



# Glossary

An alphabetical list of  
planning terms with  
explanations



**Stockton-on-Tees**  
BOROUGH COUNCIL



## **A**

### **Adoption**

The final confirmation of a development plan or Local Development Document as having statutory status by the local planning authority

### **Air Quality Management Strategy (AQMS)**

A designation made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of air.

### **Alteration to Local Plan Number 1**

Adopted in March 2006. A partial local plan review started under the planning system prior to September 2004 concerned with retail and flood risk issues.

### **Ancient Woodland**

Woodland that is believed to have existed from at least medieval times without use other than timber production.

### **Annual Monitoring Report (AMR)**

A report submitted to Government by local planning authorities assessing Local Development Framework production progress and policy effectiveness.

### **Appropriate Assessment**

An assessment of the impact of all plans and projects on sites designated as of European importance for their nature conservation value.

### **Area Partnerships Boards**

Bring together representatives from the voluntary and community sector, local business, local agencies and residents' associations to give local people a chance to influence services provided within their area. The Area Partnership Boards feed into, and underpin the Stockton Renaissance process.

## **B**

### **Best Value Performance Indicators**

A BVPI is a Best Value Performance Indicator (a national measure of performance, set by central government). Performance is measured annually.

### **Bio-diversity**

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

### **Bio-diversity Action Plan (BAPs)**

Strategy prepared for a local area aimed at conserving biological diversity.

### **Brownfield Land and Sites**

See 'Previously-Developed Land'.

### **Building**

The term building refers to the whole or any part of any structure or erection. It does not include plant or machinery comprised in a building.

## **C**

### **Character**

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.

### **Climate Change**

Long-term fluctuations 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.

### **Community Forest**

A large area of land transformed into a wooded landscape by a partnership of local authorities, national agencies and private and voluntary sector organisations to support employment, recreation, education and wildlife.

### **Community Strategy**

See Sustainable Community Strategy

### **Conservation Area**

Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance

### **Conservation Area Character Appraisal**

A published document defining the special architectural or historic interest that warranted the area being designated.

### **Construction and Demolition Waste**

Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.

### **Contaminated Land**

Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

### **Central Area Partnership Board (see also Area Partnership Boards)**

Covering the areas of Hardwick, Bishopsgarth and Elm Tree, Fairfield, Hartburn, Grangefield, Parkfield and Oxbridge, Stockton Town Centre, Norton and surrounding villages.

### **Core Strategy**

A Development Plan Development setting out the spatial vision and objective of the planning framework for an area, having regard to the Community Strategy (see also Development Plan Developments).

### **Countryside Agency**

The organisation responsible for advising Government and taking action on issues affecting the social, economic and environmental well being of the English countryside. Now part of Natural England.

### **Culture**

Culture includes arts, media, sports, libraries, museums, parks countryside, the built heritage, tourism, and the creative industries.

### **Cumulative Impact**

A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.

## **D**

### **Density**

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

### **Development**

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).

### **Development Limits**

Development limits identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to prevent development from gradually extending into the surrounding countryside.

### **Development Plan**

A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans under transitional arrangements, and new Regional Spatial Strategies and Local Development Documents under the Planning & Compulsory Purchase Act of 2004.

### **Development Plan Documents (DPDs)**

DPDs are Local Development Documents having development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs can include the Core Strategy, Site Specific Land Allocations, Area Action Plans, Generic Development Control Policies, and the illustrating Proposals Map.

### **District Centres**

Usually comprising groups of shops and some services, separate from the town centre, but with more variety than local centres.

## **E**

### **Eastern Area Partnership Board (see also Area Partnership Boards)**

Covering the areas of Thornaby, Ingleby Barwick, Hilton, Maltby and surrounding villages.

### **Employment land**

Land reserved for industrial and business use.

### **Employment Land Availability (ELA)**

The total amount of land reserved for industrial and business use awaiting development.

### **English Heritage**

Government body with responsibility for all aspects of protecting and promoting the historic environment.

