

# Appendices

# Appendix A

## Key Diagram

Appendix A Key Diagram

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Appendix B  
Strategy Worksheet

Appendix B Strategy Worksheet

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# Appendix C

## Open Space Standards

## Appendix C Open Space Standards

### C.1 Quantity Standards

**Table C.1 Quantity Standards**

PPG17 Typology	Quantity Provision Standard
Parks and public gardens	0.53 ha per 1,000 population
Natural and semi-natural green space	7.64 ha per 1,000 population
Outdoor sports facilities	3.79 ha per 1,000 population
Amenity green spaces	0.55 ha per 1,000 population
Provision for children and young people	0.20 ha per 1,000 population
Allotments	0.21 ha per 1,000 population
Cemeteries and churchyards	No standard set
Green corridors	No standard set

### C.2 Quality Standards

**Table C.2**

PPG17 Typology	Quality Standard
Parks and public gardens	Urban parks and gardens should be clean and litter free. They should also be well maintained, with well-kept grass, planting and vegetation and with high quality and appropriate ancillary facilities
Natural and semi-natural green space	Natural and semi-natural green spaces should be clean and litter free, with natural features (including water where appropriate). Public Rights of Way, footways and cycle paths should be clear and unrestricted and conservation areas should be identified. Sites should be maintained to an appropriate conservation standard.
Outdoor sports facilities	All outdoor sports facilities, including ancillary accommodation, should be free from dog fouling and litter, with well kept grass and a well drained, level playing surface. They should have particular regard to the needs of young people. Sites should be accessible and should follow design and maintenance standards set by the relevant national governing bodies of sport.
Amenity green spaces	Amenity green space should be free from litter and anti-social behaviour. They should be well maintained with appropriate



PPG17 Typology	Quality Standard
	vegetation and planting, as well as ancillary facilities, such as litter bins and seating.
Provision for children and young people	Facilities for children and young people should be dog and litter free, as well as clean and free from anti-social behaviour. Sites should be well maintained and equipped to provide a range of activities to suit varied interests and age groups. Appropriate ancillary facilities, such as seating should also be provided.
Allotments	Allotments should be free from dog fouling, vandalism, litter and anti-social behaviour. Where appropriate, access pathways and signage should be clearly provided and well maintained.
Cemeteries and churchyards	Cemeteries and churchyards should be free from dog fouling, vandalism, litter and anti-social behaviour. Where appropriate, access pathways and signage should be clearly provided and well maintained.
Green corridors	Green corridors should be clean and litter free with natural features and vegetation. Public Rights of Way, footways and cycle paths should be clear and well signed and conservation areas clearly identified. Green corridors should provide links between green spaces and from residential areas to green spaces.

### C.3 Accessibility Standards

Table C.3

Open Space Type	Mode of Transport	Recommended Travel Time	Estimated Equivalent Distance
Parks and public gardens	Walk	10 minutes	0.8km
Natural and semi-natural green space	Walk	10 minutes	0.8km
Outdoor sports facilities	Walk	10 minutes	0.8km
Amenity green spaces	Walk	5 minutes	0.4km
Provision for children and young people	Walk	5 minutes	0.4km
Allotments	Drive by car	10 minutes	0.8km
Cemeteries and churchyards	No standard set		

<b>Open Space Type</b>	<b>Mode of Transport</b>	<b>Recommended Travel Time</b>	<b>Estimated Equivalent Distance</b>
Green corridors	No standard set		



