

Glossary

This glossary provides an explanation of terms used in this Local Plan, where an explanation is not given in the text of the Local Plan. The Glossary does not form part of the statutory plan.

Academic Corridor Concentration of three major higher and further education institutions (the Universities of Brighton and Sussex, and City College) along the A27/A270 which together provide enhanced facilities for high-technology and knowledge-based businesses.

Affordability gap This is the 'gap' between the amount that can be afforded for a dwelling based on an average local income and the actual cost of houses or flats on the open market.

Affordable Housing Residential accommodation that is provided with a subsidy to ensure that rents/prices remain at a level that is genuinely affordable by local people whose incomes fall below the level needed to buy accommodation in the housing market.

Air Quality The Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets maximum objectives (targets) for the following pollutants: Benzene, 1-3 Butadiene, Carbon monoxide, Lead, Nitrogen dioxide, Particles (PM10), Sulphur dioxide and Polycyclic aromatic hydrocarbons. These pollutants, which largely result from traffic and industrial processes, are monitored and the identified levels are used to measure air quality.

Allocated site A site identified in the Local Plan for a specific use.

Amenity Factors which contribute to the pleasantness of living in a particular place.

Aquifer A rock layer that holds water within its structure and provides a natural underground store for water. In Brighton & Hove, aquifers are used to provide drinking water.

Archaeological sites Evidence of the past development of our civilization, including places of worship, defensive structures, burial grounds, farms and fields, housing and sites of manufacture. In Brighton & Hove these include Scheduled Ancient Monuments, Archaeologically Sensitive Areas and other sites of archaeological interest.

Archaeologically Sensitive Areas These are sites that have been compiled by the County Archaeologist as part of the Sites and Monuments Record on behalf of the local planning authority, as advised in PPG16 paragraphs 15 & 16. These areas are judged to have county and city wide importance and are known to have archaeological remains or features, although the full extent and richness of the site is often unknown. Some might on further detailed investigation merit designation as a Scheduled Ancient Monument.

Area of Outstanding Natural Beauty (AONB) Land of high visual quality designated by the Countryside Commission (now Natural England) as being of national importance under the National Parks and Access to the Countryside Act of 1949.

Article 4 Direction These are Directions made under the planning acts, requiring a planning application to be made for specified minor development in particularly sensitive areas, e.g. conservation areas, where planning permission would not otherwise be required. An example would be an Article 4 Direction that required planning permission to be sought for the external painting of a property.

Assisted Area Status Areas in Great Britain where regional state aid may be granted under European Union law. Discretionary grants are available to secure employment opportunities and increase regional competitiveness and prosperity.

Avenue Wide street or approach or a double row of trees.

Backland development Development of land without its own road or highway frontage located behind buildings that front a road or highway

Benchmark policy A policy that contains a fundamental principle of the development control role of the Local Plan, which sets a precedent for best practice.

Best Value A requirement of the Local Government Act 1999 for each local authority to engage in a process of continuous improvement in the way its functions are exercised having regard to a combination of economy, efficiency and effectiveness.

Biodiversity Action Plan (BAP) A plan prepared by the city council and nature conservation organisations to reverse the decline in the variety of species of animals and plants.

Biological Diversity (Biodiversity) The range and variety of life (including plants, animals and micro-organisms), ecosystems and ecological processes.

Blue Badge parking Parking for people who are registered with a disability that affects their movement. (Previously called 'orange' badges but changed to blue to be the same colour as that used across Europe).

Brighton & Hove Community Environment Partnership (BrHCEP) A partnership of the public sector, business sector, environmental organisations and community and voluntary organisations seeking to protect and improve the local environment.

British 'Red data' books Sources which describe the population status of species understood to be of greatest conservation concern. A range of qualifying criteria are used, including rarity, population decline and distribution.

Brownfield Previously developed land. Site containing permanent structures and associated development, which can be re-developed for other uses before greenfield sites.

Built Heritage Buildings and other structures considered to be of a special architectural or historic quality or interest. Includes, but not limited to, Listed Buildings and Conservation Areas.