### **Environment Agency**

The EA is the leading public body protecting and improving the environment. Their work includes tackling flooding and pollution incidents; reducing industry's impacts on the environment; cleaning up rivers, coastal waters and contaminated land; and improving wildlife habitats.

<b>Evidence Base</b>	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in LDDs, including physical, economic, and social characteristics of an area.
<b>Examination in Public (EIP)</b>	A term given to the examination of Structure Plans under transitional arrangements.
<b>F</b>	
<b>First Secretary Of State</b>	The lead Minister for all policies relating to Town & Country Planning, having powers of intervention on Development Plans and Planning Casework under certain circumstances.
<b>Flood plain</b>	Generally flat-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 where they exist.
<b>Flood Risk Assessment</b>	Site specific assessment of flood risk informing the planning process as to whether development should actually proceed or, if appropriate, what mitigation measures could adequately minimise risk of flooding.
<b>Fossil Fuels (a non-renewable fuel)</b>	Carbon-rich fuel (coal, oil and natural gas) formed from the remains of ancient animals and plants.
<b>Front-loading</b>	Community involvement in the production of Local Development Documents to gain public input and seek consensus from the earliest opportunity.
<b>G</b>	
<b>Geographic Information System (GIS)</b>	A computer based system whereby mapping and information are linked for a variety of uses, such as capturing data to help justify Development Plan Documents.
<b>Green Blue Heart</b>	Part of the Stockton Middlesbrough Initiative, a master plan, which will create a high quality landscaping and parkland setting along the river at the heart of the Tees Valley, joining Stockton and Middlesbrough Town Centres.
<b>Green corridor / wildlife corridor</b>	Green corridors are primarily valuable for wildlife, with additional benefits in linking housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between habitats and between the urban area and the countryside.

<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 of adjacent places and can also provide recreational opportunities.
<b>Greenfield Land or Site</b>	Land (or a defined site) that has not previously been developed.
<b>Greenhouse Effect</b>	The gradual heating of the Earth due to greenhouse gases, leading to climate change and rising sea levels. Renewable energy, energy efficient buildings and sustainable travel are examples of ways to help avert the greenhouse effect.
<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 fuels combustion within motor vehicles and some power stations.
<b>Groundwater</b>	An important part of the natural water cycle present underground, within strata known as aquifers.
<b>H</b>	
<b>Habitat</b>	An area of nature conservation interest.
<b>Habitats Directive</b>	European legislation designed to prevent natural habitats within Europe from continuing to deteriorate and to reduce the threat to an increasing number of wild species.
<b>High demand housing areas</b>	Locations with a high demand for housing resulting in expensive pricing and rents making it difficult to enter the housing market. For example some rural locations, commuter areas, and many locations in southern England.
<b>Historic Parks and Gardens</b>	A park or garden of special historic interest. Graded I, II* or II and designated by English Heritage.
<b>Household Waste</b>	Refuse from household collection rounds, waste from street sweepings, public litter bins, bulky items collected from households and wastes which householders themselves take to household waste recovery centres and bring sites
<b>Household Waste Recovery Centres / Civic Amenity Sites</b>	A facility provided by the Waste Disposal Authority that is available to the public to deposit waste which cannot be collected by the normal household waste collection round.
<b>Housing Market Restructuring / Renewal (HMR)</b>	Process of arranging public sector intervention (in partnership with others) to sustain areas in which housing market failure (or low demand housing) is evident. For example, HMR Pathfinders (such as the Newcastle / Gateshead initiative) are developing strategies and actions to restore neighbourhoods as attractive places to live.

## **I**

### **Independent Examination**

The process by which an Independent Planning Inspector publicly examines the 'soundness' of a DPD or SCI, and any representations made against it, before issuing a binding report.

### **Index of Multiple Deprivation (IMD)**

A ward level index made up from six indicators (income; employment; health deprivation and disability; education, skills and training; housing; and geographical access to services). IMD can help to identify areas for regeneration.