# Appendix D

## Monitoring Framework

### Appendix D Monitoring Framework

- D.1** The District Plan will require continuous monitoring and review to ensure that it remains relevant and responds to changing needs and circumstances. The Council will monitor the effectiveness of the policies contained in the District Plan by regularly assessing their performance against a series of indicators, which are set out in Table D.1 below.
- D.2** The Annual Monitoring Report (AMR) will be the principal tool that will monitor the District Plan. The indicators and targets/basis for evaluation within it will also be continually reviewed and may be amended and updated if required.
- D.3** The primary purpose of the AMR will be to:
  - Set out the Council’s housing trajectory and 5 year housing land supply assessment.
  - Report on the effectiveness of the policies contained in the District Plan and identify the need to reassess or review any policies.
  - Update the Infrastructure Delivery Plan and report on the application of the Community Infrastructure Levy.
  - Monitor the preparation and implementation of Neighbourhood Plans.
  - Summarise actions the Council has taken under the duty to co-operate.
- D.4** In addition to the indicators set out in the Monitoring Framework in Table D.1, the AMR will contain contextual indicators which provide further background information with regard to the various topic areas.

**Table D.1 Monitoring Framework**

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Housing	Net additional dwellings completed between 2011-2031, by settlement and broad location for growth	15,000 dwellings between 2011-2031 (average of 750 per annum)	DPS1, DPS2, DPS3
Housing	Net additional dwellings in future years and phasing (trajectory)	Maintenance of a 5 year housing land supply	DPS2, DPS3

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Housing	% of new and converted dwellings on Previously Developed Land (PDL)	No target	DPS2
Housing	Net additional dwellings completed on Allocated/SLAA/Windfall sites	No target	DPS3
Housing	Number of Neighbourhood Plans in preparation/adopted	Increasing trend	DPS8, VILL1, VILL4
Housing	Net additional dwellings completed between 2016-2031 in Group 1 villages	750 dwellings between 2016-2031	DPS2, DPS3, VILL1, VILL4
Housing	Net additional dwellings completed between 2016-2031 in Group 2 villages	No target	VILL2
Housing	Gross additional dwellings completed in the monitoring year, by size, type and tenure and by settlement and broad location for growth	750 dwellings per annum	HOU1
Housing	% of new dwellings constructed to 'Lifetime Homes' standards by tenure	At least 15% of new dwellings	HOU1, HOU6
Housing	Density of new residential development	Development completed at a range of densities taking account of the character of the area	HOU2, DES1, CLR2
Housing	Net additional affordable dwellings completed in the monitoring year by settlement and broad location for growth	200 affordable dwellings per annum	HOU1, HOU3, HOU4

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Housing	% of affordable housing permissions completed in accordance with Policy HOU3 in terms of site capacity/size thresholds	30% on sites proposing 5 to 14 gross additional dwellings, or between 0.17 and 0.49 hectares in size  40% on sites proposing 15 or more gross additional dwellings, or 0.5 hectares in size	HOU1, HOU3
Housing	% of affordable housing permissions completed in accordance with Policy HOU3 in terms of tenure mix	75% social/affordable rent and 25% intermediate/shared ownership tenure mix on sites delivering 5-199 dwellings  60% social/affordable rent and 40% intermediate/shared ownership tenure mix on sites delivering 200+ dwellings	HOU1, HOU3
Housing	Amount of new specialist accommodation to meet the specific needs of older and vulnerable people, falling within Use Classes C2, C3, or sui-generis	Increase in housing choices for older and vulnerable people	HOU1, HOU6
Housing	% of new specialist accommodation that is fully wheelchair accessible	No target	HOU1, HOU6
Housing	Number of new Gypsy and Traveller pitches and Travelling Showpeople plots completed	xx pitches for Gypsies and Travellers  xx plots for Travelling Showpeople between 201x-20xx	HOU1, HOU7

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Green Belt	Number of planning permissions granted on land in the Green Belt contrary to Policy GBR1	No permissions granted contrary to policy	GBR1
Green Belt	Number of dwellings permitted in the Green Belt contrary to Policy GBR1	No dwellings permitted in the Green Belt contrary to policy	GBR1
Employment	Number of additional jobs provided in the District between 2011-2031	A minimum of 9,700 additional jobs between 2011-2031	DPS1
Employment	Amount of additional employment land allocated for Use Classes B1/B2/B8 between 2011-2031	11-13 hectares of additional employment land allocated for Use Classes B1/B2/B8 between 2011-2031	DPS1, ED1, ED2
Employment	Net additional employment floorspace completed by type, settlement, Employment Areas, non-Employment Areas and rural areas	Increasing trend	DPS1, ED1, ED2, VILL6
Employment	% of new employment floorspace completed by type on Previously Developed Land (PDL)	No target	DPS2
Employment	Employment land available by type	Increasing trend	DPS1, ED1
Employment	Loss of Use Class B1 to Use Class C3 through prior approval and full planning applications	No target for prior approval applications Decreasing trend for full planning applications	ED1