Built up area Extent of area identified on the Local Plan Proposals Map within which the development of the city has occurred. The outer limits of the built up area are defined on the Local Plan Proposals Map by the 'Built Up Area Boundary' beyond which land is classified as 'countryside' (or the sea).

Bulky goods Retail goods of a heavy or bulky nature e.g. furniture, refrigerators.

Bus priority measures Engineering and other measures that ease the movement of buses including dedicated road space, junction alterations and priority signalling at traffic lights.

Circular Government advice published to explain or interpret Acts of Parliament.

Coastal strip Areas of the city physically or visually related to the seafront, usually characterised by tourist related activity.

Coastal Zone Management Policy General policy produced by all those with an interest in the development, management and protection of the coastal zone. Local authorities are responsible for implementation of the policy through strategies for identified stretches of coast.

Community safety A concept that encompasses reducing crime and lessening the fear of crime for all sections of the community. In partnership with other relevant groups, the city council has published a 'Community Safety and Crime and Disorder Strategy' that sets out an approach to improve community safety.

Community Sports Programmes City council programme for increasing the provision of local sports facilities through, for example, schools and other educational establishments.

Community stadium A stadium that provides sports facilities to meet the needs of top Brighton & Hove sportswomen and men and the wider community.

Conservation Area An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In respect of Brighton & Hove they are usually designated by the city council, though the Secretary of State could designate them.

Contaminated land Statutorily defined as 'any land which appears to the local authority in whose area it is situated, to be in such a condition by reason of substances in, on or under the land that:

(a) Significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) Pollution of controlled waters is being or is likely to be caused'.

Contiguous Connected, adjacent or adjoining.

Convention on Biological Diversity An international agreement signed at the Rio Earth Summit that included provisions on habitat conservation and impact assessment.

Corbelling Stone or timber projections from a wall. In Brighton & Hove they are usually brickwork with a purely decorative function. However, a corbel often has a support function.

Cornice A band of ornamental moulding round the wall of a room just below the ceiling or crowning the external facade of a building.

Council's Community Safety Crime and Disorder Strategy Document reviewed every 3 years that identifies priorities and sets targets for improvements to service delivery related to improving public safety and achieving crime reduction.

Council's 'Door Supervisor' scheme A voluntary scheme for entry staff security employed by nightclubs / bars to be registered with the city council. Staff are given training, including first aid, and have to display photographic identification as well as the city council's logo whilst on duty.

Countryside Agency The former name of the statutory body working to: conserve England's countryside; help everyone to enjoy the countryside and spread social and economic opportunity for the people who live there. Now incorporated in 'Natural England'

Criteria based policy A policy that applies across the whole of Brighton & Hove for a specific type of development (such as housing, transport, employment etc) that contains a number of requirements that should be met by applicants for planning permission.

Customer capacity Maximum number of members of the public permitted inside a venue normally controlled by licensing or fire regulations.

Cycling network A defined web of routes into and through the city that uses specific traffic engineering structures, including designated road space and signage, to make cycling safer, quicker and easier. It includes parts of the National Cycling Network, regional and local cycling networks.

Deemed Consent An advertisement or sign which is allowed (by virtue of Government Legislation) without the submission of an application to the Local Planning Authority (see also permitted development).

Design statement Supporting written submission that highlights the key design features of a development proposal and explains how the design takes account of its context in relation to the natural landscape and / or neighbouring buildings and other features.

Development Plan This Local Plan, the East Sussex and Brighton & Hove Structure Plan 1991-2011, the Waste and Minerals Local Plans and the Regional Plan which together comprise the development plan for Brighton & Hove. They indicate the manner in which local planning authorities propose that land in their administrative areas should be used for a defined period of time (3 years from adoption in the case of this Local Plan). They provide the primary basis for the consideration of planning decisions on proposals to build on land, or for changes of use. However, decisions must also take account of other material considerations. The Local Plan system is being replaced by Development Plan Documents, in accordance with the 2004 Planning and Compulsory Purchase Act.

Downland Usually treeless open land with only a thin covering of soil on the chalk uplands. There are areas of downland, in the plan area, both within and outside the Sussex Downs Area of Outstanding Natural Beauty.