### **Infrastructure**

The physical features (for example roads, rails, and stations) that make up the transport network.

### **Inquiry (sometimes known as a Public Local Inquiry)**

A public examination of certain development plans and planning applications, by an Independent Planning Inspector, who will then issue a report of recommendations into the matters discussed.

### **Issues, Options and Preferred Options**

The 'pre-submission' consultation stages on DPDs with the objective of gaining public consensus over proposals ahead of submission to Government for independent examination.

## **K**

### **Kerbside Collection**

The collection by local authorities of recyclable goods directly from households, or occasionally industrial and commercial premises.

### **Key Diagram**

The diagrammatic interpretation of the spatial strategy as set out in the Core Strategy DPD. (As distinct from Structure Plan Key Diagrams prepared to explain their policy content).

### **Knowledge Based Industry**

High technology industries (such as computers and office equipment, and pharmaceuticals) and knowledge based services (for example telecommunications, information technology, finance, insurance, and business services), which are important to economic development.

## **L**

### **Landfill (including land raising)**

The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of land forms above ground level (land-raising).

### **Landfill Directive**

European Union requirements on landfill to ensure high standards for disposal and to stimulate waste minimisation

### **Landfill Gas**

The gas generated in any landfill site accepting biodegradable material. It consists of a mixture of gases, mainly methane and carbon dioxide.

<b>Landscape Appraisal</b>	A method of assessing landscape sensitivity and its capacity to accommodate a particular type of development, for example in terms of visual impact.
<b>Landscape Character</b>	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
<b>Layout</b>	The way buildings, routes and open spaces are placed or laid out on the ground in relation to each other.
<b>Limits to Development</b>	See Development Limits
<b>Listed Building</b>	A building of special architectural or historic interest. Graded I, II* or II, with Grade I being the highest.
<b>Local Agenda 21</b>	A comprehensive action strategy prepared by local authorities to help achieve sustainable development.
<b>Local Centres</b>	Include a range of small shops and perhaps limited services of a local nature, serving a small catchment. Sometimes also referred to as local neighbourhood centres.
<b>Local Development Documents (LDD)</b>	The overall term given to both Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs), and the Statement of Community Involvement within the Local Development Framework (LDF). LDDs may be prepared jointly between local planning authorities.
<b>Local Development Framework (LDF)</b>	The overarching term given to the collection of Local Development Documents (LDDs) prepared by a local planning authority.
<b>Local Development Scheme (LDS)</b>	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with Government and reviewed every year.
<b>Local Landscape Designation e.g. ('Area of High Landscape value')</b>	Non-statutory and locally designated areas outside the national landscape designations, which are considered to be of particular landscape value to the local area.
<b>Local Listing (Sometimes listed as 'Buildings of Local Importance')</b>	Locally important building valued for contribution to local scene or for local historical situations but not meriting Listed Building status.
<b>Local Nature Reserve. (See also Site of Nature Conservation Importance / Site of Biological Interest)</b>	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
<b>Local Plan</b>	A statutory development plan prepared (or saved) by a local planning authority under transitional arrangement, setting out policies for environmental protection and development.

<b>Local Planning Authority (LPA)</b>	The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council.
<b>Local Strategic Partnership (LSP)</b>	An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.
<b>Local Transport Plan</b>	A local plan for transport prepared by local authorities which includes a bid to Central Government for funding to help provide local transport projects.
<b>Low Demand Housing (or areas of housing abandonment)</b>	A location where the housing market has collapsed or is close to doing so resulting in a low demand for housing or actual abandonment. See also Housing Market Renewal.

## **M**

<b>Management Plan</b>	A plan devised by people or groups interested in the management or conservation of important areas, including nature conservation or historic environment interests.
<b>Mixed use (or mixed use development)</b>	Provision of a mix of complementary uses, such as say residential, community and leisure uses, on a site or within a particular area.
<b>Municipal Solid Waste (MSW)</b>	Household waste and any other waste collected by a Waste Collection Authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials.

