

GLOSSARY OF TERMS

A1 Use

Food and durable goods shops such as butchers, bakers, grocers and hardware stores.

A2 Use

Financial and professional services such as building societies and estate agents, normally found in town centres which are open to the public.

A3 Use

Food and drink premises for the sale of hot food, including restaurants, pubs, cafes and wine bars.

Affordable Local Needs Housing

Homes to meet the needs of local people who cannot compete in the open market, either to purchase or rent, due to their low income.

Ageing Population

An increasing proportion of elderly persons in relation to the population as a whole.

Aggregates

Sand, gravel, crushed rock, and other bulk materials used by the construction industry for purposes such as making concrete.

Aggregates Wharves

Riverside depots usually with grading plants and deep water wharves to enable vessels to land dredged sand and gravel.

Agricultural Support Activities

Those activities servicing the agricultural industry, including storage silos, processing plant and similar facilities for adding value to and marketing a wide range of produce coming from a number of different farms, which require a rural location for practical and economic reasons.

Ancient Highway

An old public right of way which can be used by vehicles as well as pedestrians.

Ancient Monument

Archaeological monuments or sites of national or local importance.

Ancillary

Providing essential support to something.

Aquifer Protection Zone

Area of underground catchment/sources of water, which may be used as part of the main supply and which is considered by the EA/SWA to need protection.

Archaeological Remains

The surviving physical evidence of the past.

Archaeological Site

A location where evidence of past human activity has been observed or is anticipated.

Architectural/Historic Value

On the national list or capable of being considered for future listing.

Areas of High Landscape Quality

Mainly those areas designated by the Countryside Commission as Areas of Outstanding Natural Beauty and Heritage Coast. Additional local designations may be appropriate at the local plan level.

Areas of Outstanding Natural Beauty (AONB)

Area of nationally important landscape designated by the Countryside Commission under the provision of the Access to the Countryside Act 1949. They relate to areas of such fine landscape quality that there is a national as well as local interest in keeping them so. They are not so extensive or suitable for recreation to qualify for National Park status. The primary purpose is the conservation and enhancement of natural beauty, landscape and natural and historical heritage.

B1 Use

Those business uses that can exist in a residential area without detriment by way of noise, vibration, smell etc, to the amenity of adjoining properties.

B8 Use

Wholesale warehouses and distribution centres.

Balanced Population

Achieving a more even distribution of age groups to reflect the national proportions of age groups

Best and Most Versatile Agricultural Land

Agricultural land of Grades 1, 2 and 3a, defined by the Ministry of Agricultural, Fisheries and Food as land which should be protected, where possible from irreversible damage.

Bird Sanctuary

Sanctuary Orders are made by the Secretary of State for the Environment with the consent of the land owner(s) to protect wild birds, their nests, eggs and dependant young at any time, or for a specified time during the year. Wild bird protection orders relate to land or coastlines above mean water mark and may make it an offence for any unauthorised person to enter such an area of special protection.

Brownfield Sites and the Sequential Approach

In order to maximise land recycling to support sustainability and urban regeneration, brownfield sites for the purposes of this plan are defined as previously developed land within settlement boundaries. Previously developed land may be identified outside settlements but will be less sustainable in terms of access to jobs, schools and other facilities and will only be appropriate for countryside related development as set out in policy G5 of the UDP.

Coastal Zone

The area extending seaward and landward of the shoreline, determined by the geographical extent of coastal natural processes and human activity relating to the coast. These factors influence all of the Island and the whole plan area is considered to be part of the Coastal Zone.

Commercial Leisure

Theatres, cinemas, museums etc.

Conservation Areas

Locally defined areas of special architectural historic significance worthy of protection and enhancement. Within such areas there are strengthened controls over demolition, minor development and protection of trees.

Contaminated Land

Any use of land which may cause it to be contaminated with noxious substances, or land which has been contaminated as a consequence of past usage.

Countryside

Land outside of the defined settlements

Cross-Solent Links

Any means of transport, by sea; land or air, connecting the Island to the mainland, including a fixed link, such as a bridge or tunnel.

