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Annex 2: Glossary

Glossary of terms used in this manual.

Affordable housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidized, discounted market rent or a mixture of rent and shared ownership, and intermediate housing, as defined in this Annex).

(a) Affordable housing for rent: meets all the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent or is at least 20% below local market rents (including service charges where applicable); (b) the property is owned by a registered provider, or by a local authority or a wholly owned company or a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for subsequent eligible households, or for the subsidy to be recovered if it is not. Housing provided for Build to Rent schemes affordable housing for rent is expected to be the rent level of Affordable Rent, unless a lower rent is required as a result of a grant or other subsidy.

(b) Other homes: is as defined in section 2 and 3 of the Housing and Planning Act 2016 and other descriptions of affordable housing for rent and sale. The definition of a home home should reflect the meaning set out in statute and any secondary legislation at the time of the plan or decision-making. Where various legislative provisions are in force, the most recent should be used. A home should be considered affordable housing for rent if it meets the definition of a home home in any of the following:

(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to the Government's HomeBuy eligibility criteria and prices to remain at an affordable price for subsequent purchasers and others who have been in housing need.

(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for people who have a housing need, but none of the tenures defined in (a) or (b) above would be appropriate. This includes shared ownership, rent to buy, and sale of a proportion of equity. Shared ownership and rent to buy are a mixture of rent and sale. The rent should be set in accordance with the Government's rent policy for Affordable Rent, or should be at least 20% below local market rents (including service charges where applicable). Shared ownership should be available to remain at an affordable price for future purchasers, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority if not. Rent to buy should be available for

Air quality management areas

Areas designated by a local authority that are likely to achieve national air quality objectives by the relevant deadline.

Ancient and veteran trees

A tree which, because of its age, size and condition, is biologically, aesthetically, culturally or heritage value. An ancient tree is a tree that has been in existence for a long time, and may be of any size, or may be in any stage of its active life. Ancient trees are not necessarily old trees.

Ancient woodland

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Annual position statement

A document setting out the 5 year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an interest in land.

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or is potentially holds, evidence of past human activity worthy of expert investigation at some point.

Area of outstanding natural beauty

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Around-the-home

See telecom (deployed land)

Assessment of need (housing)

A robust and up-to-date assessment of the housing needs of all groups in the community.

Assets of community value

As per the definition in section 88 of the Localism Act 2011, a building or other land is an asset of community value if its actual use in the recent past or present and it is likely to continue to furthermore the social well-being or social interests of a local community, or it is likely to be used in such a way in the next five years. Land that is not currently in use or used in such a way may be an asset of community value if it is adjacent to land that is currently being used in such a way, and will typically be professionally managed land in a sustainable and environmentally friendly way.

Authority monitoring report

A document setting out the local planning authority's progress against the local development scheme and the extent to which the policies set out in local development documents are being achieved.

Background papers

See telecom (deployed land)

Bio-diversity net gain (BNG)

A way of measuring the impact of development on biodiversity. It allows a developer to calculate the biodiversity value of a site before and after development and then to plan ways to deliver a net gain in biodiversity value. The Government has set a minimum requirement for BNG of 10%. This means that the biodiversity value of a site should be delivered within 5 years (for example because they are no longer visible, there is no longer a demand for the habitat or the habitat is not being managed).

Biodiversity offsetting

A way of measuring the impact of development on biodiversity. It allows a developer to calculate the biodiversity value of a site before and after development and then to plan ways to deliver a net gain in biodiversity value. It should only be considered where there is no other way for the housing to achieve a net gain in biodiversity.

Design code

A set of rules and design requirements that provide specific, detailed parameters for the physical development of a place. Design codes can be prepared at various scales and with different level of detail. Such a design code, such as a masterplan or other design and development framework for a site or area.

Development high ground

A World Heritage Site, Schedules Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Great Conservation Area designated under relevant legislation.

Designated local areas

National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under section 157 of the Housing Act 1988.

Developable

Sites in the plan period, which could be developed, taking into account factors such as availability, suitability and economic viability.

