

Appendix 1

Glossary of Terms

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Affordable housing

Housing which is specifically provided for those in local housing need who are unable to compete in the normal housing market.

Article 4 Direction

Under the Town and Country Planning (General Permitted Development) Order 1995 (as amended), a Local Authority can make a direction under Article 4, to remove the normal 'permitted development' rights afforded to certain types of development. Development, which would normally be free from planning control, would then require planning permission. Article 4 directions have a specific procedure, requiring the approval of the Secretary of State.

Buildings of local architectural or historic interest

These are not statutory listed but are of significant local architectural or historic interest. The Council has prepared a separate list of these buildings, which is included in Appendix 4 of this Local Plan.

Conservation Area

Areas designated by the Local Planning Authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". In these areas there are strengthened planning controls over development proposals, demolition and tree preservation.

Development Brief

A document providing guidelines and setting principles for the development of a particular site.

Food superstore / large convenience store

A store with a floorspace of 2,500 m² to 5,000m², selling predominantly convenience goods, i.e. food and day-to-day items.

Environmental Assessment

The process of defining and examining the environmental effects of new development on the local area including measures that should be taken to mitigate against any adverse effects.

Green Belt

Formally designated area around the built-up area of Christchurch within which there is a strong presumption against any form of built development. Its function is to restrict urban sprawl, prevent neighbouring towns from merging into one another, safeguard the surrounding countryside from encroachment, preserve the setting and special character of historic towns and assist in urban regeneration.

Greenfield site

Land on which no urban development has previously taken place, usually understood to be on the periphery of the existing built-up area.

Infill development

This is usually in the form of subdivision of existing garden land in established residential areas to form building plots. These can range from single plots to larger developments if a number of gardens are assembled.

Listed buildings

A building officially listed as being of special architectural or historic interest, as defined in the Planning (Listed Building and Conservation Areas) Act 1990. Buildings are classified as Grades 1, II* and II to show their relative importance. Such buildings may not be demolished or altered without the consent of the Local Planning Authority and English Heritage.

Local Nature Reserve

These are designated under the National Parks and Access to the Countryside Act 1949 by Christchurch Borough Council or Dorset County Council in consultation with English Nature. They are areas where the land is managed either for educational purposes and/or to preserve the flora, fauna, geological or physiographical features of special interest.

National Playing Fields Association (NPFA) standards

Standards recommended by the NPFA for minimum amounts of outdoor playing space. They recommend a minimum standard of outdoor playing space of 2.43 hectares (6 acres) per 1,000 population. Outdoor playing space is defined as "space which is available for sport, active recreation and/or children's play, which is of suitable size and nature for its intended purpose, and safely accessible and available to the general public".

Park and Ride

An arrangement whereby a private car is parked and the occupants continue their journey by another mode of transport - usually bus or rail.

Planning obligations

These are made under Section 106 of the Town & Country Planning Act 1990 and may control or place requirements on development or use of the land. Obligations run with the land and will be passed on to a new owner when the affected land is sold.

RAMSAR site

A wetland Site of Special Scientific Interest which is designated by DETR under the Ramsar Convention as being of international importance, usually as a waterfowl habitat.

Retail warehouse

Large free-standing single level building with floorspace typically of 2,000m². The stores predominantly sell DIY and garden goods, furniture, carpets, electrical items, computers or toys.

SAC (Special Area of Conservation)

A Site of Special Scientific Interest additionally designated a Special Area of Conservation in order to maintain or restore priority natural habitats and wild species identified in the European Commission Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive)

SNCI (Site of Nature Conservation Importance)

Non-statutory sites identified by Dorset Wildlife Trust as being of County importance for nature conservation.

SPA (Special Protection Area)

A Site of Special Scientific Interest additionally designated a Special Protection Area because of the need to protect threatened birds, their eggs, nests and habitats. Classified under the European Commission Directive on the Conservation of Wild Birds.

SSSI (Site of Special Scientific Interest)

A site identified by English Nature under Section 28 of the Wildlife and Countryside Act 1981 as being a Site of Special Scientific Interest on account of its flora, fauna, geological and/or physiological features. Development in or near an SSSI must be very strictly controlled.

Tree Preservation Order

An order made by the Local Planning Authority under Section 198 - 200 of the Town & Country Planning Act 1990 to protect a specific tree or group of trees against felling, lopping, topping or other damage.

Windfall development

Sites which come forward for residential development which have not got planning permission nor were allocated for development at the beginning of the Plan period.