Cultural Heritage

Archaeological remains, historic buildings or countryside indicative of the customs, civilisation or achievements of a particular time.

Defined Sensitive Areas

Land having a specific protection, eg SSSI, Ancient Monument etc.

Defined Settlements

Towns and Villages with a development boundary.

Defined Town Centre Shopping Areas

The main retailing areas of Island settlements, identified within local plans.

Derelict

Incapable of being used without major building works.

Development Boundary

The defined limit of the built-up area of a settlement, beyond which most types of development will not normally be allowed.

Disabled

People with a physical impairment which limits their ability to walk, to see or to hear, or who need to use a wheelchair for mobility.

EU Directives

Requirements of European Legislation that must be met.

Ecological Sensitive Areas

SSSI, National and local nature reserves and sites important for flora and fauna.

Electromagnetic Radiation

Sources generating electromagnetic fields and radiation to which the public may be exposed, including domestic electric wiring, power lines, power cables and associated transformers, radio frequency broadcast transmitters, mobile telephones and associated base stations, microwave transmitters, radar installations and security devices.

Employment Land

Sites which are used or allocated for employment generating activities.

Environment

The natural, cultural and landscape heritage of an area.

Environment Agency (EA)

Combination of National Rivers Authority, Her Majesty's Inspectorate of Pollution and Waste Regulation Authority under the Environment Act 1995, which became operative on 1 April 1996.

Essential Island Services

Provision required to meet the needs of the Island only.

Farm Diversification

Alternative on-farm businesses used to supplement farm income to help maintain the agricultural holding.

Fossil Fuels

Carbon based fuels, such as oil, coal and natural gas.

General Permitted Development Order (GPDO)

Identifies those developments not requiring formal planning approval and therefore considered to be permitted development.

Hazardous Uses

Operations or land use (including storage) where hazardous substances are used, or a potential risk is created for surrounding areas. Sites usually notified by the Health and Safety Executive. Consultation and advice sought for relevant applications.

Heritage Coast

Area of nationally important undeveloped coastline defined by the Countryside Commission. The criteria for definition is for coastline of exceptionally fine scenic quality, exceeds 1 mile in length, is substantially undeveloped and contains features of special significance, and interest, whether man made or not. The aims in defined areas are to preserve the undeveloped character and to promote public access to and through the areas.

Hotel Areas

Identified areas whose character is predominantly devolved from hotels.

Houses in Multiple Occupation (HMO s)

More than six people not related, but living together communally and sharing certain facilities such as kitchen, lounge, dining areas and wc.

Hydrocarbons

Mineral compounds consisting wholly of hydrogen and carbon, which form the bulk of oil and natural gas.

Important Hedgerows

Important hedgerows are those which are more than 30 years old and by reason of their historic landscape or wildlife interest, will be protected by the Hedgerows Regulations 1997, which came into force on 1 June 1997. The regulations were introduced under Section 97 of the Environment Act 1995.

Infill

The infilling by a single dwelling of a group in an otherwise built up frontage.

Infrastructure

Support services and facilities for the Island s population and development.

In-Situ

In its (original) place.

Integrated Transport Network

Measures which allow for the easy access between various forms of public and private transport modes. These include roads, railways, ferries, footpaths and cycleways as well as public transport routes and services.

Land Availability

The amount of land which has permission for development, but has yet to be constructed.

Landfill

The disposal of waste by its permanent deposition in or on the ground, involving the filling of man made voids.

Land Raising

Disposal of waste material by depositing which increases the elevation of land.

Listed Building

A structure of architectural and/or historical importance (normally a building), designated by English Heritage for the Department of the Environment.

Local Nature Reserve (INR)

Areas of land or wetland of local importance declared by the local authority, in consultation with English Nature under the provisions of the National Parks and Access to the Countryside Act

1949. LNR s are normally owned or managed under agreement by the Local Authority, who may make byelaws to protect the fauna and flora.

Local Transport Plan (LTP)

The Local Highway Authorities rolling five year programme of highway works and traffic management.

Minerals, land won

Mineral reserves extracted from the land by quarrying and excavation.