Dutch blind Curved blind on metal frame above a shop window, which cannot be retracted, for the purpose of screening window display or for advertisement.

Dwelling density Measure used to describe the numbers of housing units associated with a given area e.g. dwellings per hectare.

East Brighton New Deal initiative A Government-funded project that aims to bring about positive change within the East Brighton locality through a partnership of local service deliverers and the community. It is known by the acronym eb4u (East Brighton for you).

Empty Homes Strategy Published by Brighton & Hove City Council and the Brighton & Hove Private Sector Housing Forum in 2002, with the aim of bringing empty homes back into use for housing.

Enabling development Development which, on balance, is acceptable in its own right but generates funds to allow the provision of a strategic development objective of the local planning authority e.g. the restoration and/or the ongoing maintenance of a building, or the construction or renovation of a much needed facility.

English Nature A statutory body set up to promote the conservation of England's wildlife and natural features. Together with the Countryside Agency merged as Natural England).

Environment Includes the 'natural' environment (air, water, land, flora and fauna) and 'built' environment (buildings and other structures built by humans).

Environmental Impact Assessment (EIA) A systematic procedure to determine the likely significant effects of a proposed development project on the environment. The EIA is prepared by and is the responsibility of the applicant and the resulting documentation is termed an 'Environmental Statement'. The EIA aims to ensure the likely environmental effects of proposed developments are highlighted at an early stage in the process to assist the decision-making authority in determining planning permission.

Extant permission An existing, valid planning permission.

Façade Face of a building.

Facilities Hierarchy Model Theoretical model produced by Sport England that may be used to calculate under or over-supply of sporting facilities in a defined area.

Fascia An element of a shop front that usually runs across the width of the premises above the shop window and below the first floor level upon which signs are often attached e.g. the name of the shop.

Fenestration Window openings and details.

'Flashpoints' of disorder Sudden incidents of affray or criminal damage concentrated at a particular location.

Fly-Tipping Dumping of waste illegally, usually by roadsides, on wasteland etc.

Footprint Area of ground on a site taken up by the building itself as seen in outline when viewed overhead.

Geomorphology Shape of the earth - the physical features and land form which arise from the weathering of the geological structures beneath.

Grain General layout, pattern and footprint of buildings and streets as viewed overhead in plan form.

Greenhouse gases Gases or vapours in the atmosphere which trap heat from the Earth's surface. The main greenhouse 'gas' is water vapour while carbon dioxide (which is produced principally from the burning of fossil fuels) is the main manufactured greenhouse gas. It is generally accepted that these gases, when they accumulate in the atmosphere, lead to global warming.

Green lung An undeveloped piece of land surrounded by the built-up area that may provide natural habitats and / or open space for recreation.

Green roofs Roofs specially designed to be covered in vegetation.

Green wedge A section of undeveloped farmland, woodland or parkland or green open space that projects into the urban area from surrounding countryside.

Greenfield A site that has not been previously been built on (includes areas such as playing fields, allotments and countryside).

Greenway network A web of largely car-free off-road routes connecting people to facilities and open spaces in and around towns, cities and to the countryside for shared use by people of all abilities on foot, bike or horseback, for commuting, play or leisure. In this Plan also includes wild life corridors not accessible by people.

High Tech A business using a high level of advanced technological expertise and/or equipment.

Historic Parks and Gardens Gardens, parks and man-made landscapes whose character reflects the period (or periods) of their design, and sometimes also the style of a particular designer. English Heritage compile the list on the Register of Parks and Gardens of Special Historic Interest in England. No additional statutory controls apply but sites so identified are given added protection from development in the development plan.

Hotel core zone Area identified on the Local Plan Proposals Map within which tourist accommodation will be afforded special protection by planning policy.

Houses in Multiple Occupation (HMOs) There is no statutory planning definition of Houses in Multiple Occupation and definitions may vary. For planning purposes, HMOs are usually defined as dwellings containing two or more household spaces where basic amenities such as kitchen, bathrooms and WCs are shared, such as 'bedsit' accommodation. The Housing Act definition of HMO is somewhat broader and can include hostels and guesthouses. A Department of The Environment, Transport and the Regions (DETR) factsheet (Housing Factsheet No.9) entitled 'Houses in Multiple Occupation (HMO)' advises that an HMO is currently defined in housing legislation as 'a house which is occupied by persons who do not form a single household'.