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Retail and Town Centres	Net additional retail floorspace completed between 2011-2031, by settlement and primary shopping area	7,600m2 of convenience retail floorspace 6,100m2 of comparison retail floorspace	DPS1,RTC1, RTC2
Retail and Town Centres	Total amount of floorspace for 'town centre uses' within designated town centre boundaries	Increasing trend	RTC1
Retail and Town Centres	% of primary and secondary frontages in each town centre in Use Class A1(Shops)	70% in a continuous frontage in a primary shopping frontage 50% in a continuous frontage in a secondary shopping frontage	RTC2, RTC3, RTC4
Retail and Town Centres	% of units recorded as vacant in primary and secondary frontages	Decreasing trend	RTC2, RTC3, RTC4
Transport	Amount of new residential development completed within 30 minutes public transport time of 6 key services	Increasing trend	DPS7, TRA1
Transport	Amount of completed development complying with car parking standards	100% of development complying with car parking standards	TRA3
Community Facilities, Leisure and Recreation	Number of planning permissions granted on land designated for open space, sport and recreation under policy CFLR1 contrary to policy	No permissions granted contrary to Policy CFLR1	CFLR1





Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Community Facilities, Leisure and Recreation	Amount of new open space, sport and recreation facilities completed by typology and settlement	Increasing amount in accordance with standards set out in Appendix C of the District Plan	CFLR1, CFLR2
Community Facilities, Leisure and Recreation	Number of planning permissions granted on land designated as Local Green Space under policy CFLR3 contrary to policy	No permissions granted contrary to Policy CFLR3	CFLR3
Community Facilities, Leisure and Recreation	Number of planning permissions granted that result in the loss of uses, buildings or land for public or community contrary to Policy CFLR7	No permissions granted contrary to Policy CFLR7	CFLR7
Community Facilities, Leisure and Recreation	Amount of new uses, buildings or land for public or community use completed by settlement	Increasing amount	CFLR7, CFLR8, CFLR9
Natural Environment	Change in areas and populations of biodiversity importance	No loss of areas or populations of biodiversity importance	NE1, NE2
Heritage Assets	Change in number of designated historical assets	No loss of designated historical assets	HA1, HA3, HA4, HA7, HA8
Heritage Assets	Number of Conservation Area appraisals completed	Increasing amount	HA4
Heritage Assets	Number of listed buildings on the national 'Buildings at Risk Register'	Decreasing amount	HA7
Climate Change	Number of new developments producing at least 10% of total predicted energy requirements in accordance with Policy CC3	All development of more than 10 dwellings or 1,000m2 of non-residential floorspace complying with Policy CC3	CC3

Indicator Type	Indicator	Target/Basis for Evaluation	Monitoring Policies
Climate Change	Amount of new sources of renewable energy generation permitted	Increasing trend	CC3
Water	Number of permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds	No permissions granted contrary to Environment Agency advice	WAT1, WAT2
Water	% of new residential development achieving mains water consumption of 105 litres or less per head per day	100%	WAT3
Infrastructure	Delivery of strategic and local infrastructure to support new development	Delivery of infrastructure in accordance with Infrastructure Delivery Plan	DPS5, ED3, WAT5, DEL1
Infrastructure	Community Infrastructure Levy receipts and expenditure	No target	DEL2