Minerals, marine dredged

Normally sand and shingle, taken from the sea bed, off-shore.

National Nature Reserves (NNR s)

Areas of land or wetland of national or international importance by reason of areas of natural or semi natural vegetation declared as a national nature reserve by English Nature who may make byelaws to protect the flora and physiological and geomorphological interest.

Natural Resources

The elements and components of the environment which are drawn on and are required to support the basics of life and society such as the capacity for the production of food, unpolluted air and adequate supplies of clean water which therefore need to be protected and used sustainably. Natural resources also include those which are effectively finite, such as mineral deposits and those which are renewable such as crops, whether for food, fuel or timber. There is an inter-relationship between man s use of natural resources and biodiversity., wildlife and features of nature conservation interest and concerns that the requirements of new and existing development should not outstrip the capacity of natural supplies to support both.

Noisy Sports

Organised motor sports, clay pigeon shooting etc.

Non-Conforming Uses

Use, which by its nature is not appropriate in its present location, by way of noise, fumes etc.

Operational Land

Those areas of land in use for holiday purposes including permanent holiday accommodation, camping and touring caravan areas, ancillary buildings, (such as shops, bars, restaurants, amusement arcades, leisure clubs, swimming pools etc), open play space and car parking areas but excluding unrelated adjoining areas of countryside which may be owned by the holiday site but are not necessary for its operation.

Palaeoecological

Palaeoecological refers to the study of ancient remains of living organisms which provide evidence of the historic ecology of an area and an understanding of past environments. Palaeoenvironmental studies can include ancient pollen plant remains, molluscs and diatoms and they can help the community to understand or calculate future changes like climate-change, sea-level rise, water table fluctuations, habitat loss, episodic flooding and coastal erosion. Palaeoenvironmental evidence can also reveal the long-term impact of man on the environment and it may identify new stress or unsustainable loss to present natural resources. Precious fragments of the Island s palaeoecological record are to be found in certain peat deposits, valley sediments and buried or submerged land-surfaces. Such deposits or sites may be included in the Sites and Monuments record.

Parks and Gardens of Historic Importance

Gardens, parks, designated landscapes, designed grounds and places of recreation are of historic interest when they illustrate some aspect of the history relating to these sites (or of the history of gardening or horticulture), have significant historical associations, have a group value with buildings that is of historic interest, or provide the setting for a building of historic interest.

Permanent Holiday Accommodation

Areas which contain permanent or built accommodation (other than hotels and guest houses), ie chalet parks, static caravan parks. It does not refer to areas of tented or touring caravan parks.

Planning Policy Guidance (PPG)

A series of notes issued by the Department of the Environment setting out the Government's policy guidance on planning issues such as housing, shopping, the countryside etc.

Pollution

The addition of materials or energy to an existing environmental system to the extent that undesirable changes are produced directly or indirectly in that system.

Ramsar Sites

Sites identified by the signatory states to the International Convention at Ramsar, Iran in 1971, for the protection of internationally important wetlands and wildfowl habitats. In the UK, the sites are identified by English Nature on behalf of the Department of the Environment.

Recreation, formal

Sport requiring built pitches, facilities and formally laid out areas, eg ball games.

Recreation, informal

Activities which can be undertaken without the need for a marked out pitch or court, eg walking, cycling, orienteering.

Redundant

Not suitable or necessary to meet the modern requirements of agriculture and no longer in use.

Regionally Important Geological and Geomorphological Sites (RIGGS)

Areas of land of local importance for the conservation of geological and geomorphological features worthy of protection for their educational, research, historical or aesthetic importance. They are not of sufficient significance to warrant recognition as an SSSI.

Renewable Energy

Power from naturally re-occurring resources such as the sun, wind and water.

Retail Only Frontages

Areas within town centres whose character is predominantly A1 retail which should be retained for this purpose.

Retail Parks

An agglomeration of at least three retail warehouses.

Retail Warehouse

Large single level stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) and bulky DIY items, catering for the car borne customers.

Rights of Way Network

Some 500 miles of bridleways and footpaths provide public access to all parts of the Island and enable a network of walks and trails including a round the Island coastal path.