Housing Corporation Government agency responsible for housing matters; principally the distribution of government funds (e.g. Housing Association Grant) for housing development in accordance with regional and local needs.

Housing Investment Programme (HIP) The city council's priorities and objectives for expenditure on housing.

Housing Need Households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.

Housing provision figures The amount of extra housing development required during the plan period. Set out initially in regional planning guidance and subsequently in the Structure Plan for individual local authority areas.

Housing Register The city council's housing register lists all households who have applied and are eligible for city council or registered social landlord accommodation in Brighton & Hove.

Illuminance calculation plots Calculation method for measuring lighting levels.

Integrated Transport System A transport system that allows all sectors of society to use different modes of travel (such as trains, buses, cars, cycles and walking) as efficiently as possible.

IT Information Technology.

Key worker Workers whose services are essential to local communities, who need to live close to those communities and the people they serve. Government guidance identifies specific workforce groups such as teachers, nurses and the police, as key workers

Land management The manner in which land is planted and maintained, including farmed, in the case of agricultural land.

Landscape buffer A planted or otherwise undeveloped strip of land that separates the built-up areas or a particular development from the surrounding area.

Learning Community A population with access to continuing education opportunities.

Lifetime homes Housing built to standards to cater for various lifestyle stages, e.g. wider corridors to cater for pushchairs and wheelchairs, scope for adaptations for disability needs, needs of the elderly, etc.

Light spill Unfocussed artificial light which spreads beyond the area that is intended to be illuminated.

Linked trips Journeys undertaken that enable more than one destination to be visited simultaneously, for example when visiting two adjacent shops.

Listed Building A building of national importance due to its architectural or historic interest. They are buildings which have been included in the Statutory List of Buildings of Special Architectural or Historic Interest. The Statutory List is compiled by the Secretary of State (Department of Culture, Media and Sport), with advice from English Heritage and other specialist organisations, using agreed national criteria. It is a criminal offence to carry out any works affecting the character of a listed building without first obtaining 'Listed Building Consent' from the city council.

Live-work unit A mixed use space providing both living and working accommodation within one unit.

Living above the shop Concept for encouraging the re-occupation of vacant floors above ground floor shop units for residential purposes.

Local Agenda 21 A process of developing local strategies for sustainable development. Local authorities are required to build partnerships between different sectors of the community to develop a LA21 action plan.

(Local) Planning Authority In respect of Brighton & Hove this will usually be the city council, however, this term also includes East Sussex County Council, Planning Inspectors and the Secretary of State as they are all bodies that may make planning decisions affecting the local area.

Local Transport Plan (LTP) (Also called the Full Local Transport Plan when it has been approved by the Government). It is the document prepared by the city council which sets out its transport policy and proposals and is prepared in order to bid for central government funding for all forms of transport.

Locally Equipped Area of Play (LEAP) Category of children's play area defined in the National Playing Fields Association standards.

Material Considerations In principle any consideration which relates to the use and development of land is capable of being a planning consideration. Whether a particular consideration falling within that broad class is material in any given case will however depend on the circumstances. Material considerations must be genuine planning considerations, i.e. they must be related to the purpose of planning legislation, which is to regulate the development and use of land in the public interest. They must also fairly and reasonably relate to the application concerned. Material considerations may include the Government's national and regional planning guidance and material representations from interested parties. Whether such matters are material in a particular case is ultimately a matter decided through the law courts.

Mezzanine floor A new floor level inserted between two existing floors or a floor and the ceiling. Characteristically it does not cover the extent of the area of floor below.

Microclimate Local climatic conditions.

Minerals Local Plan In relation to Brighton & Hove this is a joint Plan produced by East Sussex County Council and Brighton & Hove City Council. It sets out the policies in relation to minerals within the area.

Mitigation Measures Actions to prevent, avoid or minimise the actual or potential adverse effects of a development, action, project, plan, policy etc.

Mixed use A building, development or site featuring two or more different land uses, for example residential flats above a retail unit.