# Appendix E

## Glossary

## Appendix E Glossary

<b>Accessible Natural Greenspace (ANG)</b>	Places that are available for the general public to use free of charge and without time restrictions (although some sites may be closed to the public overnight and there may be fees for parking a vehicle).
<b>Adaptation</b>	See Climate Change Adaptation.
<b>Affordable Housing</b>	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. 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.</p> <p><b>Social rented:</b> housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p><b>Affordable rented:</b> housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p><b>Intermediate housing:</b> is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p>
<b>Aged or Veteran Tree</b>	A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

<b>Air Quality Management Areas (AQMAs)</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
<b>Allocated Sites</b>	To deliver the development strategy and meet its housing requirement for example, the Council allocates land for particular types of land use, such as housing, as part of its planned approach to managing development and shaping the future of our towns and villages. Infrastructure providers can then take the planned growth of a settlement into account when delivering their services to ensure that the necessary infrastructure is in place to support growth.
<b>Ancient Woodland</b>	An area that has been wooded continuously since at least 1600 AD.
<b>Annual Monitoring Report (AMR)</b>	The annual monitoring report assesses the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Development Plan are being successfully implemented.
<b>Appropriate Assessment (AA)</b>	An Appropriate Assessment, also known as a Habitat Regulations Assessment (HRA), is the process of considering emerging policies against the habitats regulations.
<b>Archaeological Interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Article 4 Direction</b>	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
<b>Best and Most Versatile Agricultural Land</b>	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
<b>Biodiversity Action Plan (BAP)</b>	A strategy prepared for a local area aimed at conserving and enhancing biological diversity. The Hertfordshire Biodiversity Action Plan includes East Herts.
<b>Biomass</b>	Living matter within an environmental area, for example plant material, vegetation, or agricultural waste used as a fuel or energy source.
<b>Brownfield Land or Site</b>	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. See also 'Previously Developed Land'.

<b>Call for Sites</b>	Technical work which seeks suggestions from landowners, developers, and other interested parties for all types of potential future development and land-use, including housing, employment, leisure, and community uses.
<b>Carbon Emissions</b>	See Greenhouse Gases.
<b>Carbon Footprint</b>	A carbon footprint is "the total set of GHG (greenhouse gas) emissions caused directly and indirectly by an individual, organisation, event or product" (UK Carbon Trust 2008).
<b>Character</b>	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
<b>Climate Change</b>	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
<b>Climate Change Adaptation</b>	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.
<b>Climate Change Mitigation</b>	This involves taking action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
<b>Clusters (a term used in economic regeneration)</b>	A group of businesses or organisations who, owing to the goods they produce and/or services they provide have common customers, technology or use similar specialist skills. They group together in order to enhance the overall competitive advantage of individual companies. For East Herts and Hertfordshire, life science industries and film and television industries are two economic clusters.
<b>Coalescence</b>	The merging or coming together of separate towns or villages to form a single entity.
<b>Community Infrastructure Levy</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Community Right to Build Order</b>	An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

<b>Competent Person (to prepare site investigation information)</b>	A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.
<b>Conformity</b>	Requirement of Local Plans to be in general conformity/agreement with the policies of the National Planning Policy Framework.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Conservation Area</b>	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
<b>County Council</b>	The local authority that is responsible for waste and minerals planning functions in non-unitary, and non-national park, local authority areas. The County Council is also responsible for advising on strategic planning issues that are likely to have an impact across the whole county or its sub-regions e.g. transport and education.
<b>Decentralised Energy</b>	Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.
<b>Demography</b>	Demography is the study of the size, growth, and age and geographical distribution of human populations, and births, deaths, marriages, and migrations.
<b>Density</b>	<p>Density is a calculation of the number of houses that can be built on a particular piece of land. It is usually expressed as the number of dwellings per hectare (dph).</p> <p><b>Net density</b> includes those sites which will be developed including directly associated uses, such as access roads within the site, private garden space, car parking areas, incidental open space, landscaping and children's play areas, where they are provided.</p> <p><b>Gross density</b> includes large-scale open space, roads, schools, hospitals, and other major supporting infrastructure.</p>



