

APPENDIX 9

Definition of Terms Used

Chapter 3	Housing Provision and Residential Environment	251
Chapter 4	Employment and Business	252
Chapter 5	Shopping and Retail Services	254
Chapter 8	Community Services and Utilities	255
Chapter 9	Transport and Parking	255
Appendix 4	Design and Layout Guidelines for Housing	256
General	(Definition of the term 'Bedspaces')	256

APPENDIX 9 Definition of Terms Used

In order to clarify certain policies in the Plan, the following definitions of terms used are

provided.

Chapter 3 - Housing Provision and Residential Environment

- A9.1 (i) *The term 'residential frontage in the street block'* will normally relate to individual street blocks. However, where the street block is of limited length, a number of street blocks or the street as a whole will be taken into consideration, having regard to its overall character and layout.

In the above *Residential Frontage* includes the total length of plot frontage of all property in residential use on the ground floor, including return frontages.

Street Block is defined as the length of residential plot frontage of properties situated on one side of a street extending between two road junctions or side streets (excluding limited width pedestrian alleyways).

- (ii) *The term 'both existing and committed'* relates to those existing developments, as referred to in the relevant policy, which have been built since 1st July 1948, and to any outstanding valid planning permissions for similar schemes.
- (iii) *Self-contained flats* are defined as those having exclusive use of cooking facilities, bathroom/w.c., bedroom/living/ dining room facilities.
- (iv) *Non self-contained residential accommodation* (including long-stay residential hostels and houses in multiple occupation) is defined as any room, bedsitting room or flatlet, where one or more of the basic facilities outlined in (iii) above are shared with other lettings within the same property.
- (v) *Residential institutions* are defined as all homes or institutions providing for the boarding, care and maintenance of children, elderly people or persons under disability, convalescent home, nursing home, sanatorium, hospital, residential school, college or training centre included within Class C2 of the Town and Country Planning (Use Classes) Order 1987.
- (vi) *Sheltered housing* is defined as developments consisting of grouped, self-contained accommodation supported by a resident warden, including Part II Elderly Accommodation. (Note: Group I elderly accommodation - i.e. housing modified for use by the elderly - will normally be assessed as self-contained flat schemes, whilst Group III elderly accommodation - i.e. rest and nursing homes - will normally be assessed as residential care institutions, for the purpose of implementing planning policies).
- (vii) *Single family dwellinghouse* is defined as a building comprising detached, semi-detached or terraced property which is entirely occupied by a single family or household sharing expenses and facilities.

- (viii) *Premises as originally constructed* relates to the size of the dwelling as at 1st July 1948 or as at the actual date of erection if after this date.
- (ix) *Gross floor area* will be measured between the external faces of external walls of a property, excluding garage space.
- (x) *The term 'Affordable Housing'* is defined as housing provided to meet the needs of those persons who cannot afford to buy and/or rent on the open market. This would include accommodation for rent, or accommodation/land to be dedicated to the local authority, housing association or voluntary body at low cost to meet local housing needs.

Chapter 4 - Employment and Business

A9.2 References to Class B1-B8 uses refers to those as contained in the Town and Country Planning (Use Classes) Order 1987 which are defined as follows:-

Class B1. Business

Use for all or any of the following purposes:-

- (a) as an office other than a use within Class A2 (financial and professional services - see paragraph A9.3(ii) below)
- (b) for research and development of products or processes, or
- (c) for any industrial process

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2. General Industrial

Use for the carrying on of an industrial process other than one falling within Class B1 above or within Classes B3 to B7 below.

Class B3. Special Industrial Group A

Use for any work registerable under the Alkali, etc. Works Regulation Act 1906 (a) and which is not included in any of Classes B4 to B7 below.

Class B4. Special Industrial Group B

Use of any of the following processes, except where the process is ancillary to the getting, dressing or treatment of minerals and is carried on in or adjacent to a quarry or mine:-

- (a) smelting, calcining, sintering or reducing ores, minerals, concentrates or mattes;
- (b) converting, refining, re-heating, annealing, hardening, melting, carburizing, forging or casting metals or alloys other than pressure die-casting;
- (c) recovering metal from scrap or drosses or ashes;

- (d) galvanising;
- (e) pickling or treating metal in acid;
- (f) chromium plating.