## **N**

<b>Natural England</b>	Government advisors on nature conservation in England. (formerly English Nature, Countryside Agency and Rural Development Service)
<b>Nature Conservation</b>	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
<b>Need (in retail terms)</b>	The balance of supply and demand between retailers and consumers. Often measured in terms of excess expenditure (or money) available to allow new shops to be built.
<b>Neighbourhood Centre</b>	A small parade of shops and other retail services, meeting the convenience needs of a local population and reducing the need to travel. Part of the retail hierarchy.
<b>Neighbourhood Renewal</b>	A national strategy setting out the Government's vision for narrowing the gap between deprived neighbourhoods and the rest of the country. Within 20 years, no-one should be seriously disadvantaged by where they live.

**Non-statutory nature reserve**

Sites established and managed by a variety of public and private bodies e.g. County Wildlife Trusts and Royal Society Protection of Birds.

**Northern Area Partnership Board (see also Area Partnership Boards)**

Covering the areas of Billingham, Wynyard, Wolviston and outlying areas.

**O**

**Objectives and Indicators**

Objectives are what are trying to be achieved, and indicators are measures that show whether or not objectives are being achieved. They can be used to help show whether planning policy is effective, or be used in helping to conduct a Sustainability Appraisal.

**Communities and Local government**

The CLG is a central department of Government responsible for policy on housing, planning, devolution, regional and local government and the fire service. It also takes responsibility for the Social Exclusion Unit, the Neighbourhood Renewal Unit and the Government Offices for the Regions. (Formerly the Department of the Environment, and the Department for Environment, Transport & the Regions, and the Department for Transport, Local Government and the Regions and the Office of the Deputy Prime Minister).

**Open Space**

All space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation, and can also act as a visual amenity and a haven for wildlife

**Out-of-Centre**

In retailing terms, a location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the urban area.

**Out-of-Town**

In retailing terms, an out-of-centre location on land not clearly within the current urban boundary.

**Over-development**

An amount of development (for example the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character.

**P**

**Planning & Compulsory Purchase Act 2004**

Government legislation bringing a new approach to development planning, control, compulsory purchase and procedure. The Act updates elements of the 1990 Town & Country Planning Act.

<b>Planning Inspectorate</b>	The Government body that deals with and reports upon the independent examination of Development Plan Documents and Statements of Community Involvement, 'called in' and appealed planning applications, enforcement appeals, and a variety of other planning related casework including listed building consent appeals, and advertisement appeals.
<b>Planning Out Crime</b>	The planning and design of street layouts, open space, and buildings so as to reduce the actual likelihood or fear of crime, by for example creating natural surveillance.
<b>Planning Policy Guidance Notes (PPGs)</b>	Documents issued by the ODPM setting out government policy and advice on planning issues such as housing, transport, conservation etc. (Currently being replaced by Planning Policy Statements).
<b>Planning Policy Statements (PPSs)</b>	Documents issued by the ODPM setting out government policy and advice on planning issues such as housing, transport, conservation etc. (PPSs are currently replacing Planning Policy Guidance Notes).
<b>Playing Field</b>	'Playing field' is often taken to mean the whole of a site that encompasses at least one playing pitch.
<b>Pollution Prevention and Control (PPC) / Integrated Pollution Control (IPC)</b>	A system of regulations and permit regime designed to prevent or reduce pollution.
<b>Previously Developed Land (PDL) or 'Brownfield' land</b>	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Planning Policy Guidance Note 3 'Housing' has a detailed definition.
<b>Proposals Map</b>	The component of a development plan, or a DPD itself, showing the location of proposals in the plan, on an Ordnance Survey base map.
<b>Protected Species</b>	Plants and animal species afforded protection under certain Acts of Law and Regulations.
<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 is capable of fulfilling a recreational / non-recreational role (for example, amenity, ecological, social uses).
<b>Public realm</b>	The parts of a village, town or city (whether publicly or privately owned) that is available, without charge, for everyone to use, including streets, squares and parks.
<b>Public Right of Way</b>	A Public Right of Way is a highway over which the public have a right of access along the route.