<b>Designated Heritage Asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Development</b>	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also 'Permitted Development').
<b>Development Plan</b>	This includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
<b>District Heating</b>	District heating utilises the economies of scale generated by large-scale developments in the generation of renewable and low-carbon energy sources, such as ground-source heat pumps or combined heat and power schemes for example. District heating is a system where the heat for an area is produced centrally, and hot water or steam is transported to the buildings through a network of pipes. Heat is transferred into individual properties through a heat exchanger, and then used in conventional heating systems (in flats, for example, there may just be one heat exchanger for the whole block). District heating networks vary widely in scale from individual developments or apartment blocks to whole towns.
<b>Duty to Co-Operate</b>	The duty to cooperate was created in the Localism Act 2011. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans.
<b>Ecological Networks</b>	These link sites of biodiversity importance.
<b>Economic Development</b>	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
<b>Edge of Centre</b>	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre



	but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
<b>Employment Land</b>	Land reserved for industry, comprising Use Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). Such land tends to be located in urban areas or close to transport networks, often containing a cluster of similar business activities.
<b>Engineering Operations</b>	The statutory definition of development within Section 55 of the Town and Country Planning Act 1990, includes engineering and other operations (e.g. Groundworks), and the making of any material change in the use of land. The carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.
<b>Evidence Base</b>	The evidence that any Development Plan Document is based on. It is made up of the views of stakeholders and background facts about the area.
<b>Environmental Impact Assessment</b>	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
<b>European Site</b>	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
<b>Flood Plain</b>	Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.
<b>Green Belt</b>	The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes: <ul style="list-style-type: none"> <li>● to check the unrestricted sprawl of large built-up areas;</li> <li>● to prevent neighbouring towns merging into one another;</li> <li>● to assist in safeguarding the countryside from encroachment;</li> </ul>

	<ul style="list-style-type: none"> <li>to preserve the setting and special character of historic towns; and</li> <li>to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul>
<b>Green Infrastructure</b>	Green Infrastructure is a strategic network of multi-functional green space, both new and existing, both rural and urban, which supports natural and ecological processes and is integral to the health and quality of life in sustainable communities. It provides habitats for and aids migration of wildlife, flood water storage, urban cooling and local access to shady outdoor space as well as creating attractive spaces for recreation.
<b>Green Wedges</b>	Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.
<b>Greenfield Land or Site</b>	Land (or a defined site) usually farmland, that has not previously been developed.
<b>Greenhouse Gases</b>	Naturally occurring examples include water vapour, carbon dioxide, methane, nitrous oxide and ozone. Some human activities increase these gases, including fossil fuel combustion within motor vehicles and some power stations.
<b>Group 1, 2 or 3 Village</b>	<p>The District Plan identifies three types of village:</p> <p><b>Group 1 Villages:</b> villages where limited small-scale and infill development for housing, employment, service and community facilities may be permitted, in order to help sustain vital and viable rural communities.</p> <p><b>Group 2 Villages:</b> villages where infill development only, that meets an identified housing need of the village or parish, may be permitted.</p> <p><b>Group 3 Villages:</b> the remaining villages where no new building may be permitted except for that appropriate in the rural area.</p>

<b>Gypsies and Travellers</b>	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, but excluding members of an organised group of travelling show people or circus people travelling together as such.
<b>Habitats Regulations Assessment (HRA)</b>	See Appropriate Assessment.
<b>Heritage Asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic Parks and Gardens</b>	A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.
<b>Housing Market Area</b>	This is a geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home.
<b>Housing Mix</b>	The mix of different types and tenures of housing, for example, affordable and market housing, owner-occupied and private-rented.
<b>Infrastructure</b>	Providing the necessary supporting 'infrastructure' of utility services, transport, schools, open space, community, health and leisure services. See also Green Infrastructure.
<b>Infrastructure Delivery Plan</b>	The Infrastructure Delivery Plan establishes a framework for private and public investment. It identifies as far as possible the infrastructure needs of new development, and the associated costs, phasing, funding sources and responsibilities for delivery.
<b>International, national and locally designated sites of importance for biodiversity</b>	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
<b>Landfill</b>	The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).
<b>Lifetime Homes</b>	'Lifetime Homes' standards seek to make homes more flexible, convenient, safe, adaptable and accessible than most new homes.