Mixed use development A development that contains two or more uses e.g. residential, employment, leisure, community uses.

Multi-agency Joint working between (normally) public authorities on issues/projects of mutual interest e.g. Council, Police and Magistrates on a crime reduction strategy.

National Park An area designated by the Countryside Agency (now Natural England) under the National Parks and Access to the Countryside Act 1949 (as amended). The statutory purposes of National Parks are conservation of the natural beauty of the countryside and promotion of its public enjoyment.

National planning guidance (PPG) Planning Policy Guidance notes (PPGs), Minerals Planning Guidance notes (MPGs), Regional Planning Guidance notes (RPGs), Government Circulars, White Papers and Ministerial Statements. PPGs are now replaced by PPSs (see below).

National planning policy (PPSs) Planning Policy Statements (PPSs) - Introduced in the 2004 Plan and Compulsory Purchase Act to replace PPGs see above.

National Playing Fields Association Organisation with specific responsibility for acquiring, protecting and improving playing fields, playgrounds and playspace where they are most needed and for those who need them most.

Natural England Formed from the merger of English Nature and Countryside Agency.

Neighbourhood Area for Play (NEAP) Category of children's play area defined in the National Playing Fields Association standards.

New Deal See 'East Brighton New Deal initiative'.

Occupancy controls Planning conditions or obligations used to ensure that housing when built, is occupied, either initially or in perpetuity, by people falling within particular categories of need.

Park and Ride A facility or facilities that provide parking for cars and an interchange for transferring passengers onto public transport, particularly at the approaches to the city.

Pastiche Mock version or replica of a historic building design.

Pedestrian priority areas Areas where it is easier for pedestrians to move around - including those with better crossing points, pavement widening and traffic calming.

Permeability Visual or physical linkages between different parts of an urban area that encourage patterns of movement between streets and districts.

Permitted Development Development, including changes of use, which is allowed (by virtue of Government legislation) without the submission of a planning application to the Local Planning Authority (see also deemed consent).

Planning Authority See 'Local Planning Authority'.

Planning Obligations/Section 106 Agreements Planning Obligations, also known as Section 106 Agreements (under the 1990 Town & County Planning Act), are legal agreements that secure measures and/or controls that could not be achieved by the imposition of planning conditions.

Planning Policy Guidance Notes (PPGs) Government planning guidance on a variety of topics that must be taken into consideration when preparing development plans or when determining planning applications, now replaced by Planning Policy Statements.

Planning Policy Statements (PPSs) Government planning policy statements on a variety of topics that must be taken into consideration when preparing development plans or when determining planning applications. They are replacing PPGs.

Polluted land This is not statutorily defined. It is land that contains harmful or offensive substances; it may or may not be statutorily defined as 'contaminated land'. (See Contaminated Land)

Prime frontage Part of a shopping centre identified on the Local Plan Proposals Map as being of particular importance to the operation of the centre.

Priority Area for Economic Regeneration (PAER) In order to address economic inequalities in the South East, the Regional Planning Guidance has identified particular areas for economic regeneration. Brighton & Hove falls within one of these areas.

Proposals Map Map that forms an integral part of the local development plan and which identifies sites/areas to which particular policies apply.

Public Examination / Examination in Public (EIP) A public inquiry presided over by an Inspector appointed by the Government, at which the draft Regional Planning Policy is debated (a similar process is also used in respect of the Structure Plan).

Regional Planning Guidance (RPG) Government policy on regional planning matters which sets out a framework for reviews of structure plans and unitary development plans. The current guidance for the South East (Regional Planning Guidance for the South East - RPG9) was published March 2001 and sets out broad regional guidelines to the year 2016. It is being replaced by the South East Plan.

Registered Social Landlord (RSL) Independent non-profit making organisation registered with The Housing Corporation (usually a housing association). The main purpose of most registered social landlords is to provide accommodation at affordable rents to people on low incomes or in housing need.

Renewable Energy Term used to describe energy that occurs naturally and repeatedly in the environment - e.g. energy from the sun, wind, water, land, plant material, as opposed to energy derived from non-renewable resources such as that from 'fossil fuels' e.g. coal and oil. Combustible or digestible waste materials are also regarded as renewable sources of energy.