## **R**

<b>Ramsar Sites</b>	Sites designated under the European Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
<b>Recycled Aggregates</b>	Aggregates produced from recycled construction waste such as crushed concrete from tarmac roads.
<b>Recycling</b>	The reprocessing of waste either into the same product or a different one.
<b>Regeneration</b>	The economic, social and environmental renewal and improvement of rural and urban areas.
<b>Regional Housing Strategy (RHS)</b>	A strategy identifying regional housing investment priorities.
<b>Regional Planning Body (RPB) or Regional Assembly.</b>	The Regional Planning Body responsible for drafting the new Regional Spatial Strategy, in addition to other functions. In the North East of England, the RPB is the North East Regional Assembly.
<b>Regional Planning Guidance (RPG)</b>	Regional planning policy and guidance issued for each region in England by the Secretary of State. Existing RPG becomes Regional Spatial Strategy until revised by replacement RSS.
<b>Regional Spatial Strategy (RSS)</b>	Statutory regional planning policy and guidance. Most former Regional Planning Guidance is now considered RSS and forms part of the development plan. Replacement RSS is being prepared by RPBs.
<b>Regional Transport Strategy</b>	A strategy produced by the Regional Planning Body, informing local transport plans, and providing a strategic overview of transport strategies and investment priorities.
<b>Renewable Energy</b>	Energy which occurs naturally and repeatedly in the environment, for example from the sun, the wind and the fall of water.
<b>Retail Floorspace</b>	Total floor area of the property that is associated with all retail uses. Measured in square metres or square feet.
<b>Rural Diversification</b>	The expansion, enlargement or variation of the range of products or fields of operation of a rural business (branching out from traditional farming activities including new income generating enterprises, for example renewable energy).

## **S**

<b>Saved Policies / Saved Plan</b>	Policies within Unitary Development Plans, Local Plans, and Structure Plans that are saved for a time period during replacement production of Local Development Documents.
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<b>Scheduled Ancient Monument</b>	Nationally important monuments that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
<b>Scoping Report</b>	The Sustainability Appraisal and Strategic Environmental Assessment sets out how a SA/SEA will be performed.
<b>Site of Nature Conservation Importance (SNCI) or Site of Biological Interest</b>	Locally important sites of nature conservation adopted by local authorities for planning purposes. (See also Local Nature Reserve).
<b>Site of Special Scientific Interest (SSSI)</b>	A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.
<b>Social Inclusion</b>	Positive action taken to include all sectors of society in planning and other decision-making.
<b>Soundness</b>	A term referring the justification of a Development Plan Document. A DPD is considered 'sound' and based upon good evidence unless it can be shown to be unsound.
<b>Source Protection Zones</b>	The Environment Agency identifies Source Protection Zones to protect groundwater (especially that used for public water supply) from developments that may adversely affect its quality.
<b>Spatial Planning</b>	A modern approach to land use planning looking beyond immediate effects upon a locality to consider the wider implications of development including how proposals integrate with and deliver wider strategies and objectives.
<b>Spatial Vision</b>	A brief description of how the area will be changed at the end of the plan period (10 – 15 years).
<b>Special Areas Of Conservation (SAC)</b>	Sites designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
<b>Special Needs Housing</b>	Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.
<b>Special Protection Areas (SPA)</b>	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
<b>Statement of Community Involvement (SCI)</b>	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