<p><b>Listed Building</b></p>	<p>A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).</p> <p>English Heritage is responsible for designating buildings for listing in England.</p>
<p><b>Local Development Order</b></p>	<p>An order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.</p>
<p><b>Local Development Scheme (LDS)</b></p>	<p>The Local Planning Authority's timetable for the preparation of Development Plan Documents.</p>
<p><b>Local Enterprise Partnership</b></p>	<p>A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.</p>
<p><b>Local Green Space Designation</b></p>	<p>The Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.</p>
<p><b>Local Nature Partnership</b></p>	<p>A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.</p>
<p><b>Local Nature Reserve</b></p>	<p>Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged. (See also Site of Nature Conservation Importance or Site of Biological Interest).</p>
<p><b>Local Planning Authority</b></p>	<p>The public authority whose duty it is to carry out specific planning functions for a particular area.</p>
<p><b>Local Strategic Partnership (LSP)</b></p>	<p>A partnership of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.</p>
<p><b>Local Transport Plan</b></p>	<p>A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local Transport</p>

	Plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the Regional Spatial Strategy.
<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Mitigation</b>	See Climate Change Mitigation.
<b>Mixed Use Development</b>	A development which contains a variety of uses such as businesses, housing, leisure and recreation. Such developments contribute towards building sustainable communities by increasing accessibility to a range of activities and promoting non-car modes of travel.
<b>Modal shift</b>	A change of transport mode (for example, car, bus, train, bicycle, walking). In planning terms this usually implies a shift away from the car to more sustainable transport modes, whether passenger transport or walking and cycling.
<b>Monitoring</b>	See Annual Monitoring Report.
<b>National Planning Policy Framework (NPPF)</b>	The National Planning Policy Framework was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.
<b>Nature Improvement Areas</b>	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.
<b>Neighbourhood Development Order</b>	An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.
<b>Neighbourhood Plan</b>	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>Older People</b>	People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.



<b>Open Space</b>	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
<b>Original Building</b>	A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
<b>Out of Centre</b>	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
<b>Out of Town</b>	A location out of centre that is outside the existing urban area.
<b>Passive Solar Heating</b>	A solar heating system using a simple solar collector, building materials, or an architectural design to capture and store the sun's heat. Very simple examples include a garden greenhouse, or a south-facing window in a dwelling.
<b>Permeability</b>	The extent to which an environment allows for a choice of routes both through and within it, and allows opportunities for movement.
<b>Planning Condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
<b>Planning Obligation</b>	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Plateau</b>	A landscape of fairly level high ground, which in rural areas tends to be a prominent landscape feature, often supporting a unique biodiversity.
<b>Playing Field</b>	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.
<b>Policies Map (previously Proposals Map)</b>	The Policies Map illustrates on a map, reproduced from or based upon a map base to a registered scale, all the policies contained in the District Plan.
<b>Pollution</b>	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

<b>Previously Developed Land (PDL) or 'Brownfield' Land</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
<b>Primary Shopping Area</b>	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
<b>Primary and Secondary Shopping Frontages</b>	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
<b>Priority Habitats and Species</b>	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
<b>Public Open Space</b>	Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).
<b>Public Realm</b>	Those parts of a village or town (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.
<b>Ramsar Sites</b>	Wetlands of international importance, designated under the 1971 Ramsar Convention.
<b>Regional Spatial Strategy (RSS)</b>	Regional Spatial Strategies identified the scale and distribution of new housing in the region, indicated areas for regeneration, expansion or sub-regional planning and specified priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. These have been replaced by the National Planning Policy Framework.
<b>Renewable and Low Carbon Energy</b>	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from

