APPENDIX 9

Glossary

Ancient Semi-Natural Woods
Woods which are known to date from before 1600AD, and which have not been replaced with conifers, or densely planted with broadleaf trees. Provisional inventories of these woods have been produced by English Nature and are available at its regional offices.

Aquifer
An underground water reservoir.

Area of Outstanding Natural Beauty (AONB)
Areas of high visual quality designated by the Countryside Commission as being of national importance. Wealden District covers parts of the Sussex Downs AONB and parts of the High Weald AONB.

Article 4 Direction
This provides the Council with powers in specific cases to withdraw the benefit of permitted development status granted under the General Development Order (see also General Development Order and Permitted Development). These generally require the approval of the Secretary of State. However, the Council itself may approve a direction under Article 4(2) which removes certain permitted development rights from dwellinghouses within Conservation Areas for such development which fronts a highway, waterway or open space.

Backland
An area of land lying to the rear of the existing form of development.

Business Uses
Uses falling within Class B of the Town and Country Planning (Use Classes) Order 1987, including as offices (other than professional or financial services) for the research and development of products or processes, any industrial process, or storage or distribution.

Circular
Government statement which, together with Planning Policy Guidance Notes, provides advice and guidance on matters of policy and procedure.

Common Agricultural Policy (CAP)
The agricultural policy of the European Union.

Conditions
Steps required to be taken or limitations imposed when planning permission is granted for development.

Conservation Areas
Areas defined as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and designated as such under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Convenience Goods
Day to day purchases, such as food, grocery, confectionery, tobacco and newspapers.

The Council
Wealden District Council.

Country Parks
Areas grant aided by the Countryside Commission for recreation and accessible to the public at all times, usually free of charge.
The County Council
East Sussex County Council.

The County Structure Plan
East Sussex County Structure Plan 1991. Prepared by the County Council, it sets out policies for the development and other use of land across the whole County and provides a guiding framework for the preparation of Local Plans by the District and Borough Councils.

Deemed Consent
Certain 'classes' of outdoor advertisement can normally be displayed, within certain limits on their size and height, without application being made to the Council. These advertisements have what is called 'deemed consent' for their display.

Development
The carrying out of building, engineering and mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land.

Development Boundary
These define the areas where, in principle, new development would be permitted subject to the policies and proposals in the Local Plan.

Durable or Comparison Goods
Clothing, footwear, household goods and other non-food items.

Ecosystem
A community of interacting organisms and their physical environment.

Environmental Assessment (EA)
For certain projects, the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988 require a formal assessment to be carried out before planning permission may be granted. The regulations set out the type of projects where an Environmental Statement is required.

Express Consent
If an advertisement does not benefit from the provisions for deemed consent (see above), the Council's 'express consent' is required before it can be displayed.

General Permitted Development Order (GPDO)
Legislation outlining planning procedures for the control of development. It excludes certain types of development from the need to obtain planning permission (see also Article 4 Direction).

Housing Association
Non-profit making organisations receiving funds from Central Government to provide housing for sale or rent for those in need.

Housing Land Availability Studies
Since 1980 the Government has required County and District Councils to produce studies which demonstrate that there is enough housing land available over the next five years to meet Plan requirements.

Infilling
The filling of a small gap within a substantially built-up frontage.

Landscape Buffer
An area planted with trees and shrubs to create a natural visual barrier.

Legal Agreement
A local planning authority may enter into an agreement with an applicant in connection with a proposed development. The agreement can contain provisions for the developer to carry out, or contribute towards, specific additional works made necessary by the development.

Listed Buildings
These are buildings of special architectural or historic interest, classified in grades (1, 2*, 2) to show their relative importance. The statutory list of such buildings is compiled by the Secretary of State for the Environment. A listed building cannot be demolished, altered or extended without express consent from the Council.

Local Enterprise Agency
A public and privately funded, independent organisation set up to assist and encourage the development of small businesses within a defined area.

Local Nature Reserve
Any area of land designated by a local authority, in consultation with English Nature, in order to protect its wildlife value for the benefit of the local community.

Local Planning Authority
In Wealden, this is the District Council for Local Plan preparation and development control, except in the case of mineral working and waste disposal which are the responsibility of the County Council.

Local Trust Reserves
Non-statutory nature reserves managed by the Sussex Wildlife Trust.

Ministry of Agriculture, Fisheries and Food (MAFF)
Government department largely concerned with matters relating to agricultural land.

National Nature Reserve
An area of land of national and sometimes international importance for nature conservation which is owned or leased by English Nature or by a body approved by English Nature.

Permitted Development (PD)
Developments for which there is no need to obtain planning permission. These are specified in the General Development Order.

Planning Brief
Guidance produced by the Council to indicate acceptable forms of development for a specific site.

Planning Policy Guidance Note (PPG)
Government guidance on planning policy issues which must be taken into account, where relevant, in preparing development plans and in decisions on planning applications.

Primary Route
Part of the County Council's strategic highway network, comprising A21, A22, A23, A26, A27, A259 (east of Pevensey), A265 and A272 (west of Uckfield).

Ramsar Convention
The Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitats.

Regional Shopping Centres
Out of town centres generally over 50,000 square metres gross retail area, typically enclosing a wide range of clothing and other comparison goods.

Retail Warehouses
Large single level stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

Sheltered Housing
Housing for elderly or handicapped people requiring a degree of support or assistance in their normal daily lives (usually provided by a resident warden).

Sites of Special Scientific Interest (SSSI)
An area of land or water which in the opinion of English Nature is of special interest by reason of its flora, fauna, geological or physiographical features. Once notified of the presence of an SSSI, owners and occupiers must consult with English Nature before carrying out any potentially damaging operation.

**Supermarkets**
Single level, self service stores selling mainly food, with a gross trading floorspace of between 500 and 2,500 square metres, often with their own car parks.

**Superstores**
Single level, self service stores selling mainly food, or food and non-food goods, normally with at least 2,500 square metres gross trading floorspace with dedicated car parks at surface level.

**Sustainability**
This means ensuring that in meeting its own requirements society does not compromise the ability of future generations to meet theirs. The principle of 'sustainable development' is concerned with controlling and reducing damage to the environment, including longer term interests of preserving the ozone layer and finite sources.

**Traffic Calming**
Control of the speed and movement of traffic to reduce conflict arising between pedestrians and vehicles by the introduction of features such as road humps, pavement widenings, new surface materials, etc.

**Transport Policies and Programme (TPP)**
Produced annually by the County Council, this document contains a rolling programme of road improvements and other transport measures which the County Council intends to pursue in the short and long term.

**Tree Preservation Order (TPO)**
TPOs are made on specific trees, groups of trees or woodlands to prohibit their cutting, topping or lopping, except with the express consent of the Council.

**1987 Use Classes Order**
Legislation which prescribes a number of broad 'classes of use' within which change can take place without the need to apply for planning permission. The most important classes are shown in Appendix 7.

**Utilities**
Business organisations performing a public service, i.e. water, gas, electricity, etc.

**Vernacular**
Building style or materials common to a particular locality.