Retail hierarchy See 'Sequential approach', below.

Retail Impact Assessment A study designed to assess the extent of the social and economic impact of a proposed retail development on existing retail facilities.

Retail shed A retail warehouse - a large, normally single-level store specialising in the sale of household goods (such as carpets, furniture and electrical goods) and DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

Rio Earth Summit The United Nations Conference on Environment and Development held in Rio de Janeiro, Brazil, in 1992.

Scheduled Ancient Monument A statutorily protected building or structure of national importance because of its archaeological and historic interest.

Seafront Development Initiative (SDI) A project set up to finance works of enhancement to the beach and promenade to assist the regeneration of Brighton's Lower Promenade between the Brighton (Palace) Pier and the former Brighton/Hove boundary. These improvements are substantially complete; works outstanding (at July 2005) are works to the bandstand and adjacent gardens. The initiative followed a study by the City Council and the South East Tourist Board. Significant funding was obtained via the Single Regeneration Budget (a Government funding initiative) and Southern Water also provided some funding.

Section 215 notices of the 1990 Planning Act Section 215 provides the city council with the power to require proper maintenance of land where it appears that the amenity of the area is being adversely affected by the condition of the land. Land includes any building(s).

Section 47/48 and section 54 of the Planning (Listed Building and Conservation Areas) Act 1990 Section 47 - enables the city council (or the Secretary of State) to compulsorily purchase a listed building in need of repair where the Secretary of State can be satisfied that reasonable steps are not being taken to properly preserve the listed building. Section 48 - provides details on the serving of a repairs notice which must be preliminary to any acquisition under section 47. Section 54 provides details of when the city council may undertake urgent works to preserve an unoccupied listed building (or part of it).

Sequential approach This is the Government's required approach (set out in PPG3) for local authorities to identify suitable land for residential use and buildings for conversion. Re-using previously developed ('brownfield') sites within urban areas, identified in an Urban Housing Capacity Study, is the preferred option, followed by urban extensions and new development around public transport nodes. A sequential approach is also recommended (in PPG6) for the allocation of land for retail use. The preferred 'retail hierarchy' (in descending order of preference) is: town centre sites where suitable sites or buildings suitable for conversion are available; edge-of-centre sites; district and local centres; and only then out-of-centre sites in locations that are accessible by a choice of means of transport. PPG9 requires local authorities to give preference to the re-use of developed land and to allocate sites for industry and commerce, particularly in urban areas and in places that are accessible by environmentally friendly modes of transport.

Setting of (a building/area) This will depend upon the individual circumstances relating to the building or area in question. The setting often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and/or to the quality of the spaces between buildings. The setting may include:

- Land (and buildings) which are obviously ancillary
- Land some distance away e.g. affecting views
- a number of surrounding properties e.g. in a crowded urban street
- an entire street.

Sheltered housing Managed housing units, usually for the elderly with wardens/staff on hand.

Site of Nature Conservation Importance Non-statutory designation of an area supporting important wildlife habitats or species and/or area that serves as a wildlife resource for local communities.

Site of Special Scientific Interest (SSSI) Sites designated by English Nature (now Natural England) under the Wildlife and Countryside Act 1981.

Small business A business with fewer than 50 employees.

Soakaway A sub-surface structure/drain designed to promote the percolation of surface water.

Social Exclusion What may happen when people or areas suffer from a combination of linked problems such as unemployment, poor skills, low incomes, poor housing, high crime environments, bad health and family breakdown.

South Downs Joint Committee Group established by merging the South Downs Conservation Board and the East Hampshire AONB Joint Advisory Committee in preparation for the establishment of the South Downs National Park.

Specific land use proposals A detailed suggestion for the future uses of a site that is defined on the Proposals Map.

Sports and Recreation Strategy City council strategy concerned with the retention and provision of sports facilities and the meeting of identified needs of sports clubs and associations in Brighton & Hove.

Stallriser Solid section of a shopfront below the shop window.

Statutory Consultee Organisations with which the local planning authority must, by law, consult on the preparation of its land use plan or in determining a planning application.