	<p>biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).</p>
<b>Rural Area Beyond the Green Belt</b>	<p>This East Herts specific policy operates a similar level of restraint to Green Belt. The Rural Area Beyond the Green Belt covers two-thirds of the District not covered by Green Belt, outside designated settlement boundaries.</p>
<b>Rural Diversification</b>	<p>The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities, for example new income generating enterprise like renewable energy, tourism and food processing).</p>
<b>Rural Exception Sites</b>	<p>Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either</p> <p>current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.</p>
<b>Rural Proofing</b>	<p>A process of checking the effect that policies and individual projects could have on rural communities. It ensures that the particular needs of people in rural areas are not overlooked and that policies or projects do not have any unintended negative outcomes for rural communities.</p>
<b>Scheduled Monument</b>	<p>Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.</p>
<b>Section 106 Agreement</b>	<p>A legal agreement under section 106 of the 1990 Town &amp; Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.</p>
<b>Setting of a Heritage Asset</b>	<p>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its</p> <p>surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</p>



<b>Significance (for heritage policy)</b>	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<b>SME (Small to Medium Enterprise)</b>	An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover.
<b>Special Areas of Conservation</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Special Protection Areas</b>	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
<b>Site Investigation Information</b>	Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.
<b>Site of Special Scientific Interest (SSSI)</b>	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
<b>Statutory</b>	Required by law (statute), usually through an Act of Parliament.
<b>Statement of Community Involvement (SCI)</b>	The statement of community involvement sets out the standards which authorities must achieve in involving local communities in the preparation of local development documents and development management decisions.
<b>Stepping Stones</b>	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

<b>Strategic Environment Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Supplementary Planning Document (SPD)</b>	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
<b>Sustainability Appraisal (SA)</b>	A mechanism for considering and communicating the likely effects of a Plan, and alternatives, in terms of sustainability issues with a view to avoiding and mitigating adverse effects and maximising positives. SA of local plans is legally required.
<b>Sustainable Development</b>	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
<b>Sustainable Transport Modes</b>	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
<b>Town Centre</b>	Area defined on the Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in local plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
<b>Transport Assessment</b>	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
<b>Transport Statement</b>	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

<b>Travelling Showpeople</b>	See Gypsies and Travellers.
<b>Urban Extension</b>	Involves the planned expansion of a town and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.
<b>Urban Sprawl</b>	The uncontrolled or unplanned extension of urban areas into the countryside.
<b>Use Class</b>	<p>The Town and Country Planning (Use Classes) Order 2007 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. Classes are as follows:</p> <ul style="list-style-type: none"> <li>● A1: Shops</li> <li>● A2: Professional and Financial Services</li> <li>● A3: Restaurants and Cafés</li> <li>● A4: Drinking establishments</li> <li>● A5: Hot Food Take-Aways</li> <li>● B1: Business</li> <li>● B2: General Industrial</li> <li>● B3-B7: Special Industrial Groups</li> <li>● B8: Storage and Distribution</li> <li>● C1: Hotels</li> <li>● C2: Residential</li> <li>● C3: Dwellinghouses</li> <li>● D1: non-residential institutions</li> <li>● D2: Assembly and Leisure</li> </ul>
<b>Vernacular</b>	The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.
<b>Vitality</b>	In terms of retailing, the capacity of a centre to grow or develop its likeliness and level of activity.

<b>Village Boundary</b>	A boundary around a village, or part of a village, usually quite tightly drawn, within which development might be allowed in principle.
<b>Waste Local Plan</b>	A statutory Development Plan prepared (or saved) by the waste planning authority under transitional arrangements, setting out policies in relation to waste management and related developments.
<b>Wildlife Sites</b>	Designated land of local and regional importance defined as discrete areas of land considered to be of significance for their wildlife features. They are the most important places for wildlife outside legally protected land such as SSSIs.
<b>Wildlife Corridor</b>	Areas of habitat connecting wildlife populations.
<b>Windfall Site</b>	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