Development plan

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans and spatial development strategies, together with any regional strategy. Decisions on planning applications must be made in accordance with the development plan, unless material considerations indicate otherwise. For the purposes of planning policy, it should be noted that the neighbourhood plan should not be considered to be part of the development plan because they are no longer visible, there is no longer a demand for the habitat or the habitat is not being managed.

Edge of centre

For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Entry-level exception site

A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 72 of the Framework.

Environmental impact assessment

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Essential local services

Public sector services can provide frontline services in areas including health, education and community safety – such as police, ambulance, fire, hospitals and medical services, social care and childcare centers.

General aviation airfields

Licensed or unlicensed aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitat sites

Any site which would be included within the definition at Section 6 of the Conservation of Habitats and Species Regulations 2017 and Section 7 of the Nature Conservation (Scotland) Act 2004 and Section 37 of the Wildlife and Countryside Act 1981. Special Areas of Conservation, Special Protection Areas and any relevant Ramsar Sites.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listings).

Heritage coast

A distinct stretch of coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility.

Historic environment

All aspects of the environment resulting from the interaction between people and place through time, including all surviving physical remains of past human activity, whether buried, visible, scattered or underwater, and manmade and natural influences.

Historic environment record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment to optimal geographic area for public benefit and use.

Housing Delivery Test

Measures net additional dwelling provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish annually the Housing Delivery Test results for each local authority in accordance with footnote 38.

International, national and locally designated sites of importance for biodiversity

All sites of European, national or local importance for nature conservation, including Ramsar sites, Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, Local Nature Reserves, Local Wildlife Sites.

Irreplaceable habitat

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their rare, vulnerable, species diversity or ecology. These include ancient woodland, ancient and veteran trees, peat bogs, species rich grassland, blanket bog, heathland, sand dunes, mudflats.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission to a specified development proposal or classes of development.

Local Enterprise Partnership

A local partnership between local authorities and business, created by the Secretary of State to identify and promote the priorities for local economic growth and job creation.

Local housing need

The number of homes identified as being needed through the application of the standard method set out in national planning guidance plus an allowance for those who might move in from other areas. The standard method uses as its starting point the most recent available data in paragraph 60 of the Framework.

Local Nature Partnership

A strategic, independent, body in England, led by Environment, Food and Rural Affairs, established for the purpose of contributing and improving the natural environment in an area and the benefits derived from it.

Local plan

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Policies can consist of either strategic or non-strategic policies, or a combination of the two.

Local Plan

Revised development plan documents (DPs) and Policies (which contain), discuss, amplification and more intensive spatial and neighbourhood (including criterion, concerning, and infrastructure) strategic, and non-strategic, regulatory, and development management policies. Local Plans are the development plan documents (DPs) (including Development Plan Documents, Area Action Plans, and Local Development Orders).

Major development (1)

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major hazard sites, installations and pipelines

Sites and installations, including notified establishments, major accident hazard installations, and pipelines (Health and Safety Executive and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents or hazards.

Minerals resources of local and national importance

Minerals which are necessary to meet society's needs, including aggregates, brick clay (including Fuller's Earth), clay and shale for cement, coal, cokes, gas (including coal bed methane), gas storage, geothermal energy, gypsum, high purity limestone, oil and gas (including unconventional and unconventional hydrocarbons), igneous rock, lead, oil, potash, polyhalite and salt (including rock salt, brine and evaporated salt), sandstone, silica sand.

Mineral Safeguarding Area

An area designated by mineral planning authorities which covers known deposits of minerals which are deemed to be important to be safeguarded to ensure that they can be economically extracted.

National Grids

Long distance routes for walking, cycling and horse riding.

Natural Flood Management

Managing flood and coastal erosion risk by protecting, restoring and emulating the natural regulating 'function' of catchments, rivers, floodplains and coastlines.

Neighbourhood Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood plan

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. It has to be described as a neighbourhood development plan in the Town and Country Planning Act 1990.

Non-strategic policies

Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people

People over or approaching retirement age, including the active, healthy retired through to the less fit elderly. Jargon: Housing for older people includes housing for those with disabilities and those in need of care. Housing for older people is analysed and planned for by those with support or care needs.

Open space

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

Original building

A building as it existed on 1 July 1948, or, if constructed after 1 July 1948, as it was built originally.