Streetscape General appearance and urban character of a road or street.

Structure Plan In relation to Brighton & Hove this is a joint document produced by East Sussex County Council and Brighton & Hove City Council. It sets out key, strategic policies to guide future development and provides a framework for the preparation of the Local Plan.

Sui generis A use of land or building that is excluded from any specific class of the Town and Country Planning (Use Classes) Order 1987. Planning permission is required to change the use of land or buildings to or from a sui generis use. Literally means 'of its own'.

Supplementary Planning Guidance (SPG) A document that provides detailed planning guidance regarding the implementation aspects of a particular policy contained in the development plan. SPG is recognised as a material consideration in development control decisions and appeals but its status is not the same as a statutory development plan. It is being replaced by Supplementary Planning Documents (SPDs) under the 2004 Planning and Compulsory Purchase Act.

Supported housing Housing for groups with care and support needs, including people with HIV and AIDS; disabled people; the elderly; young people; and substance misusers. The City Council works with housing support agencies (Brighton Housing Trust, Care Co-Ops) to co-ordinate services, share best practice and monitor the effectiveness of services.

Sussex Wildlife Trust A charitable trust that promotes nature conservation within East and West Sussex, Brighton & Hove.

Sustainable Development Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (a widely-accepted definition taken from 'Our Common Future' also known as 'The Brundtland Report' - the Report of the 1987 World Commission on Environment and Development). The key elements of sustainable development are social progress which recognises the needs of everyone, effective protection of the environment, prudent use of natural resources and maintenance of high and stable levels of economic growth and employment. It also implies more equitable access to these elements of sustainable development within current and future generations and the global implications of development.

Sustainable Transport Strategy Name given to the transport strategy adopted by Brighton & Hove City Council and set out in the Full Local Transport Plan which seeks to implement schemes that encourage the use of public transport, walking and cycling.

Sustainable Urban Drainage Systems The management and control of surface water run off (rainwater - often polluted) by providing ways through which it can be absorbed and treated naturally through detention/retention ponds, grass land, soakaways and permeable road and pavement surfaces etc, rather than being directed straight to sewers. Such systems seek to use the environment to slow the speed of run off, reduce the quantity of run off collected and provide ways to treat collected surface water before being discharged to water-courses or infiltrated into land rather than sewers.

Topography Description of the features of the land including height in relation to sea level.

Town cramming Over development of an area without regard to the retention of open spaces, the existing environment and/or the generated demands for local services etc, resulting in a harmful impact on the quality of the living and working environment.

Townscape General view, appearance and character of an urban scene/landscape.

Transport Assessment A process of looking at the impact on transport of a proposed development. Can range from a simple document setting out the movements by different methods likely to arise from a development, to a detailed assessment derived from modelling the likely impact of the transport needs of a development and setting out the steps proposed to deal with it. Previously called a 'Traffic Impact Assessment' (TIA) but now renamed to a TA to take into account pedestrian movements.

UK Strategy for sustainable development 'A Better Quality of Life', published in May 1999, sets out the Government's priorities for achieving sustainable development. Also referred to as the 'UK Strategy'.

Urban Task Force Group chaired by Lord Rogers (Architect) that produced a report in 1999 entitled "Towards an Urban Renaissance" that looked at the causes of urban decline and suggested practical solutions for bringing people back to the cities, towns and urban neighbourhoods.

Vista Medium or long narrow view framed by, for example, buildings or other landscape features such as trees.

Waste Defined by the European Union Waste Framework Directive as any material, substance or product which the holder must discard, intends to discard or is required to discard.

Waste Local Plan In relation to Brighton & Hove this is a joint Plan produced by East Sussex County Council and Brighton & Hove City Council. It sets out the policies in relation to the management and disposal of waste within the plan area.

Wildlife Advisory Group (WAG) An advisory group convened by the City Council comprising representatives of local, county and national wildlife and conservation organisations that provides advice on planning applications and other land management issues that may impact on wildlife.

Windfall Site Site gaining planning permission for a use which was not previously identified in a Local Plan. This term is normally applied in respect of housing developments on unidentified sites.



**Brighton & Hove
City Council**

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