Rural Tourism

The development of tourism in rural areas which aims to bring economic benefits to those areas.

Scheduled Ancient Monument

A building or structure or archaeological feature of historical interest considered to be of national importance and included on a statutory list prepared by English Nature for the Secretary of State for the Environment.

SERPLAN

The London and South East Regional Planning Conference. A representative organisation of all local authorities in South East England, which considers regionally important land use and

transportation matters and provides advice to the Government accordingly.

Serviced Holiday Accommodation

Holiday accommodation which includes meals and services, ie not self-catering.

Site of Archaeological Interest or Value

A site which is occupied by a scheduled ancient monument or which is registered in a sites and monuments record.

Site of Importance for Nature Conservation (SINC)

Areas of land and wetland of local importance for the conservation of semi-natural habitats including mosaics of heathland, unimproved grassland, scrubland and plantation and/or habitats which support rare local wildlife species. They may not be of sufficient extent or quality to qualify for national recognition as an SSSI.

Site of Special Scientific Interest (SSSI)

Areas of land of special scientific interest by reason of its fauna, flora or geological or physiological features, notified by English Nature under the Wildlife and Countryside Act 1981. Consultation with English Nature is required if works are proposed which could damage the scientific value of features in this area.

Sites and Monument Record

A continuously developing inventory of known archaeological sites and remains which is maintained by a local authority. The Isle of Wight SMR was formally adopted by the Council in 1996

Small Village

Villages, hamlets and other settlements which are not defined settlements

Special Areas of Conservation (SAC)

Areas of open water and land of international importance designated under the European Union habitats Directive for the conservation of natural habitats and wild fauna and flora, which are considered rare or endangered and are recognised as being under particular threat. In the UK the Government have decided that all land areas included will already be SSSIs but that SACs may include areas at sea.

Special Protection Areas (SPA)

Areas of land and wetland of international importance classified under the European Union Birds Directive to conserve the habitats of rare and migratory wild birds. In the UK the Government have agreed that SPA designations will only be applied to areas which are also recognised of national importance as SSSIs. The designations in the UK will therefore only relate to areas above the mean water level.

Strategic Road Network

Main Island roads and traffic routes as defined by the Council.

Sustainable Development

Balancing the need for development and growth against the need to protect the natural and built environment. The sum total of decisions in the planning field, as elsewhere should not deny future generations the best of today's environment.

Sustainable Tourism

Tourism which meets the needs of the present tourists and host regions while protecting and enhancing opportunity for the future (World Tourism Organisation).

Teleworking

Facilities by which groups of individuals can share information technology and office facilities to allow them to work close to home.

Town Centres

This term includes town centres, but excludes small parades of shops and individual shops of

purely local significance.

Traffic Management Schemes

The process by which highway problems such as congestion or hazards can be identified and reduced by the use of traffic lights, traffic calming or measures to improve the pedestrians environment.

Undeveloped Coastline

Those areas of coastline that fall outside of the development envelope or are not proposed for development.

Upgrading (tourist accommodation)

Development which provides an enhanced layout and improves the overall visual appearance of the site, providing a better environment for visitors to enjoy.

Utility Services

The providers of gas, electric, water and sewage disposal services.

Waste

Any substance which constitutes a scrap material or an effluent or other unwanted surplus substance arising from the application of any process; and any substance or article which requires to be disposed of as being broken, worn out, contaminated or otherwise spoiled.

Inert waste: waste that does not normally undergo any significant physical, chemical or biological changes when deposited at a landfill site.

Hazardous Waste: a general term covering difficult or special wastes which may give rise to particular pollutions risks or nuisance and may require special management for disposal.

Putrescible Waste: materials which do not contain in hazardous quantity or hazardous concentration any poisonous, noxious or polluting substance but may decompose and may consist, in part, of soluble matter which would cause pollution if allowed to enter ground or surface water systems.

Whole Farm Plans

Plans which, in whole or in part, address the economic environmental and social resources over which a land owner/occupier has some control and which set out the objectives for the use and management of land and buildings.