<b>Statutory</b>	Required by law (statute), usually through an Act of Parliament.
<b>Statutory Bodies</b>	A Government appointed body set up to give statutory advice and comment upon development plans and planning applications affecting matters of public interest. (Including Countryside Agency, English Heritage, English Nature, Environment Agency).
<b>Stockton – Middlesbrough Initiative (SMI)</b>	A 20-year vision for regenerating the urban core of the Tees Valley. It focuses upon the 3000 hectares of land along the banks of the river Tees between the two town centres of Stockton and Middlesbrough.
<b>Stockton Renaissance</b>	The Local Strategic Partnership which draws together representatives to ensure service providers meet local needs and priorities by working together effectively.
<b>Strategic Employment Site</b>	Key employment sites in strategic locations capable of accommodating major investment often of national or regional significance.
<b>Strategic Environmental Assessment (SEA)</b>	A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European ‘SEA Directive’ (2001/42/EC) does not in fact use the term strategic environmental assessment; it requires a formal ‘environmental assessment’ of certain plans and programmes, including those in the field of planning and land use.
<b>Strategic Flood Risk Assessment</b>	A document produced by LPA to inform the preparation of Local development Documents, having regard to catchment-wide flooding issues which affect its area. The SFRA will provide the information needed to apply a sequential approach.
<b>Supplementary Planning Documents (SPD)</b>	SPDs are a Local Development Document that may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a ‘parent’ DPD.
<b>Supplementary Planning Guidance (SPG)</b>	SPGs may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a Development Plan. SPGs can be saved when linked to policy under transitional arrangements.
<b>Sustainability Appraisal (including Environmental Appraisal)</b>	The process of weighing all the policies in developments plan for their global, national and local implications. See also Strategic Environmental Assessment).
<b>Sustainable Community Strategy</b>	A strategy prepared by Stockton Renaissance to help deliver local community aspirations, under the Local Government Act 2000.

**Sustainable Development**

Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

**Sustainable travel / sustainable transport**

Often meaning walking, cycling and public transport, which is considered to be less damaging to the environment and a reduced cause of congestion than one-person car use.

**T****Tees Archaeology**

Tees Archaeology provides archaeological services to the four unitary authorities of Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton. It holds the record of known archaeological sites in the area and provides planning and policy advice.

**Tees Valley Joint Strategy Unit**

The Tees Valley Joint Strategy Unit was created following the abolition of Cleveland County Council and supports the 5 unitary authorities through a sub-regional capacity.

**Tees Valley Structure Plan**

A statutory development plan prepared (or saved) by local planning authorities under transitional arrangements, setting out strategic policies for environmental protection and development, and providing the framework for more detailed policies in local plans.

**Townscape**

The general appearance of a town or city, for example in terms of its streets, appearances and features.

**Town Centres**

Includes a range of different sized centres, including market and country towns and traditional suburban centres, and quite often the principal centre(s) in a local authority's area.

**Travel Plan (sometimes called a green travel plan)**

A travel plan aims to promote alternative sustainable travel choices as an alternative to car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.

**Tree Preservation Order (TPO)**

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.

**U****Urban design**

The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes, which facilitate successful development.

**Urban Regeneration**

Making an urban area develop or grow strong again through means such as job creation and environmental renewal.

**Urban Regeneration Company (URC)**

A dedicated body through which different people combine to co-ordinate the delivery of urban regeneration projects such as major mixed-use developments. For example, 'Tees Valley Regeneration' in the North East of England.

**V**

**Viability**

In terms of retailing, a centre that is capable of success or continuing effectiveness.

**Vitality**

In terms of retailing, the capacity of a centre to grow or develop.

**W**

**Waste**

Waste is any material or object that is no longer wanted and which requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

**Waste Minimisation / Reduction**

The most desirable way of managing waste, by avoiding the production of waste in the first place.

**Western Area Partnership Board (see also Area Partnership Boards)**

Covering the areas of Yarm, Eaglescliffe, Kirklevington, Long Newtown, Elton and surrounding villages.

**Windfall Site**

A site not specifically allocated for development in a development plan but which unexpectedly becomes available for development during the lifetime of a plan. Most 'windfalls' are referred to in a housing context.

**Wind farm**

Often a group of wind turbines located in areas exposed to wind. A wind farm may vary in terms of the number and size of turbines producing environmentally friendly energy.

**Written Statement**

A documentary statement supplementing and explaining policy, forming part of a development plan.