Class B5. Special Industrial Group C

Use for any of the following processes, except where the process is ancillary to the getting, dressing or treatment of minerals and is carried on in or adjacent to a quarry or mine:-

- (a) burning bricks or pipes;
- (b) burning lime or dolomite;
- (c) producing zinc oxide, cement or alumina;
- (d) foaming, crushing, screening or heating minerals or slag;
- (e) processing pulverised fuel ash by heat;
- (f) producing carbonate of lime or hydrated lime;
- (g) producing inorganic pigments by calcining, roasting or grinding.

Class B6. Special Industrial Group D

Use for any of the following processes:-

- (a) distilling, refining or blending oils (other than petroleum or petroleum products);
- (b) producing or using cellulose or using other pressure sprayed metal finishes (other than in vehicle repair workshops in connection with minor repairs, or the application of plastic powder by the use of fluidised bed and electrostatic spray techniques);
- (c) boiling linseed oil or running gum;
- (d) processes involving the use of hot pitch or bitumen (except the use of bitumen in the manufacture of roofing felt at temperatures not exceeding 220°C and also the manufacture of coated roadstone);
- (e) stoving enamelled ware;
- (f) producing aliphatic esters of the lower fatty acids, butyric acid, caramel, hexamine, iodoform, naphthols, resin products (excluding plastic moulding or extrusion operations and producing plastic sheets, rods, tubes, filaments, fibres or optical components produced by casting, calendering, moulding, shaping or extrusion), salicylic acid or sulphonated organic compounds;
- (g) producing rubber from scrap;
- (h) chemical processes in which chlorphenols or chlorcresols are used as intermediates;
- (i) manufacturing acetylene from calcium carbide;

- (j) manufacturing, recovering or using pyridine or picolines, any methyl or ethyl amine or acrylates.

Class B7. Special Industrial Group E

Use for carrying on any of the following industries, businesses or trades:-

Boiling blood, chitterlings, nettlings or soap.

Boiling, burning, grinding or steaming bones.

Boiling or cleaning tripe.

Breeding maggots from putrescible animal matter.

Cleaning, adapting or treating animal hair.

Curing fish.

Dealing in rags and bones (including receiving, storing, sorting or manipulating rags in, or likely to become in, an offensive condition, or any bones, rabbit skins, fat or putrescible animal products of a similar nature).

Dressing or scraping fish skins.

Drying skins.

Making manure from bones, fish, offal, blood, spent hops, beans or other putrescible animal or vegetable matter.

Making or scraping guts.

Manufacturing animal charcoal, blood albumen, candles, catgut, glue, fish oil, size or feeding stuff for animals or poultry from meat, fish, blood, bone, feathers, fat or animal offal either in an offensive condition or subjected to any process causing noxious or injurious effluvia.

Melting, refining or extracting fat or tallow.

Preparing skins for working.

Class B8. Storage or Distribution

Use for storage or as a distribution centre.

Chapter 5 - Shopping and Retail Services

- A9.3 (i) ***Class A1 uses*** are defined in the Town and Country Planning (Use Classes) Order 1987 as shops used for the following purposes;
- (a) for the retail sale of goods other than hot food;
 - (b) as a post office;
 - (c) for the sale of tickets or as a travel agency;
 - (d) for the sale of sandwiches or other cold food for consumption off the premises;
 - (e) for hairdressing;
 - (f) for the direction of funerals;
 - (g) for the display of goods for sale;
 - (h) for the hiring out of domestic or personal goods or articles;
 - (i) for the reception of goods to be washed, cleaned or repaired;

where the sale, display or service is to visiting member of the public, but not including use:

