regulation Authority</b>	Authority responsible for issuing waste management licenses for disposal facilities, site monitoring and preparation of a Waste Management Plan under Section 50 of the Environmental Protection Act (1990). The Environment Agency is the Waste Regulation Authority.
<b>Waste-inert</b>	Waste that will not biodegrade or decompose. Includes uncontaminated soil, sand, clay, rocks and glass.
<b>Waste-special</b>	Wide variety of waste types that give rise to particular risks or nuisance (e.g. clinical waste or sludge). It is often hazardous and therefore subject to strict controls.
<b>Western Corridor</b>	Churscombe Cross, Marldon to Windy Corner, Galmpton. The Western Corridor Study was commissioned by Torbay Council to study the options for improving traffic and travel conditions along the Western Corridor.
<b>Wetlands</b>	See <b>Ramsar sites</b> .
<b>White goods</b>	Electrical goods, usually bulky in nature.

<b>Wildlife Corridor</b>	Areas of land which enable movement of fauna and flora between habitats. The corridors are often, but not always, undeveloped.
<b>Wildlife Site - County</b>	County Wildlife Sites represent the best examples of semi-natural habitats within the County and many are likely to support rare and local species and communities.
<b>Wildlife Site - Local</b>	Local Wildlife Sites are sites that do not meet the strict scientific criteria necessary for selection of County Wildlife Sites but are still of great value for wildlife within the context for Torbay. In addition, many of these sites may have particularly important social, educational, recreational, landscape or aesthetic value.
<b>Windfall sites</b>	Housing sites which are not allocated on the Proposals Map, either because they were not identified as realistic proposals when the Local Plan was prepared, or because they are too small to be shown on the Proposals Map. They include infills, redevelopments and conversions and are a source of new housing which supplements Local Plan allocations. See also <b>Urban Housing Potential Study</b> .
<b>Winter letting</b>	Letting holiday accommodation to non-tourist residential users during the winter months.
<b>Workforce</b>	Those members of the population employed or eligible to be employed.
<b>Written Statement</b>	The text of the Local Plan describing objectives, policies and proposals, explanatory text and other supporting information (see <b>Local Plan</b> ).
<b>Zone A Commercial rental levels</b>	A valuation term relating to the highest rental frontage of shops. It often although not always refers to the first 7m of a premises' depth.
<b>28 day sites</b>	Sites used for camping (or similar) purposes for up to 28 days a year under the benefit of permitted development rights.
<b>68dBA</b>	68 decibels; defined by the Noise Insulation (Amendment) Regulations (1998) as the level of noise which, if exceeded, could be significant to health and amenity.