Out of centre

A location which is not in or on the edge of a centre but not necessarily outside the plan area.

Out of town

A location out of centre that is outside the existing urban area.

Outstanding universal value

Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. Jargon: Adjectival for Outstanding Universal Value is signed and sealed. Jargon: Adjectival for Outstanding Universal Value is signed and sealed.

Parades with Shopfronts

Parade have a disability if they have a physical or mental impairment, and that impairment has a substantial and long term adverse effect on their ability to carry out normal day-to-day activities. These are crucial, not just for retail, but for people with previous difficulties, blindness, learning difficulties, active and mental health needs.

Permitted development

A form of planning consent which annotations that a site is suitable for a specified amount of housing land development or specified development. Permitted development rights have varied over the years. Jargon: Adjectival for Outstanding Universal Value is signed and sealed.

Planning condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation

A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field

The area of land which encompasses all land area playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously developed land

Land which is or was occupied by a permanent structure, including the curtilage of the development and fixed surface infrastructure associated with the development, but it is not applicable for minerals extraction or waste disposal. This definition includes land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal where planning permission for restoration has been made through a planning obligation or a condition to be met within a specified period that has expired or is being or has been varied; and, land in residential and gardens, and land in mixed agricultural and residential use.

Primary shopping area

Defined centre where retail development is concentrated.

Priority habitats and species

Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites

Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the tide, the sun and the heat of the earth. Some forms of renewable energy (eg biomass) are not strictly renewable over short timescales. Low carbon technologies are those which can contribute to emissions reduction (compared to conventional use of fossil fuels).

Rural exception sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either unable to afford, or excluded from accessing, open market housing. Exceptions sites are not allocated for housing and are granted on the basis that they are being delivered as rural exception sites. For example where exceptions is made the amount of housing which cannot be accommodated.

Safeguarding zones

An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage, area, for which specific safeguarding requirements apply.

Self-build and custom build housing

Housing built by individuals or groups of individuals, or persons working with or for them, to be occupied by those individuals. In England, self-build and custom build housing is defined in section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended by section 14 of the Housing and Planning Act 2016).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significant (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. It may be intrinsic or may be contributed to by its setting. Historic environment assets, such as the setting, for Historic Heritage Sites, not particularly also described within such a statement of significance, or other heritage assets, such as Listed Buildings.

Special Areas of Conservation

Areas defined by regulation 10 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important sites for nature conservation.

Special Protection Areas

Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site investigation information

Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability (including where the site is being developed for housing). Land affected by contamination is land that has been affected by the presence of hazardous substances such as BTEX (benzene/toluene/ethylbenzene/xylene) or PAH (polycyclic aromatic hydrocarbons).

Site of Special Scientific Interest

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Spatial development strategy

A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan prepared under provisions in the Greater London Authority Act 1999 and such other plans as are designated as such by the relevant combined authority or combined authority or joint committee in accordance with the Local Democracy, Economic Development and Construction Act 2009 (as amended).

Stepping stones

Parcels of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic environmental assessment

A procedure carried out by the Environmental Assessment of Plans and Programmes Regulations 2004 which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies

Policies and site allocations which address strategic priorities in line with the requirements in section 19(1-3) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities

Those authorities responsible for producing strategic policies for plan-making authorities, and (as the context requires) for producing spatial development strategies, or joint spatial development strategies, or marine plans, or for producing or maintaining strategic policies.

Supplementary planning documents

Local planning documents that elaborate on the provisions in the development plan. They can be used to provide further guidance for development on specific sites, or on issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes

Any efficient, safe and accessible means of transport with least impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Sustainable urban drainage systems

Are a definition of the sustainability's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. It should include a map of the proposed primary shopping area, main town centre uses within and outside the proposed area and details of the proposed primary shopping area.

Transport assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and states what tests are needed and how the anticipated transport needs will be met or managed.

Transport statement

A simpler version of a transport assessment where it is agreed that transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Wildlife corridor

Areas of habitat connectivity enabling populations.

Windfall sites

Sites not specifically identified in the development plan.

Footnotes

(1) Other than for the specific purposes of paragraphs 11 and 12 of the Framework.

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