- (1) as an amusement arcade or centre, or a funfair;
 - (2) for the washing or cleaning of clothes or fabrics in coin-operated machines or on premises at which the goods to be cleaned are received direct from the visiting public;
 - (3) for the sale of fuel for motor vehicles;
 - (4) for the sale or display for sale of motor vehicles;
 - (5) for a taxi business or business for the hire of motor vehicles;
 - (6) as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of motor vehicles.
- (ii) **Class A2 uses** are defined in the Town and Country Planning (Use Classes) Order 1987 as financial or professional services (other than health or medical services), or any other services (including use as a betting office) which it is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public.
- (iii) **Class A3 uses** are defined in the Town and Country Planning (Use Classes) Order 1987 as uses for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises.
- (iv) **'Street Block'** is defined as a group of properties situated on one side of a street extending between two road junctions or side streets other than limited-width pedestrian alleyways. In the case of shopping areas forming part of a pedestrian precinct, however, the Council will take into account both sides of the road when considering the number and proportion of non-retail uses.
- (v) **The term 'built-up area of the town'** as contained in Policy S1 (see page 85) includes all land not located within the Green Belt around Southend, as all such land is within the area of existing and committed development.

Chapter 8 - Community Services and Utilities

- A9.4 **The term 'non-residential health care facilities'** relates to doctors' surgeries, dentists' surgeries or related facilities, including chiropodists, physiotherapists, osteopaths and veterinary surgeries.

Chapter 9 - Transport and Parking

- A9.5 The term **'Classified Road'** in Policy T8 (page 149) relates to the following highways:-

Principal Roads -

- A127 (Southend Arterial Road, Prince Avenue and Victoria Avenue)
- A13 (London Road, Queensway, Southchurch Road, Southchurch Boulevard, Bourne Green Chase, North Shoebury Road, Ness Road part - north of Elm Road)
- A1159 (Priory Crescent, Eastern Avenue)
- Manners Way
- Rayleigh Road
- Southbourne Grove
- Westbourne Grove
- Queensway/Southchurch Avenue (part - south of Queensway)

Class I -	Ness Road (part - south of Elm Road)/Campfield Road/Smith Street/High Street, Shoebury (part - south of Shoebury Avenue)
Class II -	High Street, Southend (part - south of Clifftown Road)/Pier Hill Marine Parade/Eastern Esplanade/Thorpe Esplanade/Shoebury Common Road/Ness Road (part - south of Campfield Road). Rochford Road Sutton Road (part - from East Street to Queensway) Waking Road/Southend Road (B1017) West Road/West Street/East Street (Prittlewell)
Class III -	Bellhouse Lane/Eastwood Road North (part - south of Bellhouse Lane)/Eastwood Road Bellhouse Road Cambridge Road (part - west of junction with Scratton Road)/Scratton Road/Clifftown Road Chalkwell Avenue Chichester Road (part - north of Warrior Square)/Warrior Square (part - west of Chichester Road) Elm Road (Shoebury) First Avenue/Station Road (Westcliff)/Westcliff Avenue/Milton Road Hamstel Road/Lifstan Way High Street, Shoebury (part - north of Shoebury Avenue)/Waking Road Hobleythick Lane/Highfield Gardens/Highfield Crescent/Hainault Avenue/Glenwood Avenue Thames Drive/Marine Parade (part - east of Thames Drive)/Rectory Grove/Elm Road (part - south of Rectory Grove)/Broadway West/Broadway (Leigh)/Leigh Road Thorpe Hall Avenue Western Esplanade Whitehouse Road/Eastwoodbury Lane/Eastwoodbury Crescent

The above is for guidance purposes only and prospective developers and applicants for planning permission are advised to contact the Department of Development to ascertain whether a site abuts a classified road.

Appendix 4 - Design and Layout Guidelines for Housing (And Other Developments Within Residential Areas)

- A9.6 *'Habitable Rooms'* are defined as any living room, dining room, bedroom or kitchen, but excluding sculleries or similar small cooking areas.

General

- A9.7 *The term 'bedspaces'* is utilised in Police L7 (Chapter 6 - Hotels and Guest Houses, page 108), Appendix 4 (Garden and Amenity Open Space Provision - Residential Institutions, page 190) and Appendix 8 (Car Parking Standard CPS6 - Community Homes, page 233). This term relates to the total number of available bedspaces within the property and will normally be calculated on the basis that:

- a single bedroom= 1 bedspace
- a double bedroom= 2 bedspaces
- a family room = 